

MINUTES
FINANCE/AUDIT COMMITTEE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
REGULAR MEETING
March 30, 2023

Committee Members

Present: (Virtually) Jerrold Abrahams
Alexandra Daum, Commissioner of the Department of Economic and
Community Development
Philip DeFronzo
Catherine MacKinnon
Jorge Perez, Banking Commissioner
Franklin Perry, II
Sarah Sanders, Chairperson of Finance/Audit Committee and Deputy
Treasurer, representing Erick Russell, State Treasurer

Committee Members

Absent: Timothy Hodges

CHFA Participants: Hazim Taib, Chief Financial Officer
(In Person)
(Virtually) John Chilson, Director, Portfolio Management
Allison Murphy, Director, Financial Reporting and Control

Other Participants: Barbara Feldman, Bank of America Securities
(In Person) Joe Monitto, Bank of America Securities

Ms. Sanders, Chairperson of the Finance/Audit Committee (“the Committee”), called the meeting to order at 9:00 a.m. A roll call of committee members was conducted and a quorum was present.

Mr. Taib introduced Ms. Barbara Feldman and Mr. Joe Monitto, from Bank of America Securities, who provided a recap of the pricing for the 2023 Series A Bond issue. Ms. Feldman outlined the market challenges associated with the sale. Mr. Monitto provided a summary of the pricing, timing and results of the sale stating that the transaction was very successful and extremely well received.

Ms. Sanders announced that Governor Lamont and State Treasurer Erick Russell will be cohosting the first Connecticut Investor Conference on May 23rd at the Connecticut Convention Center which will feature panels of interest on affordable housing, climate change, transportation and fiscal guardrails for the State of Connecticut. Board and committee members were invited to attend.

Ms. Murphy presented the financial reports for February 2023 stating that mortgage loan and investment interest revenue are slightly above budget for the month and \$8.1 million higher than last year. The bond interest expense is slightly below budget for the month and \$8.4 million higher than last year. She also reported that, excluding salaries and benefits of \$4.6 million, current year-

to-date expenses are \$286,000 lower than last year's administrative expenses. Ms. Murphy noted that bond issuance costs are \$1.1 million below budget for the year and that the majority of costs associated with this month's bond sale are expected to be recognized in March. The change in net position is above target by \$2.6 million for the year.

Mr. Chilson presented the February 2023 delinquency and forbearance reports for the single-family and multifamily programs. He summarized the single-family whole loans purchased and loans securitized for February and noted that the month-end mortgage backed securities balance was \$2.3 billion, which is an increase of \$75 million over the prior month. The whole loan portfolio as of the end of January declined by 28 loans, but the dollar value of the portfolio increased by \$31,000, ending at a balance of \$1.1 billion. The overall delinquency rate between the two portfolios decreased to 2.04% and the carrying balance for loans in foreclosure year over year decreased by \$8.4 million to \$20 million. For the month of February, CHFA funded 231 Downpayment Assistance loans totaling \$3.4 million with 53% of February borrowers taking advantage of the Downpayment Assistance Program. CHFA also funded 131 Time To Own forgivable loans totaling \$4.1 million with an average loan size of \$31,000.

For multifamily, Mr. Chilson reported that there were no new loan closings for February. Total loans remained unchanged at 561 loans totaling \$1.3 billion. There were no changes in delinquencies and the overall delinquency rate was 1.2%.

Ms. Sanders requested a motion to approve the minutes of the February 23, 2023 Finance/Audit Committee meeting.

Upon a motion made by Ms. MacKinnon, seconded by Mr. Perry, the Finance/Audit Committee members voted by roll call and were unanimously in favor of approving the February 23, 2023 Finance/Audit Committee minutes.

Commissioner Perez announced that the President of the Federal Reserve of New York will be in Connecticut on March 31st to participate in discussion panels in Stamford on economic development in cities, in Norwalk on small businesses and their needs and in Bridgeport on the workforce and climate. Committee members were invited to attend.

There being no further business to discuss, the meeting adjourned by unanimous consent at 9:38 a.m.