

Minutes
Connecticut Housing Finance Authority
Board of Directors Meeting No. 609
February 23, 2023

Directors Present: Jerrold Abrahams
(Virtually) Cindy Butts
 Wendy Clarke
 Alexandra Daum, Commissioner of the Department of Economic and
 Community Development
 Philip DeFronzo
 Heidi DeWyngaert, Vice Chairperson of CHFA and Chairperson of the
 Mortgage Committee
 Kiley Gosselin
 Claudio Gualtieri, representing Jeffrey R. Beckham, Secretary, Office of
 Policy and Management
 Timothy Hodges
 Catherine MacKinnon
 Sarah Sanders, Chairperson of Finance/Audit Committee, representing
 Erick Russell, State Treasurer
 Lisa Tepper Bates
 Gregory Ugalde

Directors Absent: Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner
 of the Department of Housing
 Jorge Perez, State Banking Commissioner
 Franklin Perry II

Ms. DeWyngaert called the meeting of the Connecticut Housing Finance Authority to order at 10:02 a.m. A roll call of Board members was conducted and a quorum was present.

Ms. DeWyngaert asked for public comments by virtue of the public call-in line and there were none.

Hazim Taib, Chief Financial Officer, outlined items in the CEO-Executive Director's written report.

Mr. Taib presented the resolution authorizing CHFA to borrow directly from the Federal Home Loan Bank of Boston to help fund program loans.

Upon a motion made by Ms. Clarke, seconded by Mr. Ugalde, the Board members voted by roll call and were in favor of adopting the following resolution authorizing the execution and delivery of a credit facility with the Federal Home Loan Bank of Boston. Mr. Gualtieri abstained from voting.

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF
A CREDIT FACILITY WITH THE FEDERAL HOME LOAN BANK OF BOSTON
AND REPAYMENT OF ADVANCES THEREUNDER

WHEREAS, Section 8-250(11) of Chapter 134 of the Connecticut General Statutes, as amended (the “Act”) provides that the Connecticut Housing Finance Authority (the “Authority”) shall have the power to borrow money or secure credit on a temporary, short-term, interim or long-term basis;

WHEREAS, Section 8-250(12) of the Act provides that the Authority shall have the power to issue bonds, bond anticipation notes and other obligations of the Authority;

WHEREAS, Section 8-252(a) of the Act provides that the Authority is authorized from time to time to issue its bonds, bond anticipation notes and other obligations in such principal amounts as in the opinion of the Authority shall be necessary to provide sufficient funds for carrying out the purposes set forth in subsections (32) and (33) of Section 8-250 of the Act and Section 8-251 of the Act, including the payment, funding or refunding of the principal of, or interest or redemption premiums on, any bonds, bond anticipation notes and other obligations issued by it whether the bonds, bond anticipation notes or other obligations or interest to be funded or refunded have or have not become due; and

WHEREAS, to provide alternative methods of financing the purchase or making of construction or permanent loans for such multifamily housing (“Multifamily Loans”), or federally guaranteed mortgage-backed securities (“MBS”) consisting of such Multifamily Loans or single family loans (collectively, “Loans”), without the use of a debt service reserve fund supported by the State of Connecticut, the Authority has determined it is in the best interest of the Authority to enter into a Credit Facility (as hereafter defined) with the Federal Home Loan Bank of Boston (the “BFHLB”) under terms and conditions specified herein.

NOW, THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority, as follows:

Section 1. The Chief Executive Officer — Executive Director of the Authority and/or the Chief Financial Officer are hereby authorized to approve, execute and deliver a credit facility with the BFHLB in the form of the Agreement for Advances, Collateral Pledge and Security Agreement attached hereto as Attachment A (the “Credit Facility”), with such changes, additions, deletions, modifications and amendments there as may be necessary or desirable and in the best interest of the Authority, their execution and delivery thereof to constitute approval of the same and, to the extent required by the BFHLB, to issue thereunder one or more obligations of the Authority as evidence of the Authority’s obligation to repay advances under the Credit Facility (a “Credit Obligation”).

Section 2. The Chief Executive Officer – Executive Director of the Authority and/or the Chief Financial Officer are hereby authorized to negotiate, approve, execute and deliver all documents necessary or desirable to enter into the Credit Facility, as determined by the Chief Executive Officer — Executive Director and/or the Chief Financial Officer, and to make such changes, additions, deletions, modifications and amendments to such Credit Facility documents as

may be necessary or desirable and in the best interests of the Authority, their execution and delivery thereof to constitute approval of the same.

Section 3. The aggregate principal amount of advances made pursuant to the Credit Facility (each an “Advance”) outstanding at any time under the Credit Facility shall not exceed \$100,000,000.

Section 4. Advances made under the Credit Facility shall bear interest at a rate not to exceed (i) the rate of the Multifamily Loan such Advance is directly financing or (ii) in the event such Advance is used to finance the purchase of MBS or make single-family mortgage loans, 8% per annum.

Section 5. The repayment of principal and/or interest of outstanding Advances may be payable from and at all times fully collateralized by the Loans or MBS financed with proceeds of such Advances (the “Proceeds”) and/or by mortgages, mortgage loans or other assets released or amounts available from the Investment Trust Subaccount within the Surplus Account of the Authority's General Housing Mortgage Finance Program Bond Resolution (the “HMFPB Resolution”), or by a combination thereof.

Section 6. The obligation of the Authority to repay Advances may constitute a general obligation of the Authority, payable from any available funds of the Authority not otherwise pledged as security for other obligations of the Authority.

Section 7. The Proceeds are to be used to make or acquire, or finance the making or acquisition of, Loans or MBS, or reimburse the Authority for having made, acquired or financed the making or acquisition of such Loans or MBS. The Chief Executive Officer – Executive Director and/or Chief Financial Officer is hereby authorized to determine which multifamily projects are to be funded from the Proceeds, and to enter into contracts with Loan or MBS originators or servicers with respect to the making or acquisition of Loans or MBS.

Section 8. Each Credit Obligation shall contain on the face thereof a statement to the effect that neither the State of Connecticut nor any political subdivision thereof other than the Authority shall be obligated to pay the same or the interest thereon except from revenues or other funds of the Authority and that neither the faith and credit nor the taxing power of the State of Connecticut or of any political subdivision thereof other than the Authority is pledged to the payment of the principal of or the interest on the Credit Obligation.

Section 9. Each Credit Obligation shall be executed by the manual, facsimile or, if permitted by law, electronic signatures of the Chief Executive Officer – Executive Director of the Authority and/or the Chief Financial Officer, and attested to by the manual, facsimile or, if permitted by law, electronic signature of any Officer of the Authority.

Section 10. The authorization provided by this Resolution to obtain advances under the Credit Facility shall expire on February 28, 2026. Any Credit Obligation shall have a final maturity no later than 45 years from the date of the related Advance.

Section 11. The authorization provided by this Resolution is separate and apart from and in addition to any authorization provided by any other resolution of the Authority in respect of any other credit facility or facilities.

Pasquale Guliano, Managing Director of Multifamily, provided a summary of the Mortgage Committee's recommended resolution requesting approval of CHFA's application for a 2023 Capital Magnet Fund Program Grant Award in an amount of up to \$6,000,000 and allocation of CHFA matching funds of up to \$6,000,000 for use in conjunction with 9% and 4% Low-Income Housing Tax Credit projects.

Upon a motion made by Ms. Butts, seconded by Ms. Clarke, the Board members voted by roll call and were in favor of adopting the following resolution regarding the Capital Magnet Fund Program Fiscal Year 2023 Award application. Mr. Gualtieri abstained from voting.

**RESOLUTION REGARDING APPLICATION
FOR CAPITAL MAGNET FUND PROGRAM FISCAL YEAR 2023 AWARD**

WHEREAS, the Connecticut Housing Finance Authority (the "Authority") is established as a body politic and corporate, constituting a public instrumentality and political subdivision pursuant to Chapter 134 of the Connecticut General Statutes (the "Act") for the purpose of alleviating the shortage of housing for low and moderate income families and persons in the State of Connecticut and, in accordance with the Act, the Authority implements a housing mortgage finance program and funds other programs and initiatives for the benefit of the continued and ongoing development of affordable housing in the State of Connecticut;

WHEREAS, the United States Treasury's Community Development Financial Institutions Fund created the Capital Magnet Fund Program (the "Program") in order to spur private investment in affordable housing and related economic development efforts to revitalize neighborhoods across the country by serving low-income families and communities and the Program regularly competitively awards grants to accomplish its purposes;

WHEREAS, in order to enhance the competitiveness of the Authority's application proposal and to attract and leverage private capital toward the development of quality affordable housing in the State of Connecticut, a matching commitment of Authority funds is deemed necessary for the Authority's application proposal for a fiscal year 2023 grant award from the Program;

WHEREAS, the Board of Directors desires to authorize the Chief Executive Officer - Executive Director to seek a fiscal year 2023 grant award from the Program, as further described in the attached memorandum dated February 21, 2023 from Terry Nash Giovannucci, Manager II, Community Engagement.

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority, as follows:

Section 1. The Chief Executive Officer - Executive Director or her designee is hereby authorized to execute and cause to be delivered all appropriate documentation necessary to submit an application proposal for a fiscal year 2023 grant award from the Program, and to take all other action in connection therewith as otherwise may be in the best interest of the Authority and necessary for the development of quality affordable housing.

Section 2. The Chief Executive Officer – Executive Director is hereby authorized to commit matching funds of up to \$6,000,000 toward the Authority’s application proposal for a fiscal year 2023 grant award from the Program, which amount is to be reserved from, and funded with, Authority investment trust account proceeds opportunity fund proceeds, or from such other sources and upon such other terms and conditions as deemed to be in the best interests of the Authority.

Section 3. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions hereof and to take all other actions consistent with this Resolution and as may be in the best interest of the Authority and necessary for the development and preservation of quality affordable housing in the State.

Ms. DeWynngaert asked Board members to consider the items on the Consent Agenda.

Upon a motion made by Mr. Hodges, seconded by Mr. Ugalde, the Board accepted the following reports by unanimous consent.

Reports Accepted:

- Financial Reports
- Delinquency Reports
- Monthly Tracking Report
- Homeownership Report
- Multifamily Activities
- Minutes from January 26, 2023 Regular Meeting

Mr. Taib introduced Claudio Gualtieri, Undersecretary for Health and Human Services, who was appointed by Secretary Jeffrey Beckham of the Office of Policy and Management to serve as his designee on the CHFA Board. Mr. Gualtieri provided a brief overview of his responsibilities at OPM and expressed his excitement for the opportunity to expand his work into the affordable housing arena.

Kiley Gosselin informed the Board that she will be leaving her position as Executive Director at Partnership for Strong Communities and resigning from the CHFA Board, effective March 2, 2023. She stated that it was an honor and pleasure to serve on the Board for the past 4 years.

Ms. DeWynngaert and Board members thanked Ms. Gosselin for all her work and service to the Board and wished her luck in her new position as CEO of the Housing Development Fund.

Mr. Taib recognized and congratulated Sarah Sanders on her new position as Deputy Treasurer and thanked her for her continued service as Chairperson of CHFA's Finance/Audit Committee.

There being no further business to discuss, upon a motion made by Mr. Ugalde, seconded by Ms. Tepper Bates, the meeting adjourned by unanimous consent at 10:21 a.m.