

Minutes
Connecticut Housing Finance Authority
Board of Directors' Meeting No. 579
January 30, 2020

Directors Present: Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner of the Department of Housing
Heidi DeWyngaert, Vice Chairperson of CHFA
Anne Foley, Chairperson of the Mortgage Committee, representing
Melissa McCaw, Secretary, State Office of Policy and Management
Kiley Gosselin
Timothy Hodges
Jorge Perez, State Banking Commissioner
Franklin Perry II
Sarah Sanders, representing Shawn Wooden, State Treasurer
Jared Schmitt, Chairperson of the Finance/Audit Committee
Lisa Tepper Bates
Carla Weil

Directors Absent: Michael Cicchetti
Glendowlyn Thames, representing David A. Lehman, Commissioner,
Department of Economic & Community Development

Ms. Mosquera-Bruno called the meeting of the Connecticut Housing Finance Authority ("CHFA") to order at 10:00 a.m. in the Boardroom of CHFA, 999 West Street, Rocky Hill, Connecticut. She asked for public comments, and there were none.

Mr. Nossek from BlumShapiro, CHFA's external auditor, summarized the audit plan for CHFA's 2019 financial statements and noted that there were no changes to the scope as a result of the preliminary phase completed in December. He indicated that there will be focus on the identified risk areas, industry developments and recent Government Accounting Standards Board (GASB) Statements. Mr. Nossek reported that, because of new investment technology implemented in 2019, an audit of CHFA's information technology environment will be performed during the audit process.

Ms. Natarajan, Chief Executive Officer-Executive Director, reported on her activities over the last 90 days which included executive leadership staffing, getting acquainted with staff and stakeholders and setting priorities. She further discussed plans for a board retreat, conference attendance, QAP task force planning, as well as staff participation in the Governor's sustainability initiative established pursuant to Executive Order #1. A discussion ensued regarding administrative matters including Board participation.

Mr. Taib, Chief Financial Officer, presented the resolution regarding the State Carryover Bond Allocation and noted that the 2019 lending plan has been amended to reflect that the \$87,296,086 volume cap allocation from the State Bond Commission would be dedicated to the single family program.

Upon a motion made by Mr. Perez, seconded by Ms. Foley, the Board members voted unanimously in favor of adopting the following resolution regarding the State Carryover Bond Allocation:

**RESOLUTION REGARDING STATE
CARRYOVER BOND ALLOCATION**

WHEREAS, pursuant to Section 32-141 of the Connecticut General Statutes (“C.G.S.”), the State of Connecticut receives an annual allocation of tax exempt bond authority, a portion of which is allocated to the Connecticut Housing Finance Authority (the “Authority”); and

WHEREAS, pursuant to C.G.S. §32-142, the State Bond Commission may modify and re-allocate allocations established under C.G.S. §32-141 which have not been used; and

WHEREAS, at its December 18, 2019 meeting, the State Bond Commission allocated \$87,296,086 of additional tax exempt bond authority (the “State Carryover Bond Allocation”) to the Authority for single family or multifamily revenue bonds.

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

Section 1. The State Carryover Bond Allocation of \$87,296,086 is hereby added to the 2020 budget of the Authority for homeownership ongoing programs and single family bonds.

Section 2. Except as modified herein, the 2020 budget is hereby affirmed and remains in full force and effect.

Section 3. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to take all further actions deemed necessary or desirable to effectuate the intent of this resolution.

Ms. Landau, Director, Multifamily presented the resolution regarding a one year extension of the Memorandum of Agreement for Funding Initiatives with the Department of Housing.

Upon a motion made by Ms. Weil, seconded by Ms. Foley, the Board members voted unanimously in favor of adopting the following resolution regarding the Amendment to the Memorandum of Agreement for Funding Initiatives with the Department of Housing:

**RESOLUTION REGARDING AMENDMENT TO MEMORANDUM OF AGREEMENT
FOR FUNDING INITIATIVES WITH THE DEPARTMENT OF HOUSING**

WHEREAS, pursuant to Section 8-250(42) of the Connecticut General Statutes, the Connecticut Housing Finance Authority (the “Authority”) has entered into agreements with the State of Connecticut Department of Housing (“DOH”) for the delivery of services by the Authority, including a certain Memorandum of Agreement regarding the administration of capital funds for the State Sponsored Housing Portfolio (“SSHP”); and

WHEREAS, the Authority and DOH are parties to a certain Memorandum of Agreement Regarding Funding Initiatives (“MOA”) originally approved by the Board of Directors in 2018 and executed in 2019, which MOA expanded the scope of services provided by the Authority to DOH in order to include various approval, underwriting and program assistance activities needed to support the SSHP and additional State and DOH programs and funding initiatives; and

WHEREAS, the Authority desires to extend the term of the MOA for an additional one year, as described in the attached memorandum dated January 30, 2020 from Jennifer Landau, Director, Multifamily.

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 is hereby authorized to enter into an amendment to the MOA extending the term for a period of up to one year in support of the SSHP and additional State and DOH funding and program initiatives.

Section 2. 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 necessary to effectuate this Resolution.

Mr. Cabral, Manager 1, Planning, Research, and Evaluation presented the resolution regarding the one year extension of the Renewal of Investment in Rural and Suburban Technical Assistance Program, summarizing the success of the program and stating that funding was approved as part of the 2020 budget.

Upon a motion made by Ms. DeWynngaert, seconded by Ms. Tepper Bates, the Board members voted unanimously in favor of adopting the following resolution regarding Renewal of Investment in Rural and Suburban Technical Assistance Program:

**RESOLUTION REGARDING RENEWAL OF INVESTMENT IN
RURAL AND SUBURBAN TECHNICAL ASSISTANCE PROGRAM**

WHEREAS, in 2006, the Connecticut Housing Finance Authority (the “Authority”) issued a request for proposal for the administration of a pilot program of technical assistance for the

development of affordable housing in suburban and rural communities within the State (the “Program”); and

WHEREAS, in 2007, the Authority selected the proposal of Local Initiatives Support Corporation (“LISC”) for the Program and entered into an agreement for the administration and funding of the Program with LISC, which agreement was subsequently amended; and

WHEREAS, the Authority desires to renew and extend the agreement and to provide additional investment in the Program, as described in the attached memorandum dated January 30, 2020, from Jonathan M. Cabral, Manager 1 - Planning, Research, and Evaluation.

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 is hereby authorized to renew and extend the agreement to provide additional investment in the Program for an additional term of up to one year and to take all other actions consistent with this Resolution, as 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 modify or supplement the terms and conditions hereof and to take all other actions consistent with this Resolution and as may be necessary to effectuate this Resolution.

Ms. Mosquera-Bruno asked Board members to consider the items on the Consent Agenda.

Upon a motion made by Ms. DeWyngaert, seconded by Ms. Tepper Bates, the Board members voted in favor of accepting the following consent agenda items:

Reports Accepted:

- Financial Reports
- Delinquency Reports
- Investment and Swap Reports
- Finance Audit Monthly Tracking Report
- Discussion – Understanding Interest Rate Swaps
- Multifamily Activities
- Minutes of November 21, 2019 meeting

Ms. Mosquera-Bruno asked the Board to consider going into executive session as listed on the meeting agenda for the purpose of discussing the pending claims/litigation of CHFA v. JG Solutions, Inc., et al. and Cyndi Guest v. CHFA (CHRO Complaint).

Upon a motion made by Ms. Foley, seconded by Ms. DeWyngaert, the Board members voted unanimously in favor of going into executive session at 10:20 a.m. to discuss the pending claims/litigation of CHFA v. JG Solutions, Inc., et al and

Cyndi Guest v. CHFA (CHRO Complaint). Attorney Caldarone, Attorney Hicks, Joyce Ciampi, Director Internal Audit, Attorney Chris Drury and Attorney Matt Curtin arriving at 10:35 a.m. were invited to remain during the executive session.

The executive session ended at 10:55 a.m., and the regular meeting was immediately reconvened.

There being no further business to discuss, upon a motion made by Mr. Hodges, seconded by Ms. Weil, the Board members voted to adjourn the meeting at 10:56 a.m.