

MINUTES  
FINANCE/AUDIT COMMITTEE OF THE  
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)  
REGULAR MEETING  
February 24, 2022

Committee Members

Present: Sarah Sanders, representing Shawn Wooden, State Treasurer, Chairperson  
(Virtually) of Finance/Audit Committee  
Jerrold Abrahams  
Timothy Hodges  
Catherine MacKinnon  
Jorge Perez, Banking Commissioner  
Franklin Perry, II

Committee Members

Absent: Alexandra Daum, representing David Lehman, Commissioner of the  
Department of Economic & Community Development

Directors Present: Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner  
(In Person) of the Department of Housing

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

Other Participants: Robert Lamb, Lamont Financial Services  
(Virtually) Geoff Proulx, Morgan Stanley  
John Wagner, Kutak Rock

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 presented the resolution authorizing CHFA to procure a warehouse loan facility to help manage the pooling of single family loans into mortgage backed securities. If approved, the request will allow CHFA to procure one or more facilities with an aggregate amount not to exceed \$75 million and a term not exceeding three years.

Upon a motion made by Mr. Abrahams, seconded by Mr. Hodges, Finance/Audit Committee members voted by roll call and were unanimously in favor of recommending to the Board for consideration the Resolution to Enter into Revolving Mortgage Loan Warehousing Facilities and Issue Revolving Mortgage Loan Warehousing Obligations. Mr. Perez and Mr. Perry abstained from voting.

Ms. Murphy presented the financial reports for January 2022 stating that mortgage loan and investment interest revenue are slightly below budget for the month and \$1.6 million lower than

last year. The bond interest expense is slightly below budget for the month and \$1.3 million lower than last year. The outstanding bonds as of January 31<sup>st</sup> are \$360 million lower than last January. She also reported that, excluding salaries and benefits, current year-to-date expenses are \$67,000 lower than last year's administrative expenses. Ms. Murphy noted that bond issuance costs are \$459,000 below budget and explained that the first bond sale is expected to close in March and associated costs will not be recognized until that time. The change in net position is above target by \$970,000 for the year.

Mr. Chilson presented the delinquency and forbearance reports summarizing the single-family whole loans purchased and loans securitized for January. He stated that the month-end mortgage backed securities portfolio balance decreased by \$6.7 million to \$2.1 billion for January and the whole loan portfolio through December declined by \$13.8 million. The overall delinquency rate decreased by 8 basis points to 2.73% and the carrying balance for loans in foreclosure year over year decreased by \$9.7 million to \$29 million. CHFA funded 78 Downpayment Assistance loans in January with half of the borrowers taking advantage of the program. For the month of January the number of whole loan borrowers in forbearance declined by 11 loans to 124.

Mr. Chilson also reported that there were no multifamily loan closings for the month of January. The overall portfolio declined by 2 loans to 554 loans. Permanent loan delinquencies decreased by one loan to seven loans and construction loan delinquencies increased by one loan for an overall delinquency rate is 1.03%. He stated that there were no multifamily loans in forbearance for the month of January.

Ms. Sanders requested a motion to approve the minutes of the January 27, 2022 Finance/Audit Committee meeting.

Upon a motion made by Ms. MacKinnon, seconded by Mr. Hodges, the Finance/Audit Committee members voted by roll call and were unanimously in favor of adopting the January 27, 2022 Finance/Audit Committee minutes.

There being no further business to discuss, upon a motion made by Ms. Sanders, the meeting adjourned by unanimous consent at 9:28 a.m.