

MINUTES  
FINANCE/AUDIT COMMITTEE OF THE  
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)  
REGULAR MEETING  
June 30, 2022

Committee Members

Present: (In Person) Jerrold Abrahams  
(Virtually) Alexandra Daum, representing David Lehman, Commissioner of the  
Department of Economic & Community Development  
Philip DeFronzo  
Jorge Perez, Banking Commissioner  
Franklin Perry, II  
Sarah Sanders, representing Shawn Wooden, State Treasurer, Chairperson  
of Finance/Audit Committee

Committee Members

Absent: Timothy Hodges  
Catherine MacKinnon

CHFA Participants: Hazim Taib, Chief Financial Officer  
(In Person) Nandini Natarajan, Chief Executive Officer-Executive Director

(Virtually) Joyce Ciampi, Director, Internal Audit  
John Chilson, Director, Portfolio Management  
Allison Murphy, Director, Financial Reporting and Control

Ms. Sanders, Chairperson of the Finance/Audit Committee (“the Committee”), called the meeting to order at 9:02 a.m. A roll call of committee members was conducted and a quorum was present.

Ms. Murphy presented the financial reports for May 2022 stating that mortgage loan and investment interest revenue are \$2.7 million below budget for the first five months of the year and \$5.0 million lower than last year. Program assets continue to be the driver for this variance coupled with the fact that, over the last two years, higher rate loans were paid off and replaced with lower rate loans. The bond interest expense is below budget by \$5.9 million through May 31<sup>st</sup> and \$6.7 million lower than last year. Ms. Murphy also reported that, excluding salaries and benefits, current year-to-date expenses are \$646,000 lower than last year’s administrative expenses stating that salaries and benefits are a large portion of this budget variance. The change in net position is above target by \$7.6 million through May.

Mr. Chilson presented the delinquency and forbearance reports summarizing the single-family whole loans purchased and loans securitized for May. He stated that the month-end mortgage backed securities portfolio balance was \$2.1 billion, which is a decrease of \$1.7 million from the prior month. The whole loan portfolio declined by 87 loans or \$10 million with an ending portfolio balance at the end of April of \$1.2 billion. The overall delinquency rate for April was twelve basis points lower than the prior month ending at 2.3% and the carrying balance for loans in foreclosure

year over year decreased by \$6.4 million to \$29.4 million. CHFA funded 93 Downpayment Assistance loans in May with 90% of May borrowers taking advantage of the Downpayment Assistance Program. As of the end of April, the number of whole loan borrowers in forbearance was 95.

Mr. Chilson also reported that no new multifamily loans closed in May. The overall total portfolio size decreased by 2 loans to 554 loans totaling \$1.3 billion. Permanent loan delinquencies decreased by two loans to a total of 6. There were no construction loans in delinquency and the overall delinquency rate for the multifamily portfolio was 0.60%.

Ms. Ciampi provided a mid-year update on the 2022 Audit Plan, which included a report on the results of a follow-up audit of the Monitoring of Multifamily Loans and Loan Payment Processing, an overview of two single family servicer compliance desktop reviews and a summary of consulting activities.

Ms. Sanders requested a motion to approve the minutes of the May 26, 2022 Finance/Audit Committee meeting.

Upon a motion made by Mr. Perez, seconded by Mr. Abrahams, the Finance/Audit Committee members voted by roll call and were unanimously in favor of adopting the May 26, 2022 Finance/Audit Committee minutes.

There being no further business to discuss, the meeting adjourned by unanimous consent at 9:29 a.m.