

DRAFT MINUTES
LOW-INCOME HOUSING TAX CREDIT
QUALIFIED ALLOCATION PLAN TASK FORCE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
SPECIAL MEETING
May 8, 2020

Task Force

Members Present: Seila Mosquera-Bruno, Chairperson of the CHFA Board of Directors
Lisa Tepper Bates
Kiley Gosselin
Timothy Hodges
Franklin Perry II
Glendowlyn Thames, representing David Lehman, Commissioner of the
Department of Economic and Community Development
Carla Weil

Staff Present:

Deborah Alter, Manager 1, Multifamily
Peg Fitzgerald, Director, Government Relations
Robert Hicks, Deputy General Counsel
Jennifer Landau, Director, Multifamily
Maura Martin, Managing Director, Administration
Wendy Moores, Director, Multifamily
Terry Nash-Giovannucci, Manager 2, Planning Research & Evaluation
Nandini Natarajan, Chief Executive Officer – Executive Director
Masouda Omar, Managing Director, Multifamily
Diane Smith, Director, Planning, Research & Evaluation
Joe Voccio, Director, Multifamily

By conference call due to the COVID-19 public health crisis and in accordance with Governor Lamont’s Executive Order 7B, Ms. Mosquera-Bruno called the meeting of the Low-Income Housing Tax Credit (“LIHTC”) Qualified Allocation Plan (“QAP”) Task Force (“Task Force”) of the Connecticut Housing Finance Authority (“CHFA”) to order at 1:04 p.m. A roll call of Task Force members was conducted and a quorum was present.

Ms. Nash provided an overview of the proposed changes to the 2020 Low-Income Housing Tax Credit Qualified Allocation Plan and revisions of the CHFA Procedures governing low-income housing tax credits, reporting that the “per unit” and “per project” credit caps would be revised to reflect fixed amounts, certain point items would be adjusted and that the threshold and financial feasibility sections were revised with the intent of making the plan easier to read, clearer and more efficient for use by developers and staff. There was discussion and general consensus about the fixing of the per unit cap at \$30,000 and the per project cap at \$1,500,000, the review of environmental site assessments completed within 1 year of the application deadline, the definition and parameters of commercial space in transit-oriented developments, and the opportunity for developers with less program experience to earn points as experienced developers by applying

through a joint venture with an experienced partner. There was general consensus regarding recommending the qualified allocation plan be presented to the board of directors with the revisions that had been discussed.

Ms. Mosquera-Bruno asked the members to consider the adoption of the minutes from the January 30, 2020 Task Force meeting.

Upon a motion made Ms. Tepper Bates, seconded by Ms. Weil, the Task Force members voted in favor of adopting the minutes from the January 30, 2020 meeting as presented. Ms. Thames abstained from voting.

There was further discussion regarding the next steps in the 2021 QAP review process and notifying developers and stakeholders that more extensive changes would be under consideration for the 2021 QAP and that there would be opportunities to provide input. The Task Force will develop a plan to obtain developer input.

There being no further business to discuss, the meeting was adjourned at 2:08 p.m.