

Minutes
 Connecticut Housing Finance Authority
 Board of Directors' Meeting No. 492
 December 15, 2011

Directors Present: Catherine Smith, Chairperson of CHFA and Commissioner of the Department of Economic and Community Development
 Orest T. Dubno, Vice Chairperson of the Board
 Anne Foley representing Benjamin Barnes, Secretary, State Office of Policy and Management
 Jeffrey Freiser
 J. Scott Guilmartin
 James Heckman representing Howard Pitkin, State Banking Commissioner
 Donald Kirshbaum representing Denise Nappier, State Treasurer
 Meghan Lowney (by phone)
 Michael Lyons, Chairperson of the CHFA Finance/Audit Committee
 Barbara McGrath, Chairperson of the CHFA Mortgage Committee
 Kimberly Neilson

Director Absent: Michael Meotti

Ms. Smith called the meeting of the Connecticut Housing Finance Authority ("CHFA") to order at 10:15 a.m. in the Boardroom of the CHFA's offices, 999 West Street, Rocky Hill, Connecticut.

Robert White from Murtha Cullina summarized his examination of municipal real property taxation practices with respect to the CHFA portfolio. Attorney White explained that municipalities assess real estate based on its fair market value as of October 1 and revalue real property every five years. Connecticut General Statutes Section 8-216a requires assessors to use the income approach when valuing certain low and moderate income housing. However, several municipalities have claimed there is ambiguity in the statute and are therefore permitted to use cost or comparable sales. Attorney White stated that several urban jurisdictions are undergoing revaluations in the next two years which provides an opportunity to persuade the assessor to use the income method for an affected project.

After speaking with appraisers and representatives from not-for-profit groups and reviewing materials, Attorney White explained that Murtha Cullina recommends the following with respect to CHFA's portfolio:

- Facilitate meetings with stakeholders to introduce legislation to clarify statute and provide some uniformity in this area.
- Track the terms of abatements or PILOTs in the CHFA portfolio.
- Notify all portfolio property owners that CHFA strongly encourages owners to work with their municipalities to secure relief on property taxes prior to seeking a loan restructure.

- Discuss with property owners the method of tax assessment of the project and encourage the project owners to discuss the assessments with the municipality, especially during revaluations.
- In the underwriting process for non-competitive programs, encourage the applicant to work with the municipality to secure relief from property taxes.

A discussion ensued on options for assessors not following statutes. It was noted that many of the property owners do not have the financial ability to pursue these issues but should be encouraged to start the discussion with the tax assessor. Mr. Freiser noted some of the ambiguity in the statute and it was noted that an attempt in 2007 to introduce legislation to use the income approach to individual units died in committee. A suggestion was made to form a task force consisting of staff and several board members to work with Attorney White to move forward with some of the recommendations made by Murtha Cullina.

There were no public comments.

Ms. Smith asked the Board to consider the items on the consent agenda.

Upon a motion made by Ms. McGrath, seconded by Mr. Guilmartin, the Board members voted in favor of adding to the consent agenda the following items (Ms. Lowney was not present for the vote):

- CPS Properties, Inc.
 - Corbin Heights and Pinnacle Heights Extension, New Britain
- Energy Conservation

Upon a motion made by Mr. Guilmartin, seconded by Mr. Lyons, the Board members voted unanimously in favor of adopting the following consent agenda items (Mr. Freiser and Ms. Lowney were not present for the vote):

- Approval of Minutes
 - November 17, 2011 Board Minutes
- Reports accepted:
 - Third Quarter Financial Report
 - Monthly Tracking Report
 - Delinquency Report
 - Community Investment Account Housing Authority Small Improvement Program
- Single Family Special Programs
 - Federal Emergency Homeowners' Loan Program
 - Emergency Mortgage Assistance Program
- CPS Properties, Inc.
 - Corbin Heights and Pinnacle Heights Extension, New Britain
- Energy Conservation

Mr. Lyons provided the Finance/Audit Committee report. He mentioned that the Finance/Audit Committee members met with Ernst & Young, CHFA's independent auditor, and reviewed the

audit plan and schedule for the audit of the 2011 financial reports. The audit is anticipated to be completed in April 2012. Mr. Lyons reported that Standard and Poor's has reaffirmed CHFA's bond rating of AAA.

Ms. McGrath provided the Mortgage Committee report. She mentioned that the Mortgage Committee recommends that the Board consider the resolutions on the Mortgage Committee agenda. Ms. McGrath asked Ms. Hayden-Walker to discuss the proposed loan modification for Science Park, New Haven. Ms. Hayden-Walker mentioned that Science Park consists of 80 acres of industrial reuse land and buildings. The owner, Science Park Development Corporation, is a non-profit charged with redeveloping the park into an industrial and research complex and owns two multi-tenanted buildings and ground for several other parcels within Science Park. Ms. Hayden-Walker mentioned that CHFA closed a construction loan in December 1998, and the principal balance is approximately \$10,300,000. The principal on the loan is due in a balloon payment at maturity on December 1, 2028. The Connecticut Development Authority ("CDA") also has a mortgage on the property, and an Intercreditor Agreement signed with CDA at the closing made the two loans co-first mortgages. Ms. Hayden-Walker stated that the mortgage with CDA is in default, and CDA is monitoring the loan on a monthly basis. Due to the difficult commercial leasing climate combined with the financial difficulties of the existing tenants, the borrower has experienced severe cash flow problems and has requested relief from its lenders. Ms. Hayden-Walker described the proposed terms and conditions of the loan modification, which includes a reduction of the interest rate on the outstanding principal for interest due February 1, 2012 through January 1, 2013. A question arose regarding the management of the joint co-first mortgages. Ms. Hayden-Walker mentioned that CDA has mortgages on more parcels at Science Park than CHFA, and their philosophy for managing the debt is different than CHFA's. She stated that CHFA talks with CDA at least monthly on this issue. A suggestion was made to sell this asset to CDA. Mr. Craford stated that there is no housing at Science Park, but CDA did not have the necessary funding at the time. Mr. Dubno noted that CHFA made the decision to provide a mortgage for Science Park to support the neighborhood because of CHFA's significant investment in housing in the surrounding area.

Upon a motion made by Mr. Dubno, seconded by Mr. Guilmartin, the Board members voted in favor of adopting the following resolution regarding the loan modification for Science Park, New Haven (Ms. Lowney was not present for the vote):

RESOLUTION REGARDING A LOAN MODIFICATION
FOR SCIENCE PARK, NEW HAVEN
CHFA DEVELOPMENT NO. 98012M

WHEREAS, by resolution adopted February 25, 1998, the Connecticut Housing Finance Authority (the "Authority") authorized a mortgage loan (the "Loan") to Science Park Development Corporation ("SPDC") to redevelop a portion of Science Park which consists of 80 acres of industrial reuse land and buildings in an industrial and research complex located in New Haven, Connecticut (the "Development"); and

WHEREAS, the Loan has an approximate balance of \$10,276,040 at a rate of 5% per annum, interest only and provides for additional interest of 50% of net cash flow generated by all of Science Park, and all principal and other unpaid amounts under the Loan are due in a balloon payment at maturity on December 1, 2028; and

WHEREAS, the Connecticut Development Authority ("CDA") made a mortgage loan to SPDC secured by the Development which mortgage loan is of equal priority with the Loan pursuant to an Intercreditor Agreement between CDA and the Authority; and

WHEREAS, by resolutions adopted May 26, 2011 and October 5, 2011, the Authority authorized a moratorium on interest payments due under the Loan through January 1, 2012; and

WHEREAS, SPDC continues to experience severe cash flow problems and requests additional relief from its lenders; and

WHEREAS, the Authority desires to provide SPDC with relief and all parties the time necessary to address a longer term plan to continue economic development at Science Park through a moratorium on interest payments due under the Loan as set forth herein and as described in the attached memorandum.

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

Section 1: The President-Executive Director is hereby authorized to reduce the interest rate on the outstanding principal balance to a pay rate of .15% for interest due February 1, 2012 to January 1, 2013. The difference between the note rate and the pay rate will accrue to the balance and be payable at maturity or at sale. The loan will return to its original terms for the payment due February 1, 2013.

Section 2. The President-Executive Director is authorized to impose other conditions deemed to be in the best interest of the Authority including, but not limited to, failure to comply with Authority requirements and to add or modify such terms and conditions as may be determined to be in the best interests of the Authority and necessary for the development of quality affordable housing.

Section 3. Failure to complete the transaction by February 29, 2012, shall render this Resolution void and of no further effect, provided the President-Executive Director may, upon good cause shown, extend the time for compliance.

Ms. Hayden-Walker reviewed the recommendation to provide additional funding for Trumbull Centre-CHFA, Inc. for Trumbull on the Park, a mixed-use, market-rate development consisting of 100 residential apartments, 7,500 square feet of retail space and a 603 space parking garage located in Hartford. She mentioned that the residential component is currently 100 percent occupied. Ms. Hayden-Walker stated that the development is financed with a HUD insured first mortgage held by Berkadia. CHFA has an equity investment and unsecured bridge loan. The

2012 budget projects an operating deficit of \$546,263, which is an improvement of approximately \$120,000 over last year. Ms. Hayden-Walker explained that improvement in apartment occupancy and effective rental rates along with careful expense management has improved the bottom line. Staff recommends the approval of an Investment Trust Account loan to fund the 2012 projected operating deficit of \$546,263. The funds will be added to the existing unsecured \$9,098,150 bridge loan. Ms. Hayden-Walker mentioned that the current bridge loan has an expiration date of December 31, 2011, and staff recommends that the loan maturity and advance date be moved to December 31, 2012. She stated that in accordance with discussions held at the November subsidiary meeting, a request for a sales broker will be issued in December, and the fee for the broker is not included in the budget. Depending on the timing of the sale, staff may request additional funding in the future to cover the broker fee.

Upon a motion made by Ms. Smith, seconded by Mr. Lyons, the Board members voted in favor of adopting the following resolution regarding additional financing for Trumbull on the Park, Hartford (Ms. Lowney was not present for the vote):

RESOLUTION REGARDING ADDITIONAL FUNDING
OF TRUMBULL CENTRE-CHFA, INC.
FOR TRUMBULL ON THE PARK, HARTFORD, CONNECTICUT

WHEREAS, by resolutions adopted November 14, 2001 as amended, the Connecticut Housing Finance Authority (the "Authority") authorized financing to Trumbull Centre-CHFA, Inc., a subsidiary of the Authority (the "Corporation") for Trumbull on the Park, a multifamily rental housing development including a parking garage and commercial/retail space in Hartford, Connecticut (the "Development"); and

WHEREAS, the Corporation has requested additional financing to fund projected operating deficits for 2012 as set forth herein and an extension of the maturity date of its loan as described in the attached memorandum; and

WHEREAS, the Authority desires to provide additional financing and to extend the maturity date of its loan for the reasons stated;

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

Section 1. That a loan in the amount of \$546,263 to be added to the existing loan for the purposes described herein be provided from the Authority's Investment Trust Account (ITA), or from such other sources and upon such terms and conditions as determined by the President-Executive Director to be in the best interest of the Authority with regard to any such expenditure, this Resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the United States Treasury Regulations and that the loan maturity date and the date for advances on the loan is extended to December 31, 2012.

Section 2. The terms and conditions herein may be modified or supplemented as determined by the President-Executive Director to be in the best interest of the Authority and necessary for the development of quality affordable housing.

Section 3. Failure to complete the transaction by June 30, 2012 shall render this Resolution void and of no further effect, provided the President-Executive Director may, upon good cause shown, extend the time for compliance.

Ms. Hayden-Walker discussed the recommendation to provide additional funding for 111 Pearl Street, a vacant, seven-story 70,000 square foot commercial office building located on the corner of Trumbull and Pearl Streets. CHFA has a mortgage loan to 111 Pearl Street Associates, LLC in the approximate amount of \$1,600,000, and the loan covered the acquisition of the property in December 2003 and operating costs since the acquisition. Ms. Hayden-Walker mentioned that the property requires funds to pay taxes, insurance and custodial care. The budget for 2012 estimates costs to be \$135,791, and staff recommends an Investment Trust Account loan of \$135,791 to fund these operating deficits. In accordance with discussions held at the November subsidiary meeting, a request for a sales broker will be issued in December, and the fee for the broker is not included in the budget. Depending on the timing of the sale, staff may request additional funding in the future to cover the broker fee.

Upon a motion made by Mr. Lyons, seconded by Mr. Guilmartin, the Board members voted in favor of adopting the following resolution regarding additional financing for 111 Pearl Street, Hartford (Ms. Lowney was not present for the vote):

RESOLUTION REGARDING ADDITIONAL FINANCING FOR
111 PEARL STREET, HARTFORD, CONNECTICUT

WHEREAS, by resolution adopted December 2003, as amended, the Connecticut Housing Finance Authority (the "Authority") authorized financing to Trumbull Centre-CHFA, Inc., its subsidiary, (the "Corporation") for 111 Pearl Street in Hartford, Connecticut (the "Property") in the amount of \$1,629,000 (the "Loan"); and

WHEREAS, the Corporation desires to request from the Connecticut Housing Finance Authority (the "Authority") additional financing in the amount of \$135,791 to fund the 2012 operating deficit; and

WHEREAS, the Authority desires to provide additional funds for operation of the Property and for costs related thereto as set forth herein and described in the attached memorandum;

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

Section 1. That the amount of up to \$135,791 be provided from the Authority's Investment Trust Account ("ITA") or from such other sources or upon such terms and conditions as may be determined by the President-Executive Director to be in the best interest of the Authority and be added to the Loan which matures on June 30, 2013 for the purposes set forth herein. With respect to any such expenditures, this Resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the United States Treasury regulations.

Section 2. The terms and conditions herein may be modified or supplemented as determined by the President-Executive Director to be in the best interest of the Authority and necessary for the development of quality affordable housing.

Section 3. Failure to complete the transaction by June 30, 2012 shall render this Resolution void and of no further effect, provided the President-Executive Director may, upon good cause shown, extend the time for compliance.

Ms. Gooden, CHFA Senior Mortgage Underwriter, discussed the proposed financing of Bayview Towers, a 200-unit apartment building constructed in 1971 in Stamford. She stated that 181 apartments are restricted for households with incomes below 50 percent of the area median income, and 9 apartments are restricted for households with incomes below 60 percent of the area median income. The remaining 10 units are for households with incomes at or below 95 percent of the area median income. Ms. Gooden stated that the average household income is \$26,800, and the average age of the residents is 38. She mentioned that the property is in need of repair and recapitalization, noting that the building systems have exceeded their useful life. Ms. Gooden stated that Bayview Preservation Partners Limited Partnership plans to acquire the property and complete extensive renovations. The seller is a not-for-profit developer. The net sales proceeds of approximately \$4,300,000 would be utilized to repay the approximate \$1,100,000 HUD mortgage, and the balance of approximately \$3,200,000 would be distributed to the current owner for its general operations and to develop more affordable housing. Ms. Gooden stated that 115 households at Bayview Towers will receive Section 8 Enhanced Voucher Assistance, and approximately 19 of these households will have a rent increase and pay 30 percent of their income for rent. Seventy-five households will receive project-based Section 8 rental subsidies under an existing 20-year Housing Assistance Payment Contract. Ms. Gooden indicated that no residents will be displaced, and the affordability period will be the useful life of the property. She reviewed the proposed terms and conditions of the loan. In response to a question about the availability of the 4 percent low-income housing tax credits, Ms. Kovel, CHFA's Chief Housing Officer, stated that there has not been a problem in the past with the availability of 4 percent low-income housing tax credits.

Upon a motion made by Mr. Guilmartin, seconded by Mr. Lyons, the Board members voted in favor of adopting the following resolution regarding the financing of Bayview Towers, Stamford (Ms. Lowney was not present for the vote):

RESOLUTION REGARDING FINANCING OF
BAYVIEW TOWERS, STAMFORD, CONNECTICUT
CHFA DEVELOPMENT NO. 11-004M

WHEREAS, Bayview Preservation Partners, Limited Partnership (the “Proposed Mortgagor”) has applied to the Connecticut Housing Finance Authority (the “Authority”) for construction and permanent financing for the acquisition and rehabilitation of Bayview Towers containing 200 apartments, including 190 affordable apartments, located in Stamford, Connecticut (the “Development”); and

WHEREAS, the Proposed Mortgagor is proceeding in a manner satisfactory to the Authority.

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

Section 1. The Authority is authorized to provide construction mortgage financing as follows:

a. A first mortgage construction loan in the approximate amount of \$17,750,000 with interest only paid monthly in arrears at an interest rate of 6.75% per annum for a term of approximately 24 months reducing to a permanent fully amortizing mortgage of approximately \$15,550,000 paid monthly in arrears at an interest rate of 6.25% per annum for a term of 40 years. The Authority will fund this loan from the proceeds of Tax-Exempt Bonds or from such other sources and with terms and conditions as determined by the President – Executive Director to be in the best interest of the Authority. With respect to any such expenditures, this Resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the United States Treasury regulations.

Section 2. The Authority’s commitment to provide construction mortgage financing shall be conditioned upon the following:

1. All governmental approvals for the Development be in place;
2. The Authority’s confirmation of the Proposed Mortgagor’s receipt of annual 4% Low-Income Housing Tax Credits (“LIHTC”) that will provide net syndication proceeds in the approximate amount of \$6,900,000 or that the Proposed Mortgagor produce comparable funds from other sources with terms and conditions satisfactory to the Authority;
3. Authorization from the U.S. Department of Housing and Urban Development (“HUD”) for the current owner of the Development to pay off the existing mortgage;

4. Authorization from HUD to use approximately \$1,000,000 of existing project reserves as a source of capital funds for the Development's acquisition and rehabilitation or that the Proposed Mortgagor produce comparable funds from other sources with terms and conditions satisfactory to the Authority;
5. Assignment of the renewed 20-year Housing Assistance Payment contract for 75 project-based Section 8 subsidies to the Proposed Mortgagor;
6. The Authority's confirmation of the Proposed Mortgagor's receipt of commitments satisfactory to the Authority such that the total of the Sources and Uses of funds for the Development are in balance;
7. The Authority's acceptance and approval of the Development's final construction costs, plans and specifications;
8. The Authority's acceptance and approval of documentation regarding hazardous waste testing at the Development and, if applicable, removal and disposal;
9. The Authority's acceptance and approval of the Development's proposed operating income and expenses;
10. The Authority's acceptance and approval of the Development's proposed property management organization and related documents;
11. The Authority's acceptance and approval of independent "as-is" and "as developed" appraisals and a market acceptance analysis for the Development; and
12. The Authority's acceptance and approval of a written agreement between the Proposed Mortgagor and the City of Stamford for an annual payment in lieu of taxes for the Development with terms that are consistent with the Authority's underwriting.

Section 3. The terms and conditions herein may be modified or supplemented as determined by the President-Executive Director to be in the best interest of the Authority and necessary for the development of quality affordable housing.

Section 4. Failure to provide any of the above referenced requirements in a form acceptable to the Authority by June 29, 2012 shall render this Resolution void and of no further effect, provided, upon good cause shown, the President-Executive Director may extend the time for compliance.

Mr. Bourque, CHFA Asset Manager, reviewed the recommendation to authorize the cancellation of accrued interest for Oak Park, Stamford. He explained that the Board previously approved the cancellation of the principal, accrued interest and State service fees of approximately \$1,800,000 for Vidal Court in order to facilitate the Stamford Housing Authority's redevelopment of the property. The cancellation of the debt was contingent upon the Stamford Housing Authority agreeing to restructure and make performing the loans for Oak Park and Lawnhill Terrace. The resolutions for Oak Park and Lawnhill Terrace required full amortization of the outstanding principal balances over 20-year terms. Final reconciliation revealed a \$60,510.83 balance due on Oak Park for interest unpaid from April 1996 through April 2004, and the unpaid interest for Oak Park was not included in the original Board presentation. The cancellation of the unpaid interest for Oak Park will enable both Oak Park and Lawnhill Terrace loans to close and become amortizing loans and allow for the Vidal Court redevelopment to proceed.

Upon a motion made by Mr. Dubno, seconded by Ms. Foley, the Board members voted unanimously in favor of adopting the following resolution regarding the cancellation of accrued interest for Oak Park, Stamford:

RESOLUTION REGARDING CANCELLATION
OF ACCRUED INTEREST FOR OAK PARK, STAMFORD
CHFA DEVELOPMENT NO. 85177D

WHEREAS, pursuant to an Agreement Regarding Transfer of Resources effective April 9, 2003, by and between the State of Connecticut Department of Economic and Community Development ("DECD") and the Connecticut Housing Finance Authority (the "Authority"), the Authority acquired the interest of DECD in property of the Stamford Housing Authority (the "Owner") known as Oak Park, comprised of 27, two-story apartment buildings containing 168 units located in Stamford, Connecticut; and

WHEREAS, by resolution adopted June 15, 2010, the Authority authorized full amortization of the \$693,455 principal balance of the existing loan (the "Loan") for Oak Park for a term of 20 years; and

WHEREAS, reconciliation of the amounts due for the Loan includes \$60,510.83 interest which accrued during a Department of Economic and Community Development approved moratorium; and

WHEREAS, the Owner has requested the accrued interest be waived.

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

Section 1. The Authority is hereby authorized to cancel the Oak Park accrued interest upon the closing the restructured remaining loans for Oak Park.

Section 2. The terms and conditions herein may be modified or supplemented as determined by the President-Executive Director to be in the best interest of the Authority and necessary for the development of quality affordable housing.

Section 3. Failure to complete the Oak Park transaction by June 30, 2012 shall render this Resolution void and of no further effect, provided the President-Executive Director may, upon good cause shown, extend the time for compliance.

Mr. Spath, CHFA Manager of Tax Credit Programs, explained that staff recommends authorizing for public comment purposes amendments to the Low-Income Housing Tax Credit Qualified Allocation Plan (“QAP”) and Procedures. He summarized that Low-Income Housing Tax Credits is the equity mechanism allotted by the federal government for the development of multifamily housing. The QAP sets forth the allocation priorities of CHFA, and the procedures govern the reservation, allocation and monitoring process of the Low-Income Housing Tax Credit applications for each round. Mr. Spath stated that the QAP was significantly rewritten in 2011, and the recommended amendments for 2012 adjust priority points while maintaining the 100 point scale. The notice of intent to adopt the amendments will be published in the Connecticut Law Journal and subject to a 30 day public comment period. Staff anticipates reporting to the Board in February about the public comments. If additional substantive changes are necessary, further amendments may be subject to an additional public comment period.

Upon a motion made by Mr. Guilmartin, seconded by Ms. Smith, the Board members voted unanimously in favor of adopting the following resolution authorizing for public comment purposes amendments to the Low-Income Housing Tax Credit Qualified Allocation Plan and Procedures of the Authority:

**RESOLUTION AUTHORIZING FOR PUBLIC COMMENT PURPOSES
AMENDMENTS TO LOW-INCOME HOUSING TAX CREDIT
QUALIFIED ALLOCATION PLAN AND PROCEDURES OF THE AUTHORITY**

WHEREAS, the Connecticut Housing Finance Authority (the “Authority”) is the designated allocating agency for Low-Income Housing Tax Credits in Connecticut; and

WHEREAS, the Authority is subject to the provisions of Chapter 121, Sections 1-121 through Sections 1-127 of the Connecticut General Statutes entitled “Quasi-Public Agencies” (the “Quasi-Public Agencies Act”)’ and

WHEREAS, the Authority desires to advertise amendments to its Low-Income Housing Tax Credit Qualified Allocation Plan and Procedures for public comment in accordance with the Quasi-Public Agencies Act.

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

That the President-Executive Director is hereby authorized to prepare proposed amendments to the Low-Income Housing Tax Credit Qualified Allocation Plan and Procedures,

publish notice of the Authority's intent to adopt the amendments, to hold public hearings with regard to the proposed amendments and make available to the public for comment the Authority's proposed amendments.

Ms. Whetstone provided the President's Report. Noting the changes, transitions, turnovers and increased activity in 2011, she thanked staff for their efforts. Ms. Whetstone reported that the 968th FEHLP loan closed. She referenced the chart showing Connecticut's phenomenal efforts compared with other states. She acknowledged and thanked staff for working tirelessly under Ms. Taft-Jackson to underwrite and process the FEHLP loans. Ms. Whetstone recognized the legal department for their assistance with closing the loans. She also thanked the Board for their support on this program. Ms. Whetstone acknowledged Ms. Kovel, Ms. Koroser-Crane and Ms. Fitzgerald for participating on the Loss Mitigation Task Force. She thanked Mr. Pitkin for working with CHFA to develop an internal loss mitigation program which staff anticipates bringing to the Board in January. Ms. Whetstone recognized the efforts of Mr. Craford who successfully worked with the staff to meet the deadline to close the remaining bonds under the New Issue Bond Program (NIBP). Mr. Craford explained that the federal government allowed an extension for some of the states that were not able to close bonds under the NIBP. However, the extension was not on terms as beneficial as this year. CHFA was able to use the NIBP to its advantage and received extremely favorable interest rates on its bonds. Ms. Whetstone noted that Mr. Craford has also led the efforts with the National Council of State Housing Agencies (NCSHA) on alternatives for single-family home mortgages. Mr. Craford explained that there is an existing program authorized by the federal government offering mortgage assistance to low-income homebuyers. He explained that there are some technical issues with the program, and staff worked with bond counsel to draft proposed federal legislation that could help to make the program more effective. Mr. Craford stated that NCSHA has voted to make the proposed federal legislation a priority for 2012.

Ms. Smith stated that Mr. Meotti because of his new position has a conflict of interest on the CHFA Board and has therefore resigned as a member of the CHFA Board of Directors. Ms. Whetstone acknowledged the efforts and time spent by Mr. Meotti on CHFA's Strategic Planning Committee. Ms. Smith read the resolution honoring Mr. Meotti as a member of the Board of Directors of CHFA.

Upon a motion made by Ms. McGrath, seconded by Ms. Foley, the Board members voted unanimously in favor of adopting the following resolution honoring Mr. Meotti as a member of the Board of Directors of CHFA:

RESOLUTION HONORING
MICHAEL P. MEOTTI
MEMBER OF THE BOARD OF DIRECTORS OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY

WHEREAS, Michael P. Meotti served as a member the Board of Directors of the Connecticut Housing Finance Authority since December 2007, having been appointed by Governor M. Jodi Rell; and

WHEREAS, Michael P. Meotti has served in his capacity as a Board member with distinction and notability in representing the interests of the citizens of the State of Connecticut; and

WHEREAS, through his compassion, intelligence and commitment to the furtherance of affordable and supportive housing for Connecticut's families and individuals, Michael P. Meotti has earned the respect and admiration of his colleagues on the Board; and

WHEREAS, Michael P. Meotti uniquely contributed to enhancing the work of the Connecticut Housing Finance Authority through his extensive knowledge and expertise; and

WHEREAS, through his enthusiasm for making Connecticut and its communities vibrant and attractive places to work and live, by his collegial good humor and his cooperative approach Michael P. Meotti has been an example of leadership in public service.

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

Section 1. The Connecticut Housing Finance Authority hereby acknowledges the notable contributions made by Michael P. Meotti in the furtherance of its purposes to alleviate the shortage of housing for low and moderate income families and persons in this State and to promote the economic development of the State.

Section 2. Michael P. Meotti is hereby recognized and honored for his noteworthy service and dedication to the furtherance of the mission of the Connecticut Housing Finance Authority on behalf of the citizens of Connecticut. His presence and contributions will be missed.

Section 3. Each of the members of the Board of Directors hereby extends warm and best wishes for his future endeavors and contributions.

Upon a motion duly made and seconded, the Board members voted unanimously in favor of going into executive session at 11:10 a.m. to discuss a real estate matter relating to the Hartford Housing Authority. Ms. Kovel, Ms. Whetstone, Ms. Fitzgerald, Mr. Craford, Ms. Koroser-Crane and Attorney Dickerson were invited to remain during the executive session.

The executive session ended at 11:21 a.m., and the regular meeting of the Board resumed at 11:21 a.m.

There being no further business to discuss, upon a motion made by Ms. Foley, seconded by Ms. Lowney, the Board voted in favor of adjourning the meeting at 11:22 a.m.

Connecticut Housing Finance Authority

John K. Craford, Executive Vice President