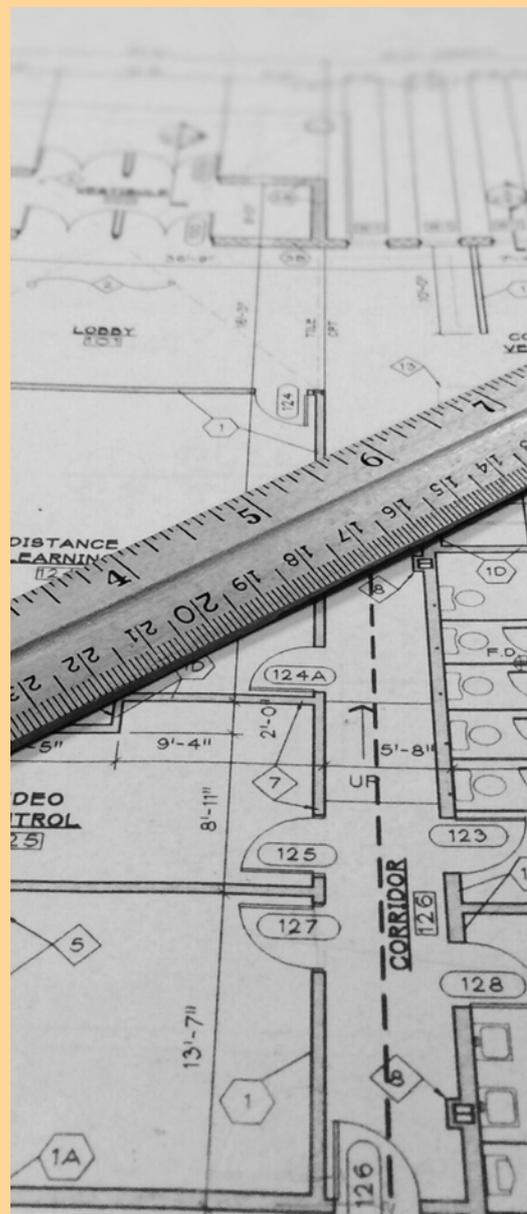


March 15, 2022

CONNECTICUT HOUSING FINANCE AUTHORITY

2021 C.G.S. Section 8-260 Report



Prepared for Governor Ned Lamont
+ the Connecticut General Assembly

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MISSION

To alleviate the shortage of housing for low-to moderate-income families and persons in this state and, when appropriate, to promote or maintain the economic development of this state through employer-assisted housing efforts.

CHFA is a self-funded, quasi-public agency that fulfills its mission with two programs:

01

Single-family homeownership mortgages with below-market interest rate financing to allow low-to-moderate income borrowers purchase their first home.

02

Financing to developers of affordable multifamily rental housing to increase the availability of affordable housing.

Since 1969, CHFA has...

...provided mortgages to more than 147,000 first-time homebuyers.

...financed more than 58,000 units of new or renovated affordable housing.

INTRODUCTION

As Connecticut continues to assess the impact of the COVID-19, efforts are underway to evaluate and address the myriad of ways the pandemic has affected housing stability and affordability for residents across the state.

The following summary highlights solutions to many of those challenges, from the groundbreakings and grand openings of new housing opportunities to the development of a historic homeowner hardship relief program.



Cherry Street Lofts

CORONAVIRUS RELIEF

Single Family Homeownership

MyHomeCT

In March 2021, the American Rescue Plan Act of 2021 was signed into law creating the Homeowner Assistance Fund (HAF). In April 2021, Connecticut was awarded approximately \$123,136,792 from HAF to establish MyHomeCT.

The goal of MyHomeCT is to prevent mortgage delinquencies, defaults, and foreclosures among eligible homeowners caused by the COVID-19 pandemic. The program also includes assistance for qualified non-mortgage expenses, including but not limited to non-escrowed real estate taxes and insurance, as well as condominium or homeowners' association fees.

While the new program was being developed, the MyHomeCT pilot program resulted in helping 341 homeowners totaling \$4.74 million stabilize their housing situations.

MyHomeCT Pilot			
	Phase 1	Phase 2	Totals
Apps Rec'd	315	235	550
Apps Funded	135	206	341
Total Funded	\$1.84 million	\$2.9 million	\$4.74 million

- FHA, USDA, & VA offered forbearance relief, deferrals and other loss mitigation options to homeowner's with federally guaranteed loans. CHFA offered similar options for its non-government portfolio in accordance with applicable insurer guidance.
- The Office of the Governor, the Department of Housing, and CHFA submitted a Homeownership Assistance Fund Plan to the Treasury Department in early October. As of December 30, the statewide program was pending final approval by the United States Department of the Treasury.

Emergency Mortgage Assistance Program (EMAP)

Administered by CHFA, EMAP provides mortgage delinquency relief to homeowners who have experienced a temporary hardship beyond their control. EMAP mortgage loans provide the necessary funds needed to bring homeowners current on their mortgage, and if needed, provides monthly mortgage assistance for up to 59 months.

During the 2021 legislative session, the Connecticut General Assembly expanded the EMAP program to include an emergency lien assistance component to provide loans to homeowners who are facing foreclosure due to liens from municipal water or sewer charges, municipal tax debt, or condominium or common interest association assessments.

In 2021, the EMAP assisted 6 homeowners. The volume of EMAP loans remained low most likely due to the moratorium on foreclosures and loss mitigation options offered by mortgage lenders.

CORONAVIRUS RELIEF

Multifamily Homeownership



Forbearance Summary

In April 2020, the CHFA Chief Executive Officer-Executive Director and the CHFA Board of Directors authorized to grant mortgage loan principal and interest forbearance for a period of up to three months to multifamily mortgagors who were impacted due to the COVID-19 pandemic. In June 2020, the Board authorized an extension of the program through the end of the year, and in November 2020 the Board authorized an additional extension of the program through June 30, 2021.

Active Forbearance

By the end of June 2021, forbearance agreements had been executed for seven properties.

Forbearance Requests Withdrawn/Other

Sixteen projects withdrew their original requests for forbearance for reasons including:

- Rent collections were better than anticipated
- An operating reserve that could be drawn upon
- Mortgagors determined their operations could absorb the decrease in income and/or increase in expenses.

On May 20, 2021, Governor Lamont signed Executive Order 12B that extended the eviction moratorium through June 30, 2021. Renters financially impacted by COVID-19 were encouraged to apply for assistance under the UniteCT program. Rental assistance up to \$10,000 and electric utility arrearage assistance up to \$1,500 is available to landlords and utility companies on behalf of approved tenants.



2021 ACCOMPLISHMENTS + HIGHLIGHTS

SINGLE FAMILY LOANS PROVIDED TO FIRST-TIME HOMEBUYERS

1,157

Spread across 115 communities, 1,157 Connecticut residents became first time home owners with a CHFA mortgage product in 2021, a \$237.9 million investment in affordable homeownership. The first-time mortgage buyer program is financed through proceeds from the sale of Federal Tax-Exempt Housing Bonds, also known as Private Activity Bonds (PABs) issued by CHFA.

PARTNERED WITH DOH TO FINANCE, BUILD, OR RENOVATE

1,825

UNITS OF AFFORDABLE HOUSING, AN INVESTMENT OF APPROXIMATELY

\$130M

CHFA's financing of affordable housing positively impacts job creation and economic activity in Connecticut. In 2021, developments approved by CHFA's Board of Directors or the State Bond Commission are estimated to have created 354 construction jobs and a total of 1,449 jobs in all parts of the economy. These developments also generated an estimated \$550.67 million in new economic activity with \$39.71 million in additional state revenue.

Jobs + economic activity source: REMI PI+ Ver. 1.6.7 State Model, Regional Economic Models, Inc., Amherst, MA

TOTAL ALLOCATIONS OF STATE & FEDERAL TAX CREDITS

\$32.7M

CHFA is the State's administrator of the Federal Low Income Housing Tax Credit program and the State Housing Tax Credit Contribution programs. 2021 allocations by program are:

- \$14.6 million in 9% LIHTCs, estimated to generate \$135.1 million in equity
- \$7.2 million in 4% LIHTCs, estimated to generate \$64.8 million in tax credit equity
- \$10.9 million in HTCCs to non-profit developers

2021 ACCOMPLISHMENTS + HIGHLIGHTS

Notable KPIs

Staff developed a series of key performance indicators¹ (KPIs) to help benchmark the impact of CHFA's programs. Some notable KPI accomplishments include:

- The Multifamily team exceeded its production goal of 975 by more than 500 units.
- The Multifamily team also exceeded their goal of 160 days for a multifamily transaction to go from board approval to initial close, dropping to an average of 111 days.
- The Homeownership team exceeded their goal of 100 days for a mortgage to move from reservation to purchase, coming in at 82 days.

Multifamily Rental Housing Highlights

- A new 2-year Qualified Allocation Plan was approved by the Board of Directors.
- An estimated \$1.06 billion in bonds were issued in support of affordable multifamily + homeownership lending.
- \$10.9 million in HTCCs was awarded to support the development of affordable homes + apartments.
- Financing for 1,825 units, an investment of approximately \$130 million.
- \$7.2 million in 4% LIHTCs to support the development of affordable homes + apartments.²
- \$14.6 million in 9% LIHTCs to support the development of affordable homes + apartments.²

¹ Multifamily unit count for production goal occurs at Board or Bond Commission approval while KPI unit count is captured at Initial Close.
² See pages 22-25 for more information

2021 ACCOMPLISHMENTS + HIGHLIGHTS

Single Family Homeownership Highlights

- MyHomeCT pilot program helped 341 homeowners impacted by COVID-19 stabilize their housing situation.
- 1,157 mortgage loans to Connecticut residents.
- 876 of these borrowers utilized the Downpayment Assistance Program.
- Over 3,900 residents attended either a homebuyer education, foreclosure prevention, or counseling workshop (in-person or virtual).
- Launch of an "Impact Map" designed to allow the user to see where CHFA has made an impact in the state.



2021 ACCOMPLISHMENTS + HIGHLIGHTS

Funds Allotted/Awarded

The U.S. Department of the Treasury's Community Development Financial Institution Fund awarded \$3 million to CHFA under its Capital Magnet Fund (CMF) Program. CHFA will use the awarded funds to prevent and end homelessness, particularly for those with disabilities; finance affordable housing for target populations with extremely low- and very low- income (or those with incomes up to 50% of Area Median Income); and expand housing in areas of economic distress. CHFA is one of only five state Housing Finance Agencies in the country to receive this award.

CHFA plans to match the \$3 million award equally with its own funds and will additionally leverage the \$6 million affordable housing pool with federal Low Income Housing Tax Credits to create at least 161 units of affordable rental housing.



The Department of Housing and Urban Development (HUD) announced the disbursement of nearly \$700 million through the Housing Trust Fund (HTF) program to states for the construction and preservation of affordable housing.

Connecticut's allocation under this funding round is \$8.45 million, a 125% increase from 2020's allocation of \$3.75 million.

Administered by the DOH, the funds are awarded to eligible sponsors of affordable housing as loans and/or grants to encourage the creation of housing for low- to moderate-income families as well as to promote the rehabilitation, preservation and production of rental housing which aids the revitalization of communities.

These much-anticipated funds will help CHFA build and preserve affordable homes for extremely low-income (ELI) households as well as those most severely impacted by America's rental housing crisis.



2021 ACCOMPLISHMENTS + HIGHLIGHTS

Groundbreakings



Armstrong Court Phase 2
Greenwich



Barbour Gardens
Hartford



Torrington Riverfront
Torrington

2021 ACCOMPLISHMENTS + HIGHLIGHTS

Ribbon Cuttings

Parkview North
Norwalk



Hub on Park
Hartford



WYSH House
Meriden¹



49 Prince St
New Haven



St. Mary Place
New London



Soundview Landing
Norwalk



The Village at Park River
Hartford



Not shown:

23 Franklin St
New London

Oak Tree Village
Griswold

540 Park
West Hartford

¹ Woman and Families Center Youth Supportive Housing

2021 ACCOMPLISHMENTS + HIGHLIGHTS



Bond Issue Successes

CHFA's 2021 bond issues totaled \$1.06 billion, which included a refunding of LIBOR index bonds. In anticipation of LIBOR cessation in 2023, CHFA took a proactive approach and reduced its exposure to potential market disruptions by \$217.6 million. Excluding refunding, CHFA raised \$228 million of lendable proceeds to fund single-family mortgages and \$83.8 million to fund affordable housing developments. In 2022, CHFA estimates a total issuance of \$696 million.

Launches

In March, CHFA relaunched its Mobile Manufactured Home (MMH) Purchase Program while rolling out a new Mobile Manufactured Home Refinance Program. The original MMH purchase program offers mortgage loan financing for homeowners interested in purchasing a single- or double-wide manufactured home in a CT-licensed MMH park. The new Refinance program offers existing MMH owners living in a CT-licensed MMH park the opportunity to refinance out of a current high interest rate loan obligation. The MMH programs were featured on the CT Realtors "5 in 5" video segment¹.



CHFA launched a new "Impact Map" that illustrates CHFA's impact and investment across the state. In partnership with PolicyMap, the Impact Map allows users to easily explore where CHFA programs have been used in their community to create homeownership or affordable rental opportunities. Users can also generate custom reports by County, Municipality, Legislative District, and more. The CHFA Impact Map can help provide policymakers, planners, researchers, and developers detailed context on housing at the community level. The Impact Map as well as a 'how-to' video can be found on CHFA's website².

¹ <https://youtu.be/HfbEieobnrl?t=138>

² info.chfa.org/impact

2021 ACCOMPLISHMENTS + HIGHLIGHTS



Training, Overview Sessions + Forums

Staff-attended training events:

- National Development Council (NDC)
 - "A Detailed Look at Affordable Housing"
- National Council of State Housing Finance Agencies HFA Institute
 - "Administering the Tax Credit"
 - "Section 8 and Other Federal MF Programs"
 - "Toward a Racially Just Housing System"
 - "Housing Credit Connect"
 - Annual Conference
- National Low-Income Housing Coalition (NLIHC)
 - "Virtual Housing Policy Forum 2021: A New Day"
- New England Resident Service Coordinators Inc. (NERSC)
 - "Together Towards Tomorrow" conference
- New England Regional Council/National Association of Housing and Redevelopment Officials (NERC NAHRO)
 - "Public Housing Manager" certification training
- Coalition for Elder Justice in CT
 - "Advocating Through Adversity: Celebrating Success in These Challenging Times"
- Agency on Aging of South Central CT
 - TEARS: Annual Elder Abuse Conference
- New England Housing Finance Agencies (NEHFA)
 - Annual Conference
- Spectrum
 - Tax Credit Training & Certification
- Turk & Quijano, LLP
 - The New CT Marijuana Law

Staff-led Overview Sessions:

- Housing Tax Credit Contribution (HTCC) Guidelines and the 2021 Consolidated Application
- Semiannual Low-Income Housing Tax Credit (LIHTC) Compliance Conference Webinar

2021 ACCOMPLISHMENTS + HIGHLIGHTS

Training, Overview Sessions + Forums



Staff-led Overview Forums:

- New England Affordable Housing Management Association (NEAHMA)
 - "CHFA Initiatives"
- Connecticut Chapter of the National Association of Housing and Redevelopment Officials (CONN NAHRO)
 - At the annual convention presented on topics from "Rent Stratification" to "Construction Process"
- National Council of State Housing Agencies (NCSHA)
 - At the annual conference presented "Journey of Broadband Requirements in the QAP, Future Ideas"
- CT Association of Resident Service Coordinators in Housing (CARSCH)
 - "Emergency Preparedness"
- New England Affordable Housing Management Association (NEAHMA)
 - At annual conference presented on "Creating a Successful Tenancy with Persons New to Housing"
- Connecticut Low-Income Housing Tax Credit Compliance Monitoring Workshop
 - "Overview of the Allocation and Compliance Monitoring Components of the Tax Credit Program"



2021 PROGRAMS IN REVIEW: HOMEOWNERSHIP

In 2021, CHFA's below-market interest rate mortgages made homeownership possible for 1,157¹ first-time homebuyers and buyers who have not owned a home in the last three years. This represents a \$237,876,551 investment in affordable homeownership.

Homebuyer Program - First Mortgage

CHFA partners with Government Sponsored Enterprises (GSEs), Fannie Mae (FNMA) and Freddie Mac (FHLMC) to help make mortgage loan financing opportunities available through the CHFA Homebuyer Mortgage Loan Programs. The GSEs provide affordable lending products developed exclusively for Housing Finance Agencies (HFAs) to help serve the needs of low- to moderate-income borrowers.

CHFA's first-time mortgage buyer program is financed through proceeds from the sale of Federal Tax-Exempt Housing Bonds (aka as Private Activity Bonds) issued by the Authority.



Qualifying applicants must meet specific income guidelines and the home they plan to purchase must be within sales price guidelines specific to that area of the state². Income and sales price limits increase if purchasing a home in a “Targeted Area” (census tracts defined by the IRS as areas of distress).

CHFA's [Resource Map](https://www.chfa.org/about-us/chfa-resource-map/)³ identifies income and sales price limits as well as Targeted Areas.

¹ Does not include Habitat for Humanity (HFH) loans

² Set by the U.S. Department of Housing and Urban Development (HUD) and the Internal Revenue Service (IRS)

³ www.chfa.org/about-us/chfa-resource-map/

2021 PROGRAMS IN REVIEW: HOMEOWNERSHIP

Homebuyer Program - Down Payment Assistance (DAP)

In 2021,
DAP loans
were provided
to 876
homebuyers
totaling
\$11.5 million.

Programmatic changes made in late 2020 to the Down Payment Assistance Program (DAP) resulted in a 29% increase in DAP reservations in early in 2021. To provide greater support for first-time homebuyers and those lacking the funds to purchase a home, CHFA's Board of Directors approved an additional amendment to DAP, waiving the asset test restriction for approved borrowers that would allow them to retain personal savings that could be available to them in times of hardship and financial distress.

Homebuyer Program - Specialized Mortgage Programs

To encourage homeownership, CHFA offers additional interest rate reductions for:



A member of the U.S. Military Service or Veteran under the **Military Homeownership Program**. Program guidelines include unmarried, surviving spouses or civil union partners of a veteran who died as a result of Military Service or service-connected disabilities.

6 loans in 2021



A certified Connecticut teacher looking to purchase a home in the community where they work under the **Teacher Mortgage Assistance Program**. **8 loans in 2021**. An additional rate reduction is available to help **Recruit and Retain (*R&R)** minority teachers who meet the eligibility criteria. **2 loans in 2021**



A disabled person or having a disabled household member living with you under the **Home of Your Own Program**. **3 loans in 2021**

2021 PROGRAMS IN REVIEW: HOMEOWNERSHIP

With low inventory of single-family homes, more buyers are considering a Mobile/Manufactured home as a viable option to homeownership.

CHFA offers financing to CT residents who purchase a single or double-wide manufactured home in a state-licensed park under the **Mobile Manufactured Home Program**.
5 loans in 2021



For homeowners currently residing in a state-licensed park looking to lower their high-interest rate mortgage loan on their existing mobile manufactured home, CHFA offers the **Mobile Manufactured Home Refinance Program**.
1 loan in 2021



Homebuyer Programs - Borrower + Loan Profile

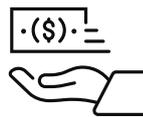
The average age of a borrower **37**

65%

of loans were made in an urban area

27%

of loans were made in a targeted area



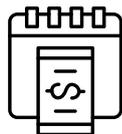
\$80,856

A borrowers' median annual household income



\$205,597

Average mortgage amount of a borrower



\$831.89

A borrowers average monthly mortgage payment

45%

of loans were made to minority borrowers

White, Non-Hispanic	45%
White, Hispanic	18%
Other Hispanic	7%
Other Race	20%
Borrower Did Not Disclose	10%

¹ Includes Regular, Home-of-Your Own, Homeownership, Military, Teacher and Mobile Home program loans

2021 PROGRAMS IN REVIEW: HOMEOWNERSHIP

Consumer Education + Counseling

Buying a home is typically the single largest expense a person will ever make. As such, CHFA provides a variety of educational workshops to help individuals make sound and informed financial decisions along the way. CHFA partners with the U.S. Department of Housing and Urban Development (HUD) and approved housing counseling agencies to offer free homebuyer education workshops and counseling programs.

Homebuyer education workshops and counseling programs are designed to support low- to moderate-income households across the state in their journey to achieve the dream of homeownership. These classes are offered by CHFA at no cost to the attendee and with no contingency on purchasing a home. All CHFA borrowers are required to take either the Pre-Purchase Homebuyer Education workshop or the Pre-Closing Homebuyer Education workshop.

During the 2021 calendar year, CHFA's Board of Directors allocated \$730,000 for pre-purchase counseling. Additionally, CHFA was awarded a \$119,792 Comprehensive Housing Counseling Grant to support counseling service efforts.



Homebuyer Education workshops remained popular despite the pandemic.

More than 3,900 residents attended either an in-person or virtual CHFA workshop in 2021.

2021 PROGRAMS IN REVIEW: HOMEOWNERSHIP

Consumer Education + Counseling



Pre-Purchase Homebuyer Education

A comprehensive workshop that educates future home buyers on what it takes to become a successful homeowner – from seeking mortgage pre-approval - to shopping for a home - to making an offer - and ultimately the closing process.

Individual financial and credit counseling is available as part of this workshop that is offered to any resident of Connecticut who is considering the purchase of their first home. Some agencies also offer this workshop in Spanish.

1,583 attendees in 2021

On-line Homebuyer Education

1,080 attendees in 2021

Pre-Closing Homebuyer Education

For those unable to attend the Pre-Purchase Homebuyer Education workshop, the Pre-Closing Homebuyer Education workshop is available. Topics covered include the mortgage and loan closing process, mortgage loan documents, home maintenance and repairs, as well as actions to take in the event a homeowner faces mortgage delinquency. Individuals can either choose to attend a physical workshop or they can choose the On-line Homebuyer Education workshop provided by “Finally Home!®

28 attendees in 2021



2021

PROGRAMS IN REVIEW: HOMEOWNERSHIP

Consumer Education + Counseling



Financial Fitness Education

This essential class covers a wide range of topics that include budgeting, the importance of checking accounts and savings plans, how to repair credit, the importance of maintaining a budget, and what it takes to be “mortgage ready”.

329 attendees in 2021

For those that benefit from individual counseling, CHFA offers two services:

1-on-1 Pre-purchase Individual Financial Counseling 735 attendees in 2021

1-on-1 Foreclosure Prevention Counseling 38 attendees in 2021

Landlord Education

This workshop, combined with participation in either the Pre-Purchase or Pre-Closing Homebuyer Education class, is a prerequisite for individuals who are in the process of obtaining a CHFA mortgage to purchase a 2-4 family home.

Topics covered include the rights and responsibilities of landlords and tenants in Connecticut, tenant selection, maintaining your property, and maximizing tax advantages.

147 attendees in 2021



2021 PROGRAMS IN REVIEW: HOMEOWNERSHIP

Consumer Education + Counseling



Foreclosure Prevention Counseling

This one-on-one educational class is made available to individuals and families who are in default and/or in danger of foreclosure. The counseling session includes a timeline for resolution to establish customer expectations, developing a written action plan, and submitting a loss mitigation recommendation to the lender on behalf of the individual.

38 attendees in 2021



Foreclosure Prevention Workshop

This workshop covers fair housing rights, the consequences of mortgage default and foreclosure, foreclosure prevention programs and resources, and CHFA's Emergency Mortgage Assistance Program (EMAP).

Also covered are foreclosure procedures and timelines, the Judicial Mediation Program, and how to identify predatory lending.

16 attendees in 2021

Housing Stability Counseling Program

In March 2021, the American Rescue Plan Act of 2021 was signed into law. With this, the Neighborhood Reinvestment Corporation (dba NeighborWorks America) was appropriated \$100 Million to fund the Housing Stability Counseling Program (HSCP). This program was created to support the delivery of housing counseling services to households who are directly facing housing instability, such as eviction, default, foreclosure, loss of income, or homelessness. CHFA was one of 131 organizations to receive a grant award from NeighborWorks, receiving a total award amount of \$2,313,875. Funds received from this grant award are allocated amongst eight HUD-Approved housing counseling agencies who will provide foreclosure prevention and rental one on one counseling. The anticipated start date of this program is 1st quarter 2022.

2021 PROGRAMS IN REVIEW: AFFORDABLE RENTAL HOUSING

Federal Low-Income Housing Tax Credit (LIHTC) Programs

CHFA is the allocating agency for the Low-Income Housing Tax Credit (LIHTC) program in Connecticut.

Tax credits are a powerful tool to address the lack of affordable housing in the state. In exchange for the tax credits and other tax benefits, investors provide equity that is used to acquire, rehabilitate, or build new affordable housing.

Developers can sell these credits to investors or corporations to raise equity for their project, and in exchange the developers are required to set aside a percentage of units for low-income residents and maintain the affordability of the units for 30 years (LIHTCs only).

Connecticut's credit cap is limited to approximately \$10 million annually, making for a highly competitive rating and ranking process. Points are awarded on how well the project meets the criteria outlined in the Qualified Allocation Plan (QAP). Staff recommends to developers that are new to the process to attend a training session offered by CHFA.

LIHTCs have a tremendous impact on Connecticut with over 28,000¹ homes developed or preserved since 1986 and aiding over 65,000¹ low-income households.

¹ Source: The A.C.T.I.O.N. Campaign 1986-2020

2021 PROGRAMS IN REVIEW: AFFORDABLE RENTAL HOUSING

Federal Low-Income Housing Tax Credit (LIHTC) Programs

9% Awardees

In 2021, 15 applications were received requesting approximately \$21.5 million in annual 9% tax credits. Each application was reviewed and evaluated pursuant to the criteria defined in the 2020 Qualified Allocation Plan (QAP), the LIHTC Procedures, and the policy objectives and administrative requirements of CHFA.

The 9% project allocations awarded in 2021 are listed below. Each project reflects the State of Connecticut's housing policy priorities including Rental Affordability, Financial Efficiency and Sustainability, Local Impact, Opportunity Characteristics and Development Team Qualifications and Experience.

The total equity for the 2021 awardees is estimated to be \$135,186,415.

Project, Municipality	Housing Type	Qualified Units	Total Units	2021 Credit Allocations
Westbrook Village IV, Hartford	Family/Supportive	45	60	\$1,316,250
Parkside Village I, Branford	Family/Supportive	60	67	\$1,800,000
Crescent Crossings 1C, Bridgeport	Family/Supportive	67	84	\$1,999,800
McConaughy Terrace, New Haven	Family/Supportive	104	130	\$1,018,146
Lascana Homes of Orange, Orange	Family/Supportive	36	46	\$1,080,016
Cedar Pointe, Newington	Family/Supportive	72	72	\$1,982,271
Hill Central Phase I, New Haven	Family/Supportive	51	64	\$1,527,603
MLK/Tyler Street, New Haven	Family/Supportive	44	56	\$1,319,929
340+ Dixwell, New Haven	Family/Supportive	55	69	\$1,582,761
Linden St Apartments, Waterbury	Family/Supportive	<u>35</u>	<u>44</u>	<u>\$1,049,441</u>
Totals		569	692	\$14,676,217

2021 PROGRAMS IN REVIEW: AFFORDABLE RENTAL HOUSING

Federal Low-Income Housing Tax Credit (LIHTC) Programs

Estimated Economic Impact¹ Summary of 9%_s

The estimated economic impact to the state is expected to create 941 new jobs, generating \$367.09 million in economic activity and \$20.54 million in new net state revenue.

Project	Total Jobs	Construction Jobs	Economic Activity (\$ millions)	New Net State Revenue (\$ millions)
Westbrook Village IV	82	21	\$31.25	\$1.77
Parkside Village I	102	25	\$37.80	\$2.20
Crescent Crossings 1C	129	37	\$53.80	\$2.90
McConaughy Terrace	100	24	\$37.20	\$2.15
Lascana Homes of Orange	97	19	\$36.37	\$2.03
Cedar Pointe	93	24	\$36.37	\$2.05
Hill Central Phase I	97	27	\$38.90	\$2.15
MLK/Tyler Street	89	23	\$35.30	\$1.96
340+ Dixwell	94	25	\$36.80	\$2.06
Linden St Apartments	<u>58</u>	<u>16</u>	<u>\$23.30</u>	<u>\$1.27</u>
Totals	941	241	\$367.09	\$20.54

1 Jobs + economic activity source: REMI PI+ Ver. 1.6.7 State Model, Regional Economic Models, Inc., Amherst, MA



2021 PROGRAMS IN REVIEW: AFFORDABLE RENTAL HOUSING

Federal Low-Income Housing Tax Credit (LIHTC) Programs

4% Awardees

Debt financing for the development of multifamily housing, such as mortgage loans, must be supplemented or augmented to balance the development budget and achieve development feasibility, while servicing low-income households. LIHTCs are a critical source of equity for developers, and they continue to be highly sought after in a time when subsidy dollars are limited.

The 4% project allocations awarded in 2021 are listed below.

Project, Municipality	Housing Type	Qualified Units	Total Units	2021 Credit Allocations
Barnum House, Bridgeport	Elderly	83	84	\$612,620
Forest Court, Farmington	Family	36	36	\$191,429
Hartford Preservation Portfolio, Hartford	Elderly/Family	206	206	\$1,587,181
Clay Arsenal Renaissance Apts., Hartford	Family	150	150	\$1,762,019
Edith Johnson Tower, New Haven	Elderly	95	95	\$501,308
Huntington Towers, New London	Elderly	120	120	\$809,332
Bayonet Street Apartments I	Family/Supportive	22	28	\$365,279
Coleman Towers Apts., Stamford	Family	<u>115</u>	<u>132</u>	<u>\$1,420,841</u>
Totals		827	851	\$7,250,009

Estimated Economic Impact¹ Summary of 4%^s

The estimated economic impact to the state is expected to create 486 new jobs, generating \$174.68 million in economic activity and \$18.67 million in new net state revenue.

Project	Total Jobs	Construction Jobs	Economic Activity (\$ millions)	New Net State Revenue (\$ millions)
Barnum House	49	10	\$17.00	\$1.02
Forest Court	16	4	\$6.16	\$0.34
Hartford Preservation Portfolio	104	24	\$38.30	\$2.20
Clay Arsenal Renaissance Apartments	97	21	\$34.50	\$2.02
Edith Johnson Tower	38	9	\$13.61	\$9.30
Huntington Towers	54	9	\$17.27	\$1.06
Bayonet Street Apartments I	36	9	\$13.60	\$0.78
Coleman Towers	<u>92</u>	<u>21</u>	<u>\$34.24</u>	<u>\$1.95</u>
Totals	486	107	\$174.68	\$18.67

¹ Jobs + economic activity source: REMI PI+ Ver. 1.6.7 State Model, Regional Economic Models, Inc., Amherst, MA

2021 PROGRAMS IN REVIEW: AFFORDABLE RENTAL HOUSING

Housing Tax Credit Contribution (HTCC) Program

The HTCC program helps nonprofit developers and community development finance institutions (CDFI) build affordable housing in Connecticut while providing local businesses an opportunity to invest in these projects.

CHFA allocates up to \$10 million annually in state tax credits under the HTCC program to firms making cash contributions to qualified non-profits that develop affordable housing in Connecticut with a \$2 million set-aside for supportive housing and a \$1 million set-aside for workforce housing.

In 2021, \$10.9 million from the HTCC program was allocated to support the development of 787 affordable homes and apartments in 15 communities in Connecticut as well as providing loans for construction, repair, or rehabilitation of housing for the benefit of low-to moderate-income households.

Two awardees met the criteria as outlined in the Supportive Housing Guidelines.

HTCC Awardees

Set-Aside: W=Workforce Housing S=Supportive Housing G=General Housing

Developer Name/Non-Profit Developer	Municipality	Units	Credits Awarded	Set Aside
South End Homeownership Initiative Building Neighborhoods Together (BNT)	Bridgeport	8	\$500,000	G
Habitat Affordable Homeownership 2021 Habitat for Humanity of Coastal Fairfield County	Bridgeport/ Stratford	6	\$500,000	G
Bristol Homes Phase 2 Neighborhood Housing Services of New Britain, Inc.	Bristol	3	\$500,000	S
Rocky Neck Village Maynard Road Corporation	East Lyme	56	\$500,000	G
New Horizons Village Project New Horizons, Inc.	Farmington	22	\$500,000	G
Goshen Village Housing Goshen Housing Trust, Inc.	Goshen	17	\$500,000	G
1279 Main Street Hartford San Juan Center, Inc.	Hartford	10	\$500,000	G
Village at Park River III Overlook Development Corporation	Hartford	66	\$435,000	S
Affordable Homeownership HFH Hartford Area Habitat for Humanity, Inc.	Hartford/East Hartford	4	\$500,000	S
South Common Kent Affordable Housing, Inc.	Kent	24	\$265,000	S
WYSH House Women and Families Center	Meriden	12	\$400,000	G
2021 New Haven Rehabilitation Program, Housing Operations Management Enterprises (HOME)	New Haven	9	\$500,000	S
Farnam Courts Phase II 9% The Glendower Group, Inc.	New Haven	66	\$500,000	G

2021 PROGRAMS IN REVIEW: AFFORDABLE RENTAL HOUSING

Housing Tax Credit Contribution (HTCC) Program continued

Set-Aside: W=Workforce Housing S=Supportive Housing G=General Housing

Developer Name/Non-Profit Developer	Municipality	Units	Credits Awarded	Set Aside
Newhallville Affordable Homeownership Development Project Neighborhood Housing Services of New Haven	New Haven	12	\$500,000	G
New Haven Habitat Homes Habitat for Humanity of Greater New Haven	New Haven	6	\$500,000	G
The Towers at Tower Lane The New Haven Jewish Housing Council	New Haven	328	\$500,000	G
70 Belden St. H.O.P.E., Inc.	New London	2	\$350,000	G
Hempstead District Homeownership Program, Phase 1 Eastern Connecticut Housing Opportunities, Inc.	New London	4	\$470,000	G
Saint Mary Place The Connection Fund, Inc.	New London	20	\$500,000	G
Fairfield Commons Pacific House, Inc.	Stamford	16	\$500,000	S
Capital for Change Loan Pool Capital for Change, Inc.	Various	n/a*	\$500,000	W
Linden Street Apartments Mutual Housing Association of South Central CT, Inc. d/b/a NeighborWorks New Horizons	Waterbury	44	\$500,000	G
540 New Park Trout Brook Realty Advisors, Inc.	West Hartford	52	\$500,000	G
Totals		787	\$10,920,000	

*Funding is leveraged with other funds from the non-profit, and is for homeownership loans, so apartment unit count is not applicable.

Nearly 74% of 2021 HTCC funding recipients are developers of properties with 25 or fewer units, including three Habitat for Humanity chapters working with future homeowners to construct their new homes.



2021 PROGRAMS IN REVIEW: AFFORDABLE RENTAL HOUSING

Multifamily Developments

CHFA's multifamily rental financing programs offer flexible and innovative parameters designed to maximize available resources to create affordable new or rehabilitated housing throughout the state. CHFA provides loans to developers and owners of affordable and mixed-income multifamily rental housing at or below-market interest rates, helping them achieve feasibility for their housing proposals in Connecticut. CHFA financing is also available to rehabilitate and preserve existing affordable rental housing stock.

Through its partnerships with DOH and other state and federal agencies, CHFA works to incentivize the use of various funding opportunities, all while fostering strong public-private partnerships. Many of the developments funded by CHFA include a combination of CHFA mortgage financing (proceeds of tax-exempt bonds and taxable bond issues) as well as private equity from 9% and 4% Federal Low Income Housing Tax Credits (LIHTCs) and the State Housing Tax Credit Contributions (HTCC) program.

Developers are also encouraged to combine CHFA funding with private bank financing, private grants, as well as public and philanthropic sources.



Increasing the supply of quality, affordable rental units can revitalize and stabilize neighborhoods.

2021 PROGRAMS IN REVIEW: AFFORDABLE RENTAL HOUSING

Multifamily Developments - 2021 Transactions

In 2021, CHFA approved financing or tax credits for the construction, rehabilitation, or preservation of 1,825 affordable housing units, an investment of \$130 million. These developments were either approved for financing or tax credits by CHFA's Board of Directors or the State Bond Commission. The transactions are listed alphabetically by town and reflect financing amounts as of their approval. Financing amounts may change slightly as transactions move through the final approval process.

State Sponsored Housing Portfolio (SSHP) transactions that received funding through the Capital Plan (the previous administration's \$300 million 10-year commitment) are underwritten and approved by CHFA as part of a Memorandum of Agreement with DOH.



Photo credit: Newman Architects

Parkside Village I is an existing, 50-unit affordable housing community owned by the Branford Housing Authority. Built in 1974 as part of the State-Sponsored Housing Portfolio, it is currently home to low-income seniors and individuals with disabilities. All existing residents will be eligible to move into the new building upon completion and will maintain their current affordability. Amenities will include a fitness center, computer lab, and space to operate comprehensive resident services programs. Branford is an Opportunity Area with less than 10% affordable housing.

Parkside Village I - Branford 67 units of family/supportive housing

Affordability

15 units affordable to households up to 25% AMI
27 units affordable to households up to 50% AMI
18 units affordable to households up to 60% AMI
7 units for households over 120% AMI.
60 units are LIHTC qualified, 14 units are supportive housing & 40 units have project based subsidies.

Financing

\$330K – Energy Rebates; \$3.7M – DOH Loan;
\$16.5M 9% Federal LIHTC; \$720K – Deferred Developer Fee; \$600K – Affordable Housing Program Loan; \$4.2M First Mortgage, Citizen Bank



Barnum House - Bridgeport 84 units of elderly housing

Affordability

17 units affordable to households up to 50% AMI
66 units affordable to households up to 60% AMI
1 unit affordable to a household over 120% AMI
83 of 84 units will be LIHTC qualified units with project based subsidies.

Financing

\$1K – Energy Rebates; \$5.8M – 4% Federal LIHTC;
\$1.1M – Federal Historic Tax Credits; \$1.1M – Deferred Developer Fee; \$178K – Income from Operations;
\$9M – CHFA TEB Funds

The Barnum House is an existing 84-unit building that will undergo a rehab to include ADA accessibility in 9 apartments, common area upgrades, full window replacement, and building envelope work including façade and parapet repairs. Additionally, a 1BR manager's unit will be added on the 1st level so an on-site maintenance team can be responsive to residents' needs.



Photo credit: JHM Group

Crescent Crossings Phase 1C is the third phase of the redevelopment of the former Father Panik Village Public Housing site. It is also the replacement of Marina Village which was damaged during Hurricane Sandy and subsequently demolished. Amenities at Crescent Crossings include a community room with kitchenette, a business center and fitness facility. Conveniently located to bus and rail services, route I-95, schools, and Bridgeport Hospital.

Crescent Crossings, 1C - Bridgeport 84 units of family/supportive housing

Affordability

17 units affordable to households up to 30% AMI
35 units affordable to households up to 50% AMI
15 units affordable to households up to 60% AMI
17 units affordable to households over 120% AMI
67 units will be LIHTC qualified units with 17 units as supportive housing and 31 units as project based subsidies.

Financing

\$292K – Energy Rebates; \$4M – State Loan;
\$5.5M – CT DECD Urban Act; \$18.5M – 9% Federal LIHTC; \$1M – Developer/Investor Cash Equity;
\$445K – Deferred Developer Fee; \$458K – Developer Equity; \$500K – Park City Comm.;
\$6.1M – First Mortgage



Forest Court, constructed in 1981, is an existing project-based Section 8 property comprised of three 2-story buildings. The site currently has 36 units of 18 one-bedroom and 18 two-bedroom units. Renovation plans consist of replacing the roofs, windows, kitchen and bathroom cabinets, rehab of ADA bathrooms, resurfacing and repair to the parking lot and sidewalks. Security measures will include cameras and common area lighting.

Forest Court - Farmington 36 units of family housing

Affordability

8 units affordable to households up to 50% AMI
27 units affordable to households up to 60% AMI
1 unit affordable to households over 80% AMI
All 36 units are LIHTC qualified units and have project-based Section 8 subsidies.

Financing

\$69K – Energy Rebate, \$1.7M – 4% Federal LIHTC;
\$300K – Deferred Developer Fee;
\$3.4M – CHFA TEB Funds



Mount Carmel Congregate - Hamden 36 units of elderly housing

Affordability

30 units affordable to households over 80% AMI

Financing

\$4M DOH FLEX funding; \$90K Energy Rebate;
\$20K Other Public Funds; \$35K Reserves;
\$180K Predevelopment Loan; \$20K Reserves.

Mount Carmel Congregate Housing is a project in the State-Sponsored Housing Portfolio. The State Bond Commission approved funds for repaving the parking lot, replacing the building envelope, windows and exterior doors, as well as

replacing all interior and exterior lighting to LED, fully upgrading the heating and cooling systems and conversion of 10% of the units to full ADA compliance.



Clay Arsenal Renaissance Apartments Hartford

150 units of family housing

Affordability

30 units affordable to households up to 50% AMI
120 units affordable to households up to 60% AMI
All 150 units have Project-based subsidies.

Financing

\$44K – Energy Rebate, \$16.5M – 4% Federal LIHTC;
\$4M – Deferred Developer Fee, \$22.2M – CHFA TEB funds

Clay Arsenal Renaissance Apartments, originally constructed between 1880 and 1930, will undergo a major rehabilitation to include the replacement of exterior lighting, roof repair, new windows, and the installation of a new fire sprinkler system. In-unit improvements will include painting, new flooring, new kitchen cabinets, radiators, countertops, bathroom vanities, sinks, and faucets. Existing security will be updated to include surveillance cameras.



Hartford Preservation Portfolio - Hartford 206 units of family/elderly housing

Affordability

48 units affordable to households up to 50% AMI
158 units affordable to households up to 60% AMI
All 206 units are LIHTC qualified units.

Financing

\$175K – Energy Rebates; \$135K – Reserves;
\$13.8M – 4% Federal LIHTC; \$1.5M – Deferred
Developer Fee; \$20.9M – CHFA TEB Funds;
\$927K – Other Source

The Hartford Preservation Portfolio, currently five individual properties comprised of 206 apartments, will receive major renovations and be combined into one project. There will be no market rate units and 180 of the apartment units shall be covered by multiple 20-year project-based rental subsidy contracts.



Westbrook Village Phase IV - Hartford

60 units of family/supportive housing

Affordability

12 units affordable to households up to 25% AMI
24 units affordable to households up to 50% AMI
9 units affordable to households 60% AMI
15 units above 120% AMI
45 units are LIHTC qualified & 12 units are supportive housing with project based subsidies

Financing

\$240K – Energy Rebates; \$3.9M DOH Loan,
\$650K – Other Public Funds (FLHB), \$11.8M – 9%
Federal LIHTC; \$673K – Deferred Developer Fee;
\$1.5M – CHFA AHF; \$130K – GP Loan; \$2.1M Perm
Loan; \$1.3M – MHIC FHLB Subsidized Perm Loan

Westbrook Village IV, part of a multi-phase revitalization of Westbrook Village, is located in the Blue Hills neighborhood of Hartford. Upon completion, the site will consist of over 440 units of mixed-income housing, as well as 80,000 - 100,000 square feet of mixed-use commercial and residential space. On-site staff will include property management and maintenance personnel. Several bus lines serve the development, with direct access to Union Station in downtown Hartford.



Edith Johnson Tower - New Haven

95 units of elderly housing

Affordability

19 units affordable to households up to 25% AMI
76 units affordable to households up to 50% AMI
All 95 units have project-based subsidies

Financing

\$128K – Energy Rebate, \$4M – DOH Loan,
\$300K – Reserves, \$4.5M – 4% Federal LIHTC;
\$5.8M – CHFA TEB Funds; \$660K – Deferred
Developer Fee, \$2.8M Assumption of subordinate debt,
\$290K – Blue Hub Loan

Edith Johnson, a 14-story, high-rise community built in the 1970s, serves a very vulnerable population of extremely low-income elderly residents. With a combination of funds, the property will undergo renovations while preserving all affordability.



McCaughy Terrace - New Haven

130 units of family/supportive housing

Affordability

26 units affordable to households up to 20% AMI
52 units affordable to households up to 40% AMI
21 units affordable to households up to 60% AMI
5 units affordable to households up to 80% AMI
26 units affordable to households at 100% AMI
26 units are supportive housing & 104 units are LIHTC
qualified units & project-based subsidies.

Financing

\$1.2M – DOH Loan; \$9M – 9% Federal LIHTC; \$1.1M –
Deferred Developer Fee; \$11.4M – CHFA Taxable Bond
Funds; \$1.6M – HANH MTW/CFP

McCaughy Terrace, a public housing development built in the 1940s, will be re-developed under a mixed finance model using a combination of 9% and 4% Low Income Housing Tax Credits. The 9% phase will include the rehabilitation of 130 existing units and the 4% phase will include the rehabilitation of 66 units and the construction of 26 new units.



Hill Central Phase I - New Haven

64 units of family/supportive housing

Affordability

13 units affordable to households up to 30% AMI
26 units affordable to households up to 50% AMI
12 units affordable to households up to 60% AMI
13 units affordable to households above 120% AMI
51 units are LIHTC qualified + project-based subsidies,
13 units are supportive housing

Financing

\$319K – Energy Rebates; \$4M – DOH Loan;
\$150K – Reserves; \$13.5M – 9% Federal LIHTC;
\$1.1M Developer/Investor Cash Equity; \$1.4M Deferred
Developer Fee; \$9.5M – CHFA Taxable Bond Funds

Hill Central, an existing 72-unit development, is located in the Hill neighborhood of New Haven. Phase I calls for the demolition and replacement of 32 units and the addition of 32 new units. All residents will be relocated on-site so no displacement need occur. 32 units will continue to be subsidized by a Section 8 HAP contract, and 19 new rental subsidies will be obtained from Elm City Communities.



The proposed development includes the new construction of 56 rental apartments including a clubhouse community center with meeting space for supportive services staff and residents, management offices, and a coffee shop to be operated in part by supportive housing residents. The site is adjacent to the New Haven United Nations International Peace Garden and is located on a bus line.

MLK/Tyler Street Family Housing - New Haven

56 units of family/supportive housing

Affordability

14 units affordable to households up to 30% AMI
 23 units affordable to households up to 50% AMI
 7 units affordable to households up to 60% AMI
 12 units affordable to households above 120% AMI
 44 units are LIHTC qualified, 6 units are supportive housing + 8 units have project-based subsidies.

Financing

\$256K – Energy Rebates; \$3.3M – DOH Loan;
 \$12M – 9% Federal LIHTC; \$1.1M Deferred Developer Fee; \$6.8M – CHFA Taxable Bond Funds;
 \$617K – GP Loan



Photo credit: Schadler Selnau Associates, p.c.

340+ Dixwell will be a partnership between two mission-based non-profit developers. The ground floor of the buildings will include commercial space, a community room, exercise areas, tenant services and property management offices. Each floor will have a tenant lounge and there will be landscaped courtyards and roof-top gardens.

340+ Dixwell - New Haven

69 units of family/supportive housing

Affordability

14 units affordable to households up to 25% AMI
 4 units affordable to households up to 30% AMI
 28 units affordable to households up to 50% AMI
 9 units affordable to households up to 60% AMI
 14 units affordable to households up to 120% AMI
 55 units are LIHTC qualified, 14 units are supportive housing + 20 units have project-based subsidies.

Financing

\$3.3M – DOH Loan; \$14.7 9% Federal LIHTC;
 \$100K Developer Cash Equity; \$910K Deferred Developer Fee; \$211K Energy Incentives;
 \$5.9 M Private Bank Loan



Huntington Towers is located on a bus line and within walking distance of a food cooperative, public library and performing arts center. Amenities include a community room with computers and wireless internet. A local HDTV package is provided to each unit. All units are restricted to households age 62 and older, or physically disabled persons of any age. A project-based Section 8 HAP contract benefits all of the units.

Huntington Towers - New London

120 units of elderly housing

Affordability

24 units affordable to households up to 50% AMI
 96 units affordable to households up to 60% AMI
 All 120 units are LIHTC qualified + have project-based subsidies.

Financing

\$39K – Energy Rebates; \$6.9M – 4% Federal LIHTC;
 \$116K – Interim Income; \$14M – CHFA TEB Funds;
 \$2.1M – Seller Note



Phase one of a two-phase project will be the demolition of an existing structure followed by construction of a 28-unit complex. Six units will be set aside for individuals with an intellectual or developmental disability (IDD). The future Phase Two will be the construction of 36 units. The property is located within walking distance of the New London mall which includes retail, a grocery store, and banking services.

Bayonet Street Apartments, Phase 1 - New London

28 units of family/supportive housing

Affordability

9 units affordable to households up to 30% AMI
 10 units affordable to households up to 50% AMI
 3 units affordable to households up to 60% AMI
 6 units affordable to a household over 120% AMI
 22 units are LIHTC qualified + 6 units are supportive housing and/or project-based subsidies

Financing

\$88K – Energy Rebate, \$3.1M – 4% Federal LIHTC;
 \$500K – HTCC proceeds, \$394K Deferred Developer,
 \$650K – Other (AHP), \$4M – DOH Affordable Housing Program (FLEX), \$769K – DOH Housing Trust Fund, \$950K Other (Liberty Bank);
 \$5.8M – CHFA TEB Funds



Photo credit: Dakota Partners

Cedar Pointe will be constructed on the site of a former auto dealership. A CTfastrak station, full-service grocery store and other retail establishments are nearby. Newington is an opportunity area with less than 10% affordable housing.

Cedar Pointe - Newington

72 units of family/supportive housing

Affordability

18 units affordable to households up to 30% AMI
 29 units affordable to households up to 50% AMI
 25 units affordable to households up to 80% AMI
 All 72 units are LIHTC qualified with 15 units also supportive housing.

Financing

\$173K – Energy Rebate; \$4M – DOH Loan; \$18.8M
 9% Federal LIHTC; \$353K – Deferred Developer Fee;
 \$2.7M – Other Financing



Physical improvements will allow for full compliance with state and local ADA requirements and will include paving repairs, vinyl siding, new windows, roof, alarm and lighting replacements, elevator modernization, installation of a generator, new kitchen cabinets and substantial renovation of bathrooms.

Temple Pines - North Haven

30 units of elderly housing

Affordability

30 units affordable to households up to 80% AMI

Financing

\$2.5M DOH FLEX funding



Lascana Homes of Orange is the new construction of an affordable apartment complex in an Opportunity Area with less than 10% affordable housing. All apartments will feature a home office to facilitate "work from home" initiatives. On-site parking is provided and bus service is close by. Ten units will provide supportive services for intellectually disabled clients of the Department of Developmental Services.

Lascana Homes of Orange - Orange

46 units of family/supportive housing

Affordability

9 units affordable to households up to 30% AMI
 19 units affordable to households up to 50% AMI
 8 units affordable to households up to 80% AMI
 10 units affordable to households above 120% AMI
 36 units are LIHTC qualified + 10 units are supportive housing.

Financing

\$3.6M – DOH/HUD Home Funds; \$126K – Energy Rebate; \$10M – 9% Federal LIHTC; \$263K – Deferred Developer Fee; \$2.4M – Private Bank Loan (Brookline Bank)



Coleman Towers, an existing 13-story building with 89 units, will be reconstructed into 132 units. Amenities will include a fitness room and rooftop deck with an enclosed lounge. The property is located close to downtown Stamford and is within one mile of the Stamford Metro Center which offers bus and train service.

Coleman Towers Apartments - Stamford

132 units of family housing

Affordability

27 units affordable to households up to 50% AMI
 88 units affordable to households up to 60% AMI
 17 units affordable to a household over 120% AMI
 115 units are LIHTC qualified units.

Financing

\$12.5M – 4% Federal LIHTC
 \$21.9M – CHFA TEB Funds
 \$7.6M – Other Source (Existing Debt)



Ulbrich Heights + Extension - Wallingford

132 units of family housing

Affordability

132 units affordable at 80% of AMI

Financing

\$4M DOH FLEX funding
 \$1.5M DOH/HUD CDBG Small Cities funding
 \$99K Energy Rebate
 \$60K Reserves

Ulbrich Heights & Extension consists of two- and three-bedroom apartments spanning 39 buildings. Owned by the Wallingford Housing Authority, renovations will provide ADA improvements and mechanical upgrades to the complex that will include kitchen and bath upgrades, window, siding and door replacements.



Photo credit: Neighborworks/New Horizons

Linden Street Apartments - Waterbury

44 units of family/supportive housing

Affordability

9 units affordable to households up to 25% AMI
 20 units affordable to households up to 50% AMI
 6 units affordable to households up to 60% AMI
 9 units affordable to households up to 120% AMI
 35 units are LIHTC qualified + 9 units are designated supportive housing.

Financing

\$3.7M – DOH/HUD Home Funds; \$124K – Energy Rebate; \$9.6M – 9% Federal LIHTC; \$263K – Deferred Developer Fee; \$700K – Waterbury HOME; \$1.2M – Permanent Loan (other financing)

New construction will transform a former office building and multifamily home into Linden Street Apartments. Located in the historic Hillside Neighborhood of Waterbury, the site is two blocks from the Waterbury center, with access to a local bus stop, retail establishments, restaurants, and St. Mary's Hospital.



Hevrin Terrace, originally built in 1952 through the State of Connecticut's Moderate Rental Program, will be extensively renovated.

Hevrin Terrace - Willimantic

90 units of family housing

Affordability

60 units affordable to households up to 25% AMI
 30 units affordable to households up to 50% AMI
 All 90 units have project-based subsidies.

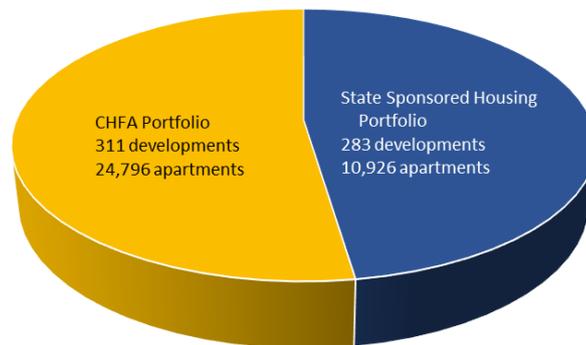
Financing

\$430K – Energy Rebates
 \$1.1K - Reserves
 \$500K – HTCC Net Proceeds
 \$1.7M – CHFA Taxable Bond Funds
 \$2.6M – DOH FLEX

2021 PROGRAMS IN REVIEW: AFFORDABLE RENTAL HOUSING

Property Management

CHFA continued its portfolio management oversight¹ of its multifamily inventory of rental housing, comprised of two independent portfolios totaling 594² developments and 35,722 apartments scattered throughout 108 communities across the state.



CHFA Portfolio properties are financed with a combination of CHFA funds, Federal 9% and 4% LIHTCs, State and Federal Historic Tax Credits, State Housing Tax Credit Contributions (HTCCs) and private and/or public bond funds.

CHFA acted as the HUD Contract Administrator for one project-based Section 8 development in 2021. HUD transferred the contract administration of all but one contract to the Performance Based Contract Administrator (PBCA). HUD has been transferring eligible contracts to Navigate Affordable Housing Partners, which is the PBCA that was selected by HUD. CHFA has been keeping abreast as to when the PBCA Contract will be rebid. At this time, HUD has not published any details about a future solicitation to rebid the contract administration. CHFA works with an outside contractor, Spectrum Companies, to monitor Federal LIHTC compliance of nearly 24,800 units. These numbers include CHFA-financed and non-financed LIHTC properties.

The **State Sponsored Housing Portfolio**, originally funded and built using money appropriated through State statutory programs, was acquired by CHFA in July 2003 through a transfer of assets from the Department of Economic and Community Development (DECD) as a result of legislative action (PA 03-06).

The following two SSHP projects initial closed in 2021:

- **Bristol Apartments (15 units) - Hartford**
- **Ward/Affleck (14 units) - Hartford**

Combined they were awarded \$2,110,060 with \$2.27 million in total development costs.

1. Management oversight includes one Real Estate Owned (REO) property held by a subsidiary of CHFA
 2. Portfolio numbers captured as of 12/31/2021.

2021 PROGRAMS IN REVIEW: AFFORDABLE RENTAL HOUSING

Property Management - SSHP

CHFA and DOH work collaboratively to assess which properties will be awarded funds and how State funding can be leveraged with Federal funding to assist as many properties in the SSHP portfolio as possible while developing a conduit for future funding.

Critical Capital Needs Funding

The following 11 properties, with a total of 292 units, received allocations for critical needs during 2021.

Development, Municipality	Total # Units	Awarded (\$)	Total Development Cost (\$)
D.J. Komanetsky Congregate, Bristol	44	\$140,215	\$140,215
M.J. Caruso Gables, Hartford	36	\$255,565	\$296,080
Pleasant Street Cooperative, Enfield	12	\$34,301	\$53,924
Riverside School, Torrington	12	\$98,950	\$107,000
Pine Grove Manor, Enfield	8	\$119,079	\$126,500
Kings Corner Manor, Ledyard	30	\$90,800	\$90,800
Brooks Quarry, Brookfield	35	\$166,913	\$166,913
Millbrook Village, Windsor	60	\$82,000	\$82,000
Cobbs Mill Crossing, Glastonbury	32	\$46,300	\$46,300
4-6 Arch Street, Norwalk	8	\$5,800	\$5,800
Rehoboth Place, Hartford	<u>15</u>	<u>\$148,956</u>	\$150,780
Totals	292	\$1,188,879	\$1,266,313



In 2021, funds to rehabilitate properties in the SSHP portfolio were deployed based on need and readiness to proceed.

Left: Millbrook Village, Windsor

Housing Authority Small Improvement Program (HASIP)

CHFA offered State-Sponsored Housing Authority developments the opportunity to utilize the Housing Authority Small Improvement Program (HASIP). CHFA processed 280 applications and disbursed \$1,600,000 in providing Housing Authorities funding for various resident programs, Capital Needs, Energy Enhancements and COVID-19 Relief. Funds have been fully expended, closing the program.

2021 PROGRAMS IN REVIEW: COMMUNITY REVITALIZATION

Community Revitalization

When we invest in affordable housing, we invest in Connecticut's future.

Housing Connections¹

This program provides an extensive array of assistance to municipalities interested in creating affordable housing, from the early stages of planning and zoning through organizational development and site selection. Since its inception in 2006, Housing Connections has assisted over 100 organizations and leveraged nearly \$130 million in development funding. Acting as contract administrator for the program on behalf of CHFA, the Local Initiatives Support Corporation (LISC) has contributed to the development of 645 units of affordable housing in suburban and rural communities including 366 units that are in various stages of development. The program helps support CHFA's mission by increasing the affordable housing stock in the State and is in line with CHFA's Strategic Plan.



CHFA's Small Multifamily CDFI Loan Pool

The Small Multifamily CDFI Loan Pool consists of \$13 million of low-cost capital provided by both CHFA and the State of Connecticut Office of Policy and Management for the redevelopment or rehabilitation of vacant or blighted small multifamily/mixed use rental properties with 3 to 20 units. Financing has been allocated specifically to support responsible growth policies and transit-oriented development. The Hartford Community Loan Fund and Capital for Change are the leading participants in the program. Since its inception in 2014, participating CDFIs have utilized \$10,384,818 to finance the rehabilitation of 64 properties resulting in 265 affordable rental units contributing to neighborhood and community improvement.

¹ a.k.a. Suburban and Rural Affordable Housing Technical Assistance

2021 PROGRAMS IN REVIEW: COMMUNITY REVITALIZATION

Community Revitalization

Habitat for Humanity helps families build a safe and affordable home.

Habitat for Humanity

Habitat for Humanity (HFH), an internationally known non-profit organization that uses donated land and materials wherever possible, helps families in need of affordable housing by partnering with them to construct their own homes alongside volunteers and providing affordable mortgages when completed. CHFA supports HFH by investing in the purchase of some of the HFH mortgages, making it possible for HFH to recycle funds to continue the crucial work they do in providing affordable housing to first time homebuyers.

In 2021, CHFA purchased 17 loans from Habitat for Humanity totaling \$1,121,290. When including HFH mortgage loans, the total number of CHFA mortgage loans to home buyers climbs to 1,174 and the aggregate investment increases to \$239 million.

Since 2009, CHFA has leveraged over \$7 million purchasing 78 mortgages from one of eight active Habitat Chapters across Connecticut helping them replenish their capital to continue the work of building and rehabilitating affordable housing in our communities.

CHFA and Habitat Builds Over the Years



2021 PROGRAMS IN REVIEW: COMMUNITY REVITALIZATION

Community Revitalization

Development Engagement Process (DEP).

The Department of Housing (DOH), in collaboration with CHFA, completed the second year of the DEP. The DEP is intended to identify and facilitate the creation of a pipeline of potential projects for future DOH and CHFA funding opportunities. Projects for new construction, substantial rehabilitation, or preservation of affordable housing are invited to participate.

The DEP for 2022 will utilize the Preliminary Application, which is a modified application of limited scope, content and requirements recently introduced by CHFA for its LIHTC applicants and subsequently adopted by CHFA and DOH jointly.

CHFA intends to make flexible gap financing available from new funding sources, the Affordable Housing Fund and Opportunity Fund. This funding is available to developments that meet specific criteria as outlined in the Guideline and that have a need of \$1 million or less.



2021 PROGRAMS IN REVIEW: COMMUNITY REVITALIZATION

Community Revitalization

Special Needs/Interagency Council for Supportive Housing and Homelessness (ICSHH)

Supportive housing, a combination of housing and services intended to help people live more stable, productive lives also creates permanent, affordable service-supported housing opportunities for those with special needs including (1) persons experiencing homelessness particularly chronic homelessness; (2) persons with an intellectual disability as identified by the Department of Developmental Services (DDS); or (3) families with active involvement in the child welfare system as identified and referred by the Department of Children and Families (DCF).



Supportive housing positively affects both housing stability and preventable health care visits

Since 1993, the State of Connecticut has been active in implementing supportive housing through the Interagency Council for Supportive Housing and Homelessness (ICSHH), a unique collaboration of public and private organizations. ICSHH's membership includes CHFA, the Office of Policy and Management (OPM), and the State of Connecticut Departments of Children and Families (DCF), Correction (DOC), Developmental Services (DDS), Housing (DOH), Mental Health and Addiction Services (DMHAS), Social Services (DSS), Veterans Affairs (DVA), the Judicial Branch Court Support Services Division (CSSD), as well as the Corporation for Supportive Housing (CSH), a private non-profit.

The ICSHH meets regularly to address the needs and priorities of the State related to ending homelessness. In 2021, the ICSHH continued to address the needs of young adults and families as well as individuals re-entering communities, including persons with serious mental health needs and/or substance abuse disorders who are community-supervised offenders, those who are living in shelters or those who are unsheltered homeless.

ICSHH member agencies continue to work together to secure and implement federal funding for supportive housing opportunities and to develop demonstration programs that meet specific special needs populations.

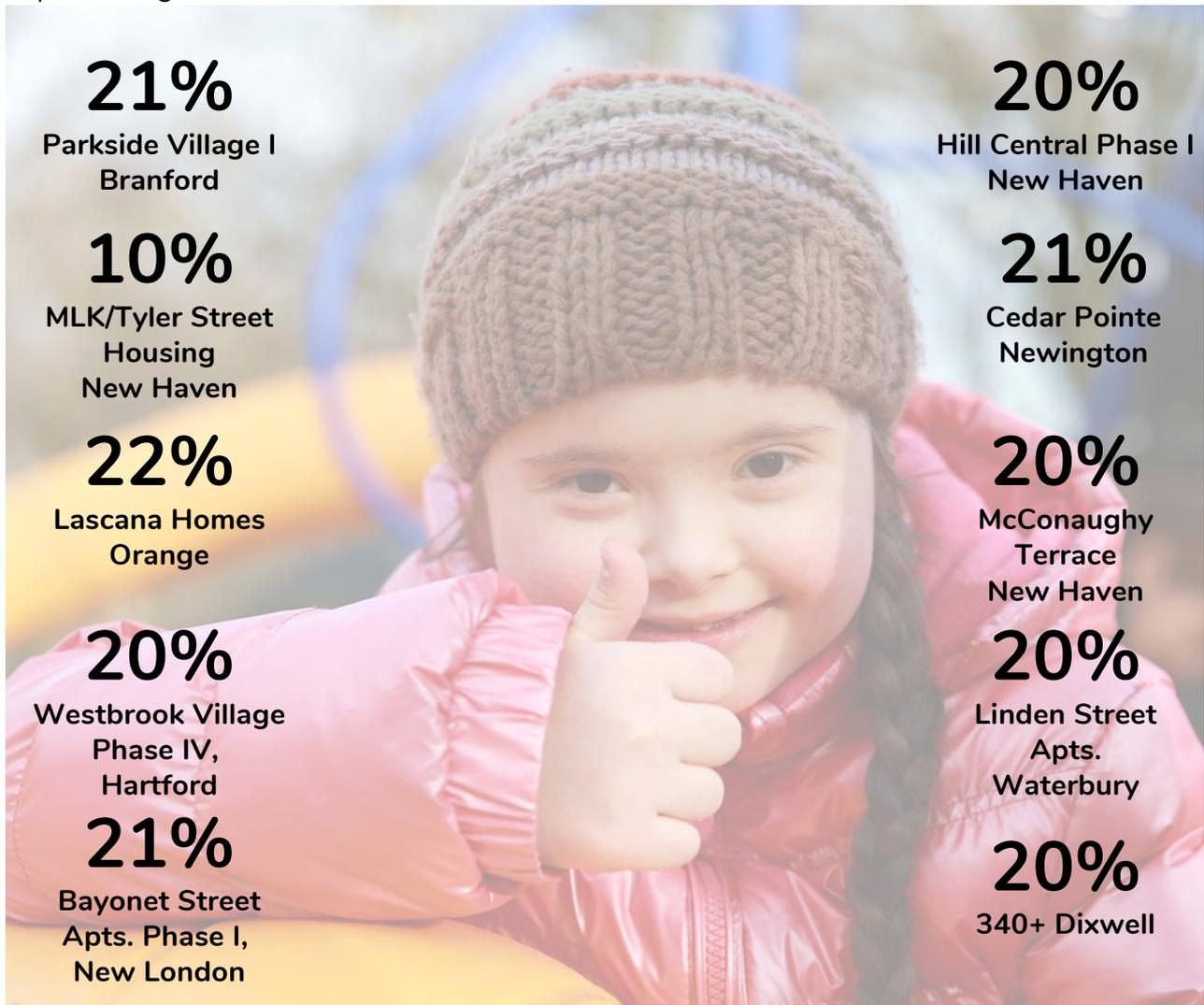
2021 PROGRAMS IN REVIEW: COMMUNITY REVITALIZATION

Community Revitalization

Special Needs/Interagency Council for Supportive Housing and Homelessness (ICSHH) continued

In 2021, the ten affordable housing developments listed below were approved for financing or tax credits by CHFA’s Board of Directors, which includes 125 units of permanent supportive housing (PSH) in their unit mix. CHFA, as the State’s housing finance authority and tax credit allocating agency, is an important partner in funding efforts that provide supportive housing units.

Identified is the percentage of permanent supportive housing each development will provide for individuals with intellectual or developmental disabilities, veterans and those experiencing chronic homelessness.



FINANCIAL STATEMENT 2021

CHFA is a self-funded quasi-public agency, which uses its resources to provide below market interest rate mortgages for single-family homeownership and multifamily rental property. Federal Tax-Exempt bonds are the primary source of mortgage capital for CHFA's housing programs. CHFA maintains a credit rating of AAA with S&P Global as well as an Aaa rating with Moody's Investor Service.

The financial statement follows this page.

**** PRELIMINARY - UNAUDITED ****

CONNECTICUT HOUSING FINANCE AUTHORITY
STATEMENT OF REVENUES, EXPENSES WITH COMPARISON TO BUDGET
TWELVE MONTHS ENDED DECEMBER 31, 2021
(in 000's)

	<u>2021 Budget Projection</u>	<u>YTD December 2021 Preliminary</u>	<u>Variance to 2021 Budget</u>
Operating Revenues			
Interest on mortgage loans	126,390	122,906	(3,484)
Interest on investments	80,160	62,710	(17,450)
Fees and other income	11,108	18,536	7,428
Total Operating Revenues	<u>217,658</u>	<u>204,152</u>	<u>(13,506)</u>
Operating Expenses			
Interest	152,260	128,468	(23,792)
Bond Issuance Costs	6,840	8,117	1,277
Servicer fees	9,690	7,860	(1,830)
Administrative	42,990	35,793	(7,197)
Provision for (reduction to) loan loss reserves	5,000	(16,150)	(21,150)
Total Operating Expenses	<u>216,780</u>	<u>164,088</u>	<u>(52,692)</u>
Net Operating Income	<u>878</u>	<u>40,064</u>	<u>39,186</u>

Notes:

1) Does not include amounts received or expensed pursuant to CGS Sec 4-66aa (CIA), Emergency Mortgage Assistance (EMAP), the federal QECB Interest Subsidy, Capital Magnet Fund, FHLB DAP subsidy, Opportunity Fund, and TRHAP and HAF related grant activity.

2) The adjustment to record the fluctuation in the market value of investments is not included.

3) Does not include actuarial adjustments to pension and OPEB expense.

APPENDIX:

CHFA-Approved Lenders

CHFA partners with lenders across Connecticut to help low-to-moderate income borrowers buy their first home. Below is a list of CHFA-approved lenders as of December 31, 2021.

Lender	Lender
AFC Mortgage Group, LLC	Fairfield County Bank Corp.
Allied Mortgage Group, Inc.	Fairway Independent Mortgage Corp. **
Allpoints Mortgage, LLC	First World Mortgage Corporation **
Amity Mortgage, LLC	Flagstar Bank, FSB
Bank of England	Freedom Mortgage Corporation
Bay Equity, LLC	Guaranteed Rate Affinity LLC
Berkshire Bank	Guaranteed Rate, Inc.
Bestway Mortgage Corp.	Guild Mortgage Company, LLC **
Caliber Home Loans, Inc.	Homebridge Financial Services, Inc.
Capital for Change, Inc.	Homeownership Solutions, LLC
Centreville Bank	Homestead Funding Corp.
Charter Oak Federal Credit Union	Housing Development Fund Inc.
Chelsea Groton**	Ion Bank
CrossCountry Mortgage, Inc.	Liberty Bank **
Dime Bank	LoanDepot.com, LLC
Embrace Home Loans, Inc.	Mortgage Markets Cuso, LLC
Enjoy Mortgage LTD.	Movement Mortgage, LLC
Equity Resources of Ohio, Inc.	New England Residential Finance, LLC **
Evolve Bank & Trust	Newtown Savings Bank

** Approved lenders with Delegated Underwriting are authorized to approve and close loans before submitting file to CHFA for review.

APPENDIX:

CHFA-Approved Lenders continued

Lender
Norcom Mortgage **
Northpoint Mortgage, Inc.
Northwest Community Bank
Peoples United Bank, N.A. **
Pioneer Mortgage, LLC
Primary Residential Mortgage, Inc.
Prosperity Home Mortgage, LLC **
Province Mortgage Associates, Inc.
Pryma Lending Group
Santander Bank, National Association
Savings Bank of Danbury **
Smart Money Funding
Sojourn Mortgage Co., LLC
Southington Mortgage, LLC
The Washington Trust Company
Thomaston Savings Bank **
Total Mortgage Services, LLC
Equity Resources of Ohio, Inc.
Evolve Bank & Trust

Lender
Union Savings Bank
US Bank N.A.
Washington Trust Mortgage Company, LLC
Webster Bank **
Welcome Home Mortgage, LLC
William Raveis Mortgage, LLC **
Windsor Federal Savings & Loan Assn.

** Approved lenders with Delegated Underwriting are authorized to approve and close loans before submitting file to CHFA for review.