# TABLE OF CONTENTS

CHFA Mission + Introduction ................................................................. 03

Coronavirus Relief - Single Family Homeownership ....................... 06

Coronavirus Relief - Multifamily Rental Housing .............................. 07

2021 Accomplishments + Highlights .............................................. 08

2021 Programs in Review: Homeownership ...................................... 17
  - Homebuyer Programs ................................................................. 17
  - Consumer Education + Counseling ......................................... 20

2021 Programs in Review: Affordable Rental Housing ..................... 24
  - Federal Low-Income Housing Tax Credit Programs ................... 24
  - Housing Tax Credit Contribution Program ............................. 28
  - Multifamily Housing Development ......................................... 30
  - Property Management ............................................................... 39

Community Revitalization ................................................................. 41

Occupational Categories ................................................................. 46

Firms Receiving in Excess of $5,000 for Service in 2021 ............. 47

Financial, Professional + Legal Services .......................................... 48

Bonds Issued ..................................................................................... 49

Appendix ........................................................................................... 51
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.
As Governor of the State of Connecticut, I am proud to accept the 2021 Annual Report from the Connecticut Housing Finance Authority.

The Connecticut Housing Finance Authority has weathered many storms throughout its 50+ years, from the sub-prime crisis in 2007-2008, the recession of the 80s, and the COVID-19 pandemic of late.

We are living in a unique time and despite the challenges, the leaders and dedicated staff of CHFA stood firm, ardent, and unwavering – never losing sight of its mission to help Connecticut residents obtain safe, quality, and affordable housing.

I stand beside CHFA as they celebrate the accomplishments as outlined herein this report. As seen in the ribbon cuttings and ground breakings, CHFA’s achievements are the direct result of collaborative efforts with strong partners and state leadership.

While 2021 was a year of changing, adapting and re-connecting, the enigma of the pandemic, while still in the rear view mirror, is starting to distance itself from the road ahead.
Letter from the Board Chairperson and the Executive Director:

As 2021 has come to a close and we take stock of the year, we continue to be inspired by the resiliency of the countless partners, stakeholders and colleagues who make our work possible. In many ways, the year was characterized by a reopening and return to those moments when we celebrated the impact affordable housing has on people’s lives. Whether it was turning over a shovel of dirt at a groundbreaking or cutting the ribbon at a grand opening ceremony or reuniting with familiar faces at an outreach event, the past year has been both encouraging and humbling.

It has been encouraging because we have seen that, despite all that we face in these challenging times, the determination to serve the people of Connecticut endures.

And it has been humbling because the demand for stable, quality, affordable housing has never been so intense. We have heard from frustrated lenders, realtors, and potential homebuyers alike that finding an affordable starter home in this historically hot housing market is almost impossible. Likewise, we have heard from families who are forced to make tough choices when finding a home to rent.

It is clear that there is much work to be done. With a new year upon us, and with a renewed sense of purpose, we look forward to bright things ahead in 2022.

Seila Mosquera-Bruno
Chair, CHFA Board of Directors
Commissioner, Department of Housing

Nandini-Natarajan
Chief Executive Officer-Executive Director, CHFA
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.

<table>
<thead>
<tr>
<th></th>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apps Rec'd</td>
<td>315</td>
<td>235</td>
<td>550</td>
</tr>
<tr>
<td>Apps Funded</td>
<td>135</td>
<td>206</td>
<td>341</td>
</tr>
<tr>
<td>Total Funded</td>
<td>$1.84 million</td>
<td>$2.9 million</td>
<td>$4.74 million</td>
</tr>
</tbody>
</table>

- 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 have 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, which is estimated to generate $135.1 million in equity
- $7.2 million in 4% LIHTCs, which is 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 indicators (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:
  - 4% LIHTCs - 8 developments with 851 units
  - 9% LIHTCs - 10 developments with 692 units
  - Taxable Bonds + Bond Commission approvals = 4 developments with 282 units

1 Multifamily unit count for production goal occurs at Board or Bond Commission approval while KPI unit count is captured at Initial Close.
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
- 786 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
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 the 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
  Meriden

- 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.

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" through NEAHMA
- Connecticut Low-Income Housing Tax Credit Compliance Monitoring Workshop
  - "Overview of the Allocation and Compliance Monitoring Components of the Tax Credit Program"
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 state. 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 identifies income and sales price limits as well as Targeted Areas.

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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/
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 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.

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

$205,597 Average mortgage amount of a borrower

$80,856 A borrowers' median annual household income

$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
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.
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

Financial Fitness Education

This essential class 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

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

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

1-on1 Pre-purchase Individual Financial Counseling  735 attendees in 2021
1-on-1 Foreclosure Prevention Counseling  38 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.

Currently, over 20,000 Connecticut families and individuals rely on housing created by LIHTC programs, a 20% increase from just five years ago.

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.

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

Federal Low-Income Housing Tax Credit (LIHTC) Programs

Estimated Economic Impact Summary of 9s

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.

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Jobs</th>
<th>Construction Jobs</th>
<th>Economic Activity ($ millions)</th>
<th>New Net State Revenue ($ millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westbrook Village IV</td>
<td>82</td>
<td>21</td>
<td>$31.25</td>
<td>$1.77</td>
</tr>
<tr>
<td>Parkside Village I</td>
<td>102</td>
<td>25</td>
<td>$37.80</td>
<td>$2.20</td>
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<tr>
<td>Crescent Crossings 1C</td>
<td>129</td>
<td>37</td>
<td>$53.80</td>
<td>$2.90</td>
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<tr>
<td>McConaughy Terrace</td>
<td>100</td>
<td>24</td>
<td>$37.20</td>
<td>$2.15</td>
</tr>
<tr>
<td>Lascana Homes of Orange</td>
<td>97</td>
<td>19</td>
<td>$36.37</td>
<td>$2.03</td>
</tr>
<tr>
<td>Cedar Pointe</td>
<td>93</td>
<td>24</td>
<td>$36.37</td>
<td>$2.05</td>
</tr>
<tr>
<td>Hill Central Phase I</td>
<td>97</td>
<td>27</td>
<td>$38.90</td>
<td>$2.15</td>
</tr>
<tr>
<td>MLK/Tyler Street</td>
<td>89</td>
<td>23</td>
<td>$35.30</td>
<td>$1.96</td>
</tr>
<tr>
<td>340+ Dixwell</td>
<td>94</td>
<td>25</td>
<td>$36.80</td>
<td>$2.06</td>
</tr>
<tr>
<td>Linden St Apartments</td>
<td>58</td>
<td>16</td>
<td>$23.30</td>
<td>$1.27</td>
</tr>
<tr>
<td>Total Units = 692</td>
<td>941</td>
<td>241</td>
<td>$367.09</td>
<td>$20.54</td>
</tr>
</tbody>
</table>

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.

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

**Estimated Economic Impact 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.

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

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**

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

Set-Aside: W=Workforce Housing S=Supportive Housing G=General Housing
## 2021 PROGRAMS IN REVIEW: AFFORDABLE RENTAL HOUSING

### Housing Tax Credit Contribution (HTCC) Program continued

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

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

*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.
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.
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.

**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

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.

**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.
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

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 Crossing 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.

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

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.

Mount Carmel Congregate - Hamden
30 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, 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, countertops, bathroom vanities, sinks, and faucets. Existing security will be updated to include surveillance cameras.

**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

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.

**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

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.

**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
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.

McConaughy 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, 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

**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

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.

**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

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.
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

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

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.

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

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.
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)

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.

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)

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.

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.
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.

**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)

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 oversight of its multifamily inventory of rental housing, comprised of two independent portfolios totaling 594 developments and 35,722 apartments scattered throughout 108 communities across the state.

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.

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.

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.

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

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

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.

Housing Connections\(^1\)

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.

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

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Development Name</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>21%</td>
<td>Parkside Village I</td>
<td>Branford</td>
</tr>
<tr>
<td>20%</td>
<td>Hill Central Phase I</td>
<td>New Haven</td>
</tr>
<tr>
<td>20%</td>
<td>Westbrook Village Phase IV, Hartford</td>
<td>New Haven</td>
</tr>
<tr>
<td>20%</td>
<td>Linden Street Apts.</td>
<td>Waterbury</td>
</tr>
<tr>
<td>20%</td>
<td>340+ Dixwell</td>
<td>New London</td>
</tr>
<tr>
<td>22%</td>
<td>Lascana Homes</td>
<td>Orange</td>
</tr>
<tr>
<td>21%</td>
<td>Bayonet Street Apts. Phase I, New London</td>
<td>New London</td>
</tr>
<tr>
<td>21%</td>
<td>Cedar Pointe</td>
<td>Newington</td>
</tr>
<tr>
<td>20%</td>
<td>McConaughy Terrace</td>
<td>New Haven</td>
</tr>
</tbody>
</table>
### Occupational Categories

#### By Race/Sex and Occupational Category

<table>
<thead>
<tr>
<th>EEO Category</th>
<th>Grand</th>
<th>Total</th>
<th>Total</th>
<th>White</th>
<th>Black</th>
<th>Hispanic</th>
<th>Other</th>
<th>White</th>
<th>Black</th>
<th>Hispanic</th>
<th>Other</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Male</td>
<td>Female</td>
<td>Male</td>
<td>Male</td>
<td>Male</td>
<td>Male</td>
<td>Female</td>
<td>Female</td>
<td>Female</td>
<td>Female</td>
</tr>
<tr>
<td>Officials/Administrators</td>
<td>27</td>
<td>8</td>
<td>19</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>16</td>
<td>1</td>
<td>1</td>
<td>1</td>
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<tr>
<td>Professionals</td>
<td>81</td>
<td>23</td>
<td>58</td>
<td>18</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>43</td>
<td>5</td>
<td>4</td>
<td>6</td>
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<tr>
<td>ParaProfessionals</td>
<td>20</td>
<td>6</td>
<td>14</td>
<td>4</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>12</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Technicians</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Office/Clericals</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>133</td>
<td>40</td>
<td>93</td>
<td>30</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>72</td>
<td>7</td>
<td>7</td>
<td>7</td>
</tr>
</tbody>
</table>

Note: Staff as of 12/31/2021

### Affirmative Action Policy Statement

The Connecticut Housing Finance Authority is committed to the achievement of all goals set forth in our Affirmative Action Plan within the timetables established. This commitment extends equal employment opportunity to all, regardless of race, color, religion, sex, national origin, ancestry, age, sexual orientation, physical disability, learning disability, genetic background information, intellectual disability, past or present history of mental disorder, status as a Vietnam-era or special disabled veteran or status in any group protected by state or local law (including marital status). A pledge of special consideration will be given to persons with disabilities and the older adult and hiring difficulties that they may experience as a result of their unique circumstances or needs.

As such, program goals will be set to overcome the present effects of past discrimination, if any, and to achieve the full and fair utilization of such persons in the work force. To perpetuate this commitment, we establish equal employment opportunity as our goal and affirmative action as the vehicle by which we will achieve it, in accordance with all existing federal and state constitutional provisions, laws, regulations, guidelines and executive orders, as stipulated in legislation.

Coupled with the above, constant, directed and steady strides will be undertaken to achieve parity within our workplace. To achieve this, new programs and opportunities for advancement will be generated to complement and expand upon those presently in place. In addition, particular attention will be given to such areas as: recruitment, interviewing, testing, training, appointment, assignment, evaluation and promotion to ensure that equal employment opportunity infiltrates every area of our employment system. The ultimate responsibility for the monitoring and development of the Affirmative Action Plan is the Executive Director, however prime responsibility for this has been delegated to the Director-Business Services.

To absorb the Affirmative Action Plan into the core of the CHFA’s operations, each person involved in its implementation and utilization will be held responsible for its success and progress. Regardless of an employee’s position or classification, a constant effort must be made to ensure that affirmative action is more than mere words, and that we make a commitment to the common goal of equal employment opportunity and advancement for all.
Firms Receiving in Excess of $5,000 for Services in 2021

All Star Software Systems
American Eagle.com
AT&T
Audacy Operations Inc.
B & W Landscaping LLC
Paul B. Bailey Architect LLC
Beta Group Inc.
Bloomberg Finance LP
Boccaccio & Associates
Bridgeport Neighborhood Trust Inc.
Broadview Talent Partners
Capital For Change Inc.
Capital Studio Architects LLC
CBRE, Inc.
Civility Partners Inc.
Clear Company, Inc.
Clearwater Analytics LLC
CNG
Community Renewal Team, Inc.
CoStar Realty Information, Inc.
Cox Business Service LLC
Delcon Maintenance Corporation
DeRosa Associates, Inc.
Dockside Construction Services LLC
Eversource Energy
Extra Space Management Inc.
Kathleen Flynn, Architect
Frontier Communications
Gza Geoenvironmental Inc.
Hallmark Totaltech Inc.
Housing & Development Software LLC
Housing Development Fund Inc.
HRP Associates Inc.
Idaho Housing & Finance Association
Italia & Lemp Inc.
J Associates Architects
Jostle Corporation
Kelly Design Company LLC
Kelser Corp.
Leadership Greater Hartford Inc.
Local Initiatives Support Corporation
Martin Yarborough & Associates
MCI Communications Services Inc.
Mega Mechanical Services LLC
The Metropolitan District
Nagarro Inc.
National Council for Community Development
Neighborhood Housing Services of New Britain, Inc.
Neighborhood Housing Services of New Haven, Inc.
Neighborhood Housing Services of Waterbury Inc.
New Haven Homeownership Center Inc.
Novogradac & Company
O' Riordan Migani Architects LLC
Primary Landscaping
Quadient Finance USA Inc.
The R.L. O'Neil Company
RP McDermott Associates Inc.
August Sarno AIA Architect
SHI International Corp.
Solutions4Community LLC
Spectrum Enterprises Inc.
Gary J Tarantino
TBNG Consulting
Total Communications Inc.
United Training Commercial LLC
Urban League of Greater Hartford Inc.
Urban League of Southern CT Inc.
Vincent M. Valvo
Verizon Wireless Messaging Services
Warren Group Inc.
Wellspeak Dugas & Kane LLC
West Publishing Corp.
Whittlesey & Hadley PC
Wiles Architects LLC
William B Meyers Inc. & Affiliated Co.
WSP USA Inc.
Zoho Corporation

This list does not include Participating Lenders, Trustee, Financial, Professional or Legal Services.
Financial, Professional and Legal Services

**Auditors Co-Bond Underwriters**
Blum, Shapiro & Co., PC Barclays
Drexel Hamilton, LLC

**Bond Counsel**
Hawkins, Delafield & Wood,
Kutak Rock, Lewis & Munday, A Professional Corporation
Locke Lord LLP
Robinson & Cole LLP

**Special Counsel**
Brown Paindiris & Scott, LLP
Cicchetti Tansley & McGrath LLP
Day Pitney, LLP
Halloran & Sage, LLP
Murtha Cullina, LLP
Pullman & Comley, LLC
Robinson & Cole, LLP
Shipman & Goodwin, LLP

**Senior Bond Underwriters**
Bank of America Securities
Citigroup
Morgan Stanley
RBC Capital Markets
Wells Fargo Bank, N.A

**Co-Bond Underwriters**
Barclays
Drexel Hamilton, LLC
J.P. Morgan
Janney Montgomery Scott
Ramirez & Co., Inc.
Raymond James
Rice Financial Products Company
Roosevelt & Cross Incorporated
TD Securities
Wells Fargo Securities

**Financial Consultants**
BLX Group, Inc.
cfX Incorporated
Lamont Financial Services Corporation

**Ratings Agencies**
Moody’s Investors Service
S&P Global ratings

**Trustee**
U.S. Bank NA
CHFA's Financial Strength allows it to access the Capital Markets to fund its Programs.

CHFA’s bonds are rated Aaa by Moody’s Investors Service and AAA by S&P Global Ratings. The majority of bond proceeds are used to finance single family and multifamily mortgage loans.

CHFA has also issued bonds for Group Homes, Assisted Living, Supportive Housing and for the Emergency Mortgage Assistance Program (EMAP), all under the Special Need Housing Indenture, and has also issued bonds for energy efficiency under the Qualified Energy Conservation Bond Resolution (QECB).
Bonds Issued for each year under the General Resolution (new bonds, refunding’s & reoffering’s), Special Needs Housing Indenture, New Issue Bond Program Indenture (NIBP) and Qualified Energy Conservation Bond Resolution (QECB) (in millions).
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.

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

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

Connecticut Housing Finance Authority | Annual Report - 2021
**APPENDIX:**

**CHFA-Approved Lenders continued**

<table>
<thead>
<tr>
<th>Lender</th>
<th>Lender</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norcom Mortgage **</td>
<td>Union Savings Bank</td>
</tr>
<tr>
<td>Northpoint Mortgage, Inc.</td>
<td>Union Savings Bank</td>
</tr>
<tr>
<td>Northwest Community Bank</td>
<td>US Bank N.A.</td>
</tr>
<tr>
<td>Peoples United Bank, N.A. **</td>
<td>Washington Trust Mortgage Company, LLC</td>
</tr>
<tr>
<td>Pioneer Mortgage, LLC</td>
<td>Webster Bank **</td>
</tr>
<tr>
<td>Primary Residential Mortgage, Inc.</td>
<td>Welcome Home Mortgage, LLC</td>
</tr>
<tr>
<td>Prosperity Home Mortgage, LLC **</td>
<td>William Raveis Mortgage, LLC **</td>
</tr>
<tr>
<td>Prysma Lending Group</td>
<td></td>
</tr>
<tr>
<td>Santander Bank, National Association</td>
<td></td>
</tr>
<tr>
<td>Savings Bank of Danbury **</td>
<td></td>
</tr>
<tr>
<td>Smart Money Funding</td>
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<tr>
<td>Sojourn Mortgage Co., LLC</td>
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<tr>
<td>Southington Mortgage, LLC</td>
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<tr>
<td>The Washington Trust Company</td>
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<tr>
<td>Thomaston Savings Bank **</td>
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<tr>
<td>Total Mortgage Services, LLC</td>
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<tr>
<td>Equity Resources of Ohio, Inc.</td>
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<tr>
<td>Evolve Bank &amp; Trust</td>
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</tbody>
</table>

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