

MINUTES  
QUALIFIED ALLOCATION PLAN TASK FORCE  
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)  
REGULAR MEETING  
February 25, 2021

Committee Members Present: Seila Mosquera-Bruno, Commissioner, Department of Housing  
Kiley Gosselin  
Timothy Hodges  
Catherine MacKinnon

Committee Members Absent: Lisa Tepper Bates

Staff Present: Jon Cabral, Interim Director, Planning, Research and Evaluation  
Theresa Caldarone, General Counsel  
Terry Nash Giovannucci, Community Engagement Manager  
Jennifer Landau, Director, Multifamily  
Seema Malani, Manager, Multifamily  
Nandini Natarajan, CEO-Executive Director  
Masouda Omar, Managing Director, Multifamily

By teleconference due to the COVID-19 public health crisis and in accordance with Governor Lamont’s Executive Order 7B, the meeting was called to order at 11:00 a.m.

Ms. Nash Giovannucci provided a brief summary of the meeting’s objectives, addressing in further detail the two new classifications proposed for the 2022 QAP: New Construction and Preservation. Ms. Nash Giovannucci also described the proposed set-asides: Non-Profit, Housing Authority, and Unique Opportunities.

Ms. Nash stated that the definition of “Preservation” has been explored and will be defined as *the rehabilitation of existing occupied housing*, with the definition of New Construction encompassing everything else. Ms. Nash introduced Mark Shelburne to further discuss the preservation classification and the reasoning for the new construction versus preservation allocation split. Ms. Nash stated that historically the split has generally been 80/20%, new construction and rehab/preservation respectively. Members discussed how to split the allocation between the two classifications going forward. There was discussion regarding the LIHTC portfolio and where units are in the affordability life-cycle.

Ms. Nash discussed the three set-asides under consideration for inclusion in the QAP: Non-profit, Public Housing Authority, and Unique Opportunities. There was discussion regarding the removal of the Public Housing Authority and Unique Opportunities set-aside. It was noted that the 10%

set-aside for non-profit developers is required by the Internal Revenue Code, and as such is not a new set-aside and will remain in place.

There was discussion regarding the need to seek input and feedback from housing authority leadership with respect to the revised QAP classifications. A roundtable meeting was proposed to be hosted by CHFA for public housing authority leadership to discuss the new concepts being incorporated into the QAP.

Ms. Nash stated that the Sustainability Work Group (SWG) met to examine and reevaluate the criteria by which the sustainability design measures were scored and incentivized within the QAP. She then introduced Ms. Seema Malani who provided an overview of the recommendations developed by SWG for consideration. There was discussion regarding the incorporation of the SWG recommendations into the QAP.

Ms. Mosquera-Bruno requested a motion to approve the January 28, 2021 regular meeting minutes and the February 9, 2021 special meeting minutes. Mr. Hodges made the motion. Ms. MacKinnon seconded. Ms. Gosselin abstained from approving the January 28<sup>th</sup> minutes. Motion passed.

The meeting adjourned at 11:57 a.m.