

Minutes  
Connecticut Housing Finance Authority  
Board of Directors Meeting No. 584  
July 30, 2020

Directors Present: Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner of the Department of Housing  
Heidi DeWyngaert, Vice Chairperson of CHFA  
Jerrold Abrahams  
Wendy Clarke  
Anne Foley, Chairperson of Mortgage Committee, representing  
Melissa McCaw, Secretary, State Office Policy and Management  
Kiley Gosselin  
Timothy Hodges  
Catherine MacKinnon  
Jorge Perez, State Banking Commissioner  
Franklin Perry II  
Sarah Sanders, representing Shawn Wooden, State Treasurer  
Jared Schmitt, Chairperson of the Finance/Audit Committee  
Lisa Tepper Bates  
Gregory Ugalde

Directors Absent: Glendowlyn Thames, representing David A. Lehman, Commissioner, Department of Economic & Community Development

By video conference due to the COVID-19 public health crisis and in accordance with Governor Lamont's Executive Order 7B, Ms. Mosquera-Bruno called the meeting of the Connecticut Housing Finance Authority to order at 10:03 a.m.

Ms. Mosquera-Bruno introduced and welcomed a new Director, Gregory Ugalde, appointed to the Board by State Senate Minority Leader, Len Fasano.

A roll call of Board members was conducted and a quorum was present. Ms. Mosquera-Bruno asked for public comments by virtue of the public call-in line and there were none.

Nandini Natarajan, Chief Executive Officer-Executive Director, reported that the 2020 Low-Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP) has been finalized for the Board's consideration and approval and that the Capital Magnet Fund application has been submitted. Ms. Natarajan summarized CHFA's reopening plan and upcoming activities related to the strategic plan work groups. She discussed the creation and administration of the Emergency Mortgage and Rental Assistance programs, reporting on the volume and details of responses received at the call center, communication and application issues and solutions to the problems encountered by applicants, which include the establishment of a website posted on both the CHFA and Department of Housing websites to give applicants the option of completing an eligibility questionnaire on-line. She reported on the application review process including CHFA staff's

efforts to provide assistance in educating and advising applicants on their options. There was discussion of the current and future funding status of the program.

Ms. Natarajan, presented resolutions honoring Mary Bryant and Diane Smith in recognition of their dedicated service and contributions to CHFA and the State of Connecticut.

Upon a motion made by Mr. Ugalde, seconded by Mr. Hodges, the Board members voted by roll call and were unanimously in favor of adopting the following resolutions honoring Mary Bryant and Diane Smith.

RESOLUTION HONORING  
MARY BRYANT  
CONNECTICUT HOUSING FINANCE AUTHORITY

WHEREAS, Mary Bryant has been in Connecticut public service for over 40 years and serving as an Executive Assistant to the Executive Director of the Connecticut Housing Finance Authority for 33 of the 40 years; and

WHEREAS, Mary Bryant has served in her capacity as an Executive Assistant with distinction and notability in representing the interests of the Connecticut Housing Finance Authority as well as the citizens of the State of Connecticut; and

WHEREAS, through her compassion, dedication and commitment to the interests of the Connecticut Housing Finance Authority, Mary Bryant has earned the respect and admiration of her colleagues; and

WHEREAS, Mary Bryant uniquely contributed to enhancing the work of the Connecticut Housing Finance Authority through her unprecedented work ethic and extensive knowledge and expertise; and

WHEREAS, through her distinctive good nature and cooperative approach, Mary Bryant has been an example of dedication in public service.

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

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

Section 2. Mary Bryant is hereby recognized and honored for her noteworthy service and dedication to the furtherance of the mission of the Connecticut Housing Finance Authority on behalf of the citizens of Connecticut.

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

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RESOLUTION HONORING  
DIANE SMITH  
CONNECTICUT HOUSING FINANCE AUTHORITY

WHEREAS, Diane Smith has been in Connecticut public service for over 32 years and serving at the Connecticut Housing Finance Authority for 16 years in many different capacities, including Interim Executive Director and Director of Planning, Research and Evaluation; and

WHEREAS, Diane Smith has served in her capacity at the Connecticut Housing Finance Authority with distinction and notability in representing the interests of the citizens of the State of Connecticut; and

WHEREAS, through her compassion, intelligence and commitment to the furtherance of affordable and supportive housing for Connecticut's families and individuals, Diane Smith has earned the respect and admiration of her colleagues; and

WHEREAS, Diane Smith uniquely contributed to enhancing the work of the Connecticut Housing Finance Authority through her extensive knowledge and expertise in the fields of economic development and multifamily; and

WHEREAS, through her enthusiasm for making Connecticut and its communities vibrant and attractive places to work and live, by her collegial good nature and her cooperative approach, Diane Smith has been an example of leadership in public service.

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

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

Section 2. Diane Smith is hereby recognized and honored for her noteworthy service and dedication to the furtherance of the mission of the Connecticut Housing Finance Authority on behalf of the citizens of Connecticut.

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

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Wendy Moores, Director, Multifamily, presented the resolution regarding the prepayment of the CHFA mortgage loan for Brookside Village Apartments, located in Stonington, Connecticut.

Upon a motion made by Ms. Foley, seconded by Mr. Ugalde, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding the prepayment of the mortgage loan for Brookside Village Apartments, Stonington:

**RESOLUTION REGARDING THE PREPAYMENT OF MORTGAGE LOAN FOR  
BROOKSIDE APARTMENTS, STONINGTON, CONNECTICUT  
CHFA DEVELOPMENT NO. 79 - 045M**

WHEREAS, Brookside Associates Limited Partnership (the “Mortgagor”) applied to the Connecticut Housing Finance Authority (the “Authority”) for the financing of Brookside Apartments, an 160 unit elderly development located in Stonington, Connecticut (the “Development”); and

WHEREAS, by resolution adopted on August 28, 1980, the Authority authorized financing for the Development and provided a \$6,589,200 mortgage loan (the “Loan”), which Loan which will mature on November 1, 2022; and

WHEREAS, the Mortgagor has requested permission to prepay the Loan in accordance with terms and conditions as provided herein; and

WHEREAS, the Authority desires to permit prepayment of the Loan upon terms and conditions ensuring the preservation of affordable housing as stated herein and as described in the attached memorandum dated July 30, 2020 from Wendy Moores, Director, Multifamily.

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

Section 1. Prepayment of the Loan is hereby authorized upon the following conditions:

- (a) The full repayment to the Authority of the principal balance and all accrued interest on the Loan;
- (b) Evidence acceptable to the Authority that the Development will maintain its existing Housing Assistance Payments contract until July 31, 2034 and that the prepayment of the Loan has received all required consent from the U.S. Department of Housing and Urban Development;
- (c) Evidence acceptable to the Authority that the Development will remain subject to continued affordability restrictive covenants in favor of the Authority until July 31, 2034;
- (d) The payment to the Authority of a housing program maintenance fee on the Loan of approximately \$23,363; and

(e) Such other requirements for the benefit and preservation of affordable housing, as may be determined by the Authority.

Section 2. The Chief Executive Officer - Executive Director is hereby authorized to accept prepayment of the Loan and to execute all required documents and releases to effectuate the prepayment as provided herein and upon terms and conditions as she determines to be in the best interest of the Authority, provided the transaction is completed to the satisfaction of the Authority on or before April 30, 2021, unless time for compliance is further extended by the Chief Executive Officer - Executive Director upon good cause shown and payment of any extension or other fees as may be required.

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Deborah Alter, Manager I, Multifamily, presented the resolution regarding the prepayment of the CHFA mortgage loan for Macedonia Townhouses, located in Ansonia, Connecticut and there was discussion regarding the physical condition and ongoing monitoring of CHFA financed properties.

Upon a motion made by Ms. Foley, seconded by Mr. Abrahams, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding the prepayment of the mortgage loan for Macedonia Townhouses, Ansonia:

**RESOLUTION REGARDING THE PREPAYMENT OF MORTGAGE LOAN FOR  
MACEDONIA TOWNHOUSES, ANSONIA, CONNECTICUT  
CHFA DEVELOPMENT NO. 90017M**

WHEREAS, in accordance with the Board of Directors resolution dated January 26, 1995 (the "Resolution"), the Connecticut Housing Finance Authority (the "Authority") conveyed to AHA Development Corp. (the "Owner") its real-estate owned leasehold interest in Macedonia Townhouses, a 17 unit family development located in Ansonia, Connecticut (the "Development") in the State of Connecticut Small Unit Rental Program;

WHEREAS, the Owner financed its acquisition of the Development with a \$275,000 leasehold mortgage loan (the "Loan") from the Authority pursuant to the Resolution, which Loan which will mature on August 1, 2025; and

WHEREAS, the Owner has requested permission to prepay the Loan in accordance with terms and conditions as provided herein; and

WHEREAS, the Authority desires to permit prepayment of the Loan upon terms and conditions ensuring the preservation of affordable housing as stated herein, and as described in the attached memorandum dated July 30, 2020 from Deborah J. Alter, Manager I.

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

Section 1. Prepayment of the Loan is hereby authorized upon the following conditions:

(a) The full repayment to the Authority of the principal balance and all accrued interest on the Loan, which prepayment may be made from replacement reserves and other escrows funds of the Owner and held by the Authority, or from other sources acceptable to the Authority;

(b) The payment to the Authority of a housing program maintenance fee on the Loan of approximately \$2,729, as determined by the Authority;

(c) Evidence acceptable to the Authority that the Development will remain subject to all existing affordability covenants and requirements in favor of the Authority and the State of Connecticut; and

(d) Such other requirements for the benefit and preservation of affordable housing, as may be determined by the Authority.

Section 2. The Chief Executive Officer - Executive Director is hereby authorized to accept prepayment of the Loan and to execute all required documents and releases to effectuate the prepayment as provided herein and upon terms and conditions as she determines to be in the best interest of the Authority, provided the transaction is completed to the satisfaction of the Authority on or before April 30, 2021, unless time for compliance is further extended by the Chief Executive Officer - Executive Director upon good cause shown and payment of any extension or other fees as may be required.

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Terry Nash Giovannucci, Community Engagement Manager, presented the resolution to approve the final draft of the 2020 Low-Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP) and the Multifamily Rental Housing and LIHTC procedures, summarizing the public comment period and further approval process. There was general discussion about the role of the Board's QAP Task Force and the implementation of future QAPs to apply for longer periods and provide continuity with development timeframes.

Upon a motion made by Mr. Ugalde, seconded by Ms. Tepper Bates, the Board members voted by roll call and were unanimously in favor of adopting the following resolution adopting the 2020 Low-Income Housing Tax Credit Qualified Allocation Plan and amendments to the CHFA Multifamily Rental Housing Program and Low-Income Housing Tax Credit Procedures:

**RESOLUTION ADOPTING THE 2020 LOW-INCOME HOUSING TAX CREDIT  
QUALIFIED ALLOCATION PLAN AND AMENDMENTS TO THE CONNECTICUT  
HOUSING FINANCE AUTHORITY MULTIFAMILY RENTAL HOUSING  
PROGRAM PROCEDURES AND LOW-INCOME HOUSING TAX CREDIT PROCEDURES**

WHEREAS, the Connecticut Housing Finance Authority (the "Authority") is the designated housing credit agency for the administration and allocation of federal Low-Income Housing Tax Credits in the State of Connecticut and has adopted Procedures (the "Procedures") in connection with said responsibilities; and

WHEREAS, the Authority is subject to the requirements of the Internal Revenue Code of 1986, as amended (the “Code”) and the provisions of Chapter 12 of Title 1 of the Connecticut General Statutes (the “Quasi-Public Agencies Act”); and

WHEREAS, by Resolution approved May 28, 2020, the Authority authorized a public hearing regarding the proposed adoption of the 2020 Low-Income Housing Tax Credit Qualified Allocation Plan in accordance with the requirements of the Code, and the Authority authorized proposed amendments to its Multifamily Rental Housing Program Procedures and Low-Income Housing Tax Credits Procedures for purposes of receiving public comments in accordance with the Quasi-Public Agencies Act;

WHEREAS, a public hearing was held on June 17, 2020, the public comment period has ended and comments have been reviewed by the Authority; and

WHEREAS, the Authority desires to adopt the 2020 Low-Income Housing Tax Credit Qualified Allocation Plan and proposed amendments to its Multifamily Rental Housing Program Procedures and Low-Income Housing Tax Credits Procedures, all as further described in the attached memorandum dated July 30, 2020 from Terry Nash Giovannucci, Community Engagement Manager.

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

Section 1. The attached Low-Income Housing Tax Credit Qualified Allocation Plan for 2020 is hereby adopted.

Section 2. The attached amendments to the Authority’s Multifamily Rental Housing Program Procedures and Low-Income Housing Tax Credits Procedures are hereby adopted.

Section 3. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to take all other actions consistent with this Resolution, the Qualified Allocation Plan, the Internal Revenue Code and the Regulations thereunder, as amended, as may be necessary to effectuate this Resolution.

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Masouda Omar, Managing Director, Multifamily reported that demand for COVID forbearance continues to be lower than expected, with 7 active requests representing just 1.1% of the investment portfolio.

Michelle Onofrio, Manager, Multifamily, provided a report on the Housing Tax Credit Contribution Program (HTCC) rating and ranking results, reporting on the program history, process improvements and 2020 award process.

Ms. Mosquera-Bruno asked Board members to consider the items on the Consent Agenda.

Upon a motion made by Mr. Hodges, seconded by Ms. Sanders, the Board members voted by roll call and were unanimously in favor of accepting the following consent agenda items:

Reports Accepted:

- Financial Reports
- Delinquency and Forbearance Reports
- Investment and Swap Reports
- Finance Audit Monthly Tracking Report
- Housing Tax Credit Contribution Program 2020 Round
- Multifamily Activities
- Board Minutes of June 23, 2020
- Board Minutes of June 25, 2020

There being no further business to discuss, upon a motion made by Ms. Clarke, seconded by Ms. Foley, the Board members voted to adjourn the meeting at 11:12 a.m.