

DRAFT MINUTES
FINANCE/AUDIT COMMITTEE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
REGULAR MEETING
March 28, 2024

Committee Members

Present: (Virtually) Jerry Abrahams
Bettina Bronisz, Assistant Treasurer for Debt Management, representing
Erick Russell, State Treasurer
Philip DeFronzo
Franklin Perry, II

Committee

Members Absent: Timothy Hodges
Catherine MacKinnon
Jorge Perez, Banking Commissioner
Chelsea Ross
Sarah Sanders, Chairperson of Finance/Audit Committee and Deputy
Treasurer

Directors Present: Matthew Pugliese, Deputy Commissioner, representing Daniel O’Keefe,
(Virtually) Commissioner of the Department of Economic and Community
Development

CHFA Participants: John Chilson, Director, Portfolio Management
(In Person) Joyce Ciampi, Director, Internal Audit
Allison Murphy, Director, Financial Reporting and Control
Hazim Taib, Chief Financial Officer

Other Attendees: Ansel Caine, Caine Mitter
(In Person) Nick Fluehr, Wells Fargo
Mike Koessel, Bank of America Securities, Inc.
Joe Monitto, Bank of America Securities, Inc.

Mr. Taib introduced Assistant Treasurer Bettina Bronisz, who chaired the meeting. Ms. Bronisz called the meeting to order at 9:00 am. A roll call of committee members was conducted and a quorum was present.

Mr. Taib presented the resolution authorizing CHFA to issue up to \$250,000,000 of housing mortgage finance program bonds to raise additional lending proceeds to fund about 1,021 first-time homebuyer loans. CHFA will utilize a fixed rate structure and expects to close in May. CHFA intends to supplement the issuance with taxable bonds. RBC Capital Markets has been assigned as the book running manager for the bonds.

Upon a motion made by Mr. Abrahams, seconded by Mr. DeFronzo, Finance/Audit Committee members voted unanimously in favor of recommending to the Board of

Directors for consideration the Resolution for the Commencement of Necessary Preparations for the 2024 Series G Bond Sale - Housing Mortgage Finance Program.

Mr. Taib introduced Mr. Joe Monitto of Bank of America Securities who summarized the results of the 2024 Series A bond sale stating that CHFA fared well with the execution, pricing and results of the sale.

Ms. Murphy presented the financial reports for February 2024 stating that mortgage loan and investment interest revenue are \$1,900,000 above budget through the end of February and \$5,800,000 higher than last year. The year-over-year revenue variances are being driven by the increase in interest rates on the Authority's short-term investments. The bond interest expense is \$1,600,000 above budget and \$4,200,000 higher than last year. Outstanding bonds are \$252,000,000 higher than the same time last year. Servicer fees are \$2,600,000 above budget through the end of February and \$2,200,000 higher than last year. The increase in single family production is the driver for this variance. Administrative expenses are \$1,100,000 below budget and \$760,000 higher than last year. Ms. Murphy also reported that, excluding salaries and benefits of \$4,900,000, current year-to-date administrative expenses are \$418,000 higher than last year. The bond issuance costs are just under \$1,000,000 and below budget. The change in net position is above target by \$373,000.

Mr. Chilson presented the February 2024 production and delinquency reports for the single-family and multifamily programs. He summarized the single-family whole loans purchased and loans securitized for February noting that it was the largest number of loans purchased since November of 2001. February's month-end mortgage backed security balance was \$2,800,000,000 which was an increase of \$119,000,000 over January. The whole loan portfolio shows a gradual decline by 38 loans to roughly \$3,000,000. The total portfolio balance was \$1,100,000,000. The overall single family delinquency rate decreased 10 basis points to 1.36%. The balance for loans in foreclosure was \$10,000,000 which was \$10,000,000 less than January 2023. The Authority funded 262 Downpayment Assistance loans totaling \$4,000,000 averaging \$15,700 per borrower and 153 Time To Own forgivable loans totaling \$4,500,000 with an average loan size of \$29,000.

Mr. Chilson reported that there were no new loan closings in February. The overall multifamily portfolio decreased by one loan to 581 loans with a total portfolio balance of \$1,300,000,000. There were 8 permanent loan delinquencies and no construction loan delinquencies. The overall delinquency rate was less than half of one percent.

Ms. Bronisz requested a motion to approve the minutes of the February 29, 2024 Finance/Audit Committee meeting.

Upon a motion made by Mr. DeFronzo, seconded by Mr. Perry, the Finance/Audit Committee members voted by roll call and were in favor of approving the February 29, 2024 Finance/Audit Committee minutes. Ms. Bronisz abstained from voting.

There being no further business to discuss, upon a motion by Mr. Perry, seconded by Mr. Abrahams, the meeting adjourned by unanimous consent at 9:34 a.m.