

Proposed Draft Minutes  
Connecticut Housing Finance Authority  
Board of Directors Meeting No. 595  
September 30, 2021

Directors Present: (Virtually) Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner of the Department of Housing  
Jerrold Abrahams  
Cindy Butts  
Wendy Clarke  
Heidi DeWyngaert, Vice Chairperson of CHFA and Chairperson of the Mortgage Committee  
Kiley Gosselin  
Timothy Hodges  
Catherine MacKinnon  
Jorge Perez, State Banking Commissioner  
Franklin Perry II  
Sarah Sanders, Chairperson of Finance Committee, representing Shawn Wooden, State Treasurer  
Lisa Tepper Bates  
Glendowlyn Thames, representing David A. Lehman, Commissioner, Department of Economic & Community Development  
Gregory Ugalde

By video conference due to the COVID-19 public health crisis and in accordance with Section 149 of Public Act 21-2, Ms. Mosquera-Bruno called the meeting of the Connecticut Housing Finance Authority to order at 10:02 a.m.

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, summarized staff activities in September which included attendance at several openings and groundbreaking events and extensive work on revisions to the Housing Assistance Fund (HAF) plan. Ms. Natarajan reported that CHFA was awarded \$2.3 million from NeighborWorks America in support of our efforts to deliver housing counseling services to households facing housing instability due to financial difficulties. She also reported that CHFA has committed to providing first mortgage financing for eligible households in a condominium complex located on Washington Boulevard in Stamford, Connecticut being developed by Housing Development Fund and that the commitment would require a waiver of the procedural requirements regarding condominium project eligibility and the maximum number of units financed.

Masouda Omar, Managing Director, Multifamily, provided a summary of the Mortgage Committee's recommended resolution authorizing a first mortgage construction loan utilizing tax exempt bond proceeds of up to \$5,800,000 for Bayonet Street Apartments - Phase I, located in New London, Connecticut.

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 regarding Bayonet Street Apartments - Phase I, located in New London, Connecticut:

RESOLUTION REGARDING FINANCING OF  
BAYONET STREET APARTMENTS - PHASE 1, NEW LONDON, CONNECTICUT  
CHFA DEVELOPMENT NO. 20-409M

WHEREAS, Eastern Connecticut Housing Opportunities, Inc. has applied to the Connecticut Housing Finance Authority (the "Authority") for mortgage financing for the construction of a 28-unit housing development, to be known as Bayonet Street Apartments, Phase 1, located in New London, Connecticut (the "Development"); and

WHEREAS, the Authority desires to provide mortgage financing for the Development to Bayonet Street Apartments, LLC and/or a related entity otherwise acceptable to the Authority (the "Proposed Mortgagor"), all as described in the attached Memorandum and Development Summary Materials from Joe Voccio, Director - Multifamily, dated September 30, 2021 (the "Memorandum").

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

Section 1. The Authority is authorized to provide a construction loan in a principal amount not to exceed \$5,800,000. The loan shall be secured by a first-priority fee simple mortgage on the Development and shall accrue interest on amounts advanced at a rate not to exceed 4.87% per annum and shall be paid monthly, in arrears, over a term of 30 months, after which all construction loan principal and interest shall be due in full. The Authority will fund this loan with Tax-Exempt Bond proceeds, including the issuance of bonds as described in Attachment A, attached hereto, or from such other sources of funding, and upon such terms and conditions, as are deemed to be in the best interests of the Authority. To the extent other sources of funding are deemed to be in the best interest of the Authority, the Authority finds that mortgage loan financing is not readily available from another source and that it is appropriate and in the public interest for the Authority to provide such financing from the proceeds of taxable bonds. With respect to any such expenditure, this Resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the United States Treasury Regulations.

Section 2. The Authority's commitment to provide mortgage financing for the Development shall be conditioned upon the Authority's acceptance and approval in its sole discretion of the following:

a. Affordability restrictions on the Development for a period of 50 years, such that 9 units shall be set aside for households at or below 30% of area median income, 10 units shall be set aside for households at or below 50% of area median income, and 3 units shall be set aside for households at or below 60% of area median income;

- b. An independent appraisal and a market acceptance analysis for the Development;
- c. All required governmental approvals, tax abatement agreements, hazardous waste testing at the Development, and hazardous waste removal and disposal (if applicable);
- d. Final construction costs and plans and specifications;
- e. Commitments for sources of funds, including, without limitation, an issued term sheet for the State of Connecticut Department of Housing funding, as further described in the Memorandum, or in such other amounts and/or from such other comparable sources as are acceptable to the Authority, such that the total of the sources and uses of funds for completion of the Development are in balance;
- f. Proposed operating income and expenses, all required reserve and escrow funding, tenant relocation plan, and property management organization and plan;
- g. Compliance by the Proposed Mortgagor with all applicable law, the Authority's Procedures, the provisions of the Memorandum (including, without limitation, adequate internal Borrower controls and third-party consultants), and all applicable Authority policies, *provided, however*, if there is any inconsistency between the provisions of this Resolution and the Authority's policies, the terms of this Resolution shall control.

Section 3. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions hereof and to take all other actions consistent with this Resolution, as may be in the best interest of the Authority and necessary for the development of quality affordable housing.

Section 4. Failure to provide any of the above-referenced requirements in a form acceptable to the Authority and to close the mortgage financing authorized herein on or before June 30, 2022 shall render this Resolution void and of no further effect, provided, however, upon good cause shown and upon payment by the Proposed Mortgagor of any extension or other fees as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

*(Bayonet Street Apartments, Phase 1, New London, Connecticut)*

#### ATTACHMENT A

1. The Chief Executive Officer - Executive Director and/or Chief Financial Officer of the Authority and staff are hereby authorized to continue the Authority's Housing Mortgage Finance Program by way of one or more bond sales.
2. The timing of such bond sales shall be determined in coordination with the State Treasurer's Office.

3. The bond sales shall be in an amount not to exceed \$6,400,000 for the Housing Mortgage Finance Program Bonds, of the series designated (subject to paragraph 18 below) 2021 Series I (the “Bonds”), which shall be issued in one or more series and subseries as federally taxable bonds and/or as federally tax-exempt bonds under the Internal Revenue Code of 1986, as amended (the “Code”), or other applicable federal tax law.

4. The Bonds shall be sold on a negotiated basis.

5. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to set the date or dates for receipt of the respective offers from the underwriter(s) or other purchaser(s) (the “Respective Purchasers”) to purchase the Bonds.

6. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to execute and cause to be delivered appropriate documentation, including, without limitation, one or more Preliminary Official Statements and Underwriting Commitments, to adopt the expectations, beliefs, assumptions and representations expressed and made on behalf of the Authority in the Official Statement(s) of the Bonds (the “Official Statement(s)”) and to execute and deliver the Official Statement(s).

7. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized both (a) to receive the related offer presented by the Respective Purchasers, and (b) to make a formal award of the related portion of the Bonds to the Respective Purchasers and execute one or more Contracts of Purchase, provided the Chief Executive Officer - Executive Director and/or Chief Financial Officer may make such award only if the net interest cost on the tax-exempt portion or related portion of the Bonds does not exceed the Bond Buyer Revenue Bond Index published most recently prior to the award by more than 50 basis points.

8. The Chief Executive Officer - Executive Director and/or Chief Financial Officer and staff of the Authority are hereby authorized to negotiate one or more interest rate swap agreements with counterparties that meets the requirements of the General Bond Resolution and is satisfactory to the Chief Executive Officer - Executive Director and/or Chief Financial Officer in conjunction with the 2021 Series I bond sale (collectively, the “Swap”). The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to approve, execute and deliver all documents necessary to consummate the Swap, provided the Swap results in a net interest rate savings to the Authority of not less than 20 basis points of the Swap portion or in the best interest of the Authority, as determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to make such changes, additions, deletions, modifications and amendments to the Swap and other related documents as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to approve changes, additions, deletions, modifications, novations and amendments to interest rate swap agreements previously executed by the Authority and intended to be allocated to the Bonds, in each case as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization.

9. The Authority hereby adopts the Series Resolution Authorizing the issuance of not more than \$6,400,000 Housing Mortgage Finance Program Bonds, 2021 Series I (the “Series Resolution”) and hereby authorizes all necessary transfers from the Capital Reserve Fund in accordance with Section 513(8) of the General Bond Resolution on December 1 to the Section 506 account for the purpose of redeeming bonds and the Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to take whatever other action is necessary to carry out such sale including, without limitation, determining the amount of fixed rate, variable or convertible option bonds and to make such changes, additions, deletions, modifications and amendments to the Series Resolution as may be necessary or desirable and in the best interest of the Authority and not inconsistent with the authorization contemplated at this meeting.

10. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to have the Bonds prepared and to execute and authorize the delivery of the Bonds to the Respective Purchasers upon receipt of the purchase price thereof plus accrued interest, if any, and to pay to any underwriter the underwriters’ fee and/or discount and expenses and to do and perform all acts and things and execute any and all documents in the name of the Authority, necessary, useful or convenient to the issuance and sale of the Bonds by the Authority. The Bonds shall bear such rates and maturities, and sinking fund installments shall be made as set forth in the Official Statement(s) and the Series Resolution.

11. The Bonds shall be executed by the manual or facsimile signatures of the Chairperson, Vice Chairperson, Chairperson of the Finance/Audit Committee, or the Chief Executive Officer - Executive Director of the Authority and/or her designee, and the official seal of the Authority or a facsimile thereof shall be affixed, impressed or imprinted on the Bonds and attested by the manual or facsimile signature of the Chief Executive Officer - Executive Director or another duly Authorized Officer of the Authority.

12. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is authorized to establish the interest rate on mortgage loans financed with the proceeds of the Bonds (“Proceeds”), provided that such interest rate shall not exceed that which is permitted or authorized under the Code.

13. The Proceeds are to be used to make new single and/or multi-family mortgages and/or refund current and future maturities of outstanding bonds and/or to refund prepayments. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to determine which multifamily projects are to be funded from proceeds of the Bonds.

14. U.S. Bank National Association is hereby authorized to act as Paying Agent and U.S. Bank National Association is hereby authorized to act, if required, as Tender Agent.

15. The Authority may make or finance, on an interim basis, certain mortgage loans, which costs are reasonably expected to be paid or reimbursed with the proceeds of debt to be incurred by the Authority in the maximum amount of \$6,400,000 and with respect to any such expenditures, this resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the Treasury Regulations.

16. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to issue a certification as to the Authority's reasonable expectations regarding the amount and use of the Proceeds as described in Section 1.148-2(b)(2) of the Treasury regulations relating to Section 148 of the Code on the date such certificate is issued.

17. In the event the Chief Executive Officer - Executive Director is unable to act in accordance with this resolution or otherwise, then the Chief Financial Officer is hereby authorized to carry out all necessary functions to consummate the sale of the Bonds. In the event his designee is unable to act in accordance with this resolution or otherwise, then a committee of not less than three (3) members of the Board of Directors, at least one of whom shall not be a state employee, is hereby authorized to carry out all necessary functions to consummate the sale of the Bonds (the "Sale Committee"). If neither the Chairperson nor the Vice Chairperson of the Authority is able to attend, then the Chairperson of the Finance/Audit Committee shall be the Chairperson of the Sale Committee, and if he/she is unable to attend, then the Chairperson of the Mortgage Committee shall be the Chairperson of the Sale Committee, and if neither of them is able to attend, the Chairperson or Vice Chairperson of the Authority shall designate a Chairperson of the Sale Committee.

18. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to change the series designation of the Bonds and/or any other of the Authority's bonds and to change the selected bond underwriting firms as necessary and in the best interest of the Authority.

19. The Bonds may be sold as one or more series and bond underwriting firms to act as the book running senior or co-senior managers, co-managers and/or selling group members for the Bonds may be determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer for each series of Bonds from among the appointed Housing Mortgage Finance Program Bond Underwriters.

20. The senior manager, the co-senior bond underwriters and the co-managing underwriters designated by the Authority for participation in the Authority's bond issues are hereby required prior to participation in the 2021 Series I Bond issue to provide an update to the statutory provisions, affidavits and certifications submitted as part of their agreements with the Authority.

21. Failure to provide the above required information in such form and content as determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer necessary to satisfy the requirements of this resolution shall render the senior manager, co-senior bond underwriters or co-managing underwriters ineligible to participate in the designated bond issue.

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Ms. Omar provided a summary of the Mortgage Committee's recommended resolution authorizing a construction-to-permanent first mortgage loan using tax exempt bond proceeds of up to \$3,800,000 for Forest Court, located in Farmington, Connecticut. Discussion ensued regarding the per unit cost threshold for deferred maintenance.

Upon a motion made by Mr. Abrahams, seconded by Ms. Butts, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding Forest Court, located in Farmington, Connecticut:

RESOLUTION REGARDING FINANCING OF  
FOREST COURT, FARMINGTON (UNIONVILLE), CONNECTICUT  
CHFA DEVELOPMENT NO. 20-406M

WHEREAS, Westmount Development Group, LLC has applied to the Connecticut Housing Finance Authority (the “Authority”) for mortgage financing for the rehabilitation of a 36-unit housing development, known as Forest Court, located in the Unionville section of Farmington, Connecticut (the “Development”); and

WHEREAS, the Authority desires to provide mortgage financing for the Development to Forest Court, LLC and/or a related entity otherwise acceptable to the Authority (the “Proposed Mortgagor”), all as described in the attached Memorandum and Development Summary Materials from Elizabeth Valigorsky, Senior Loan Workout Officer, dated September 30, 2021 (the “Memorandum”).

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

Section 1. The Authority is authorized to provide a construction loan in a principal amount of approximately \$250,000 and a permanent loan in a principal amount of approximately \$3,550,000, *provided, however*, the aggregate principal loan amount of the permanent and construction loans shall not exceed \$3,800,000. The loan shall be secured by a first-priority fee simple mortgage on the Development. The construction loan shall accrue interest on amounts advanced at a rate not to exceed 4.34% per annum and shall be paid monthly, in arrears, over a term of up to 24 months, after which all construction loan principal and interest shall be due in full. The permanent loan shall accrue interest on amounts advanced at a rate not to exceed 4.19% per annum and shall be repaid monthly in arrears, as follows: (i) interest-only payment for a period of up to 24 months, immediately followed by (ii) principal and interest repayment based upon an amortization schedule of 40 years over a period of 40 years, after which all outstanding permanent loan principal and interest shall be due, *provided, however*, the permanent loan may be prepaid in full: (i) on or after 15 years of the permanent loan term by virtue of refinance with a mortgage loan from the Authority and subject to the satisfaction of all applicable Authority requirements, including the payment of a housing program maintenance fee equal to 1% of the outstanding principal balance, or (ii) on or after 20 years of the permanent loan term and subject to the satisfaction of all applicable Authority requirements, including the payment of a housing program maintenance fee equal to 1% of the outstanding principal balance. The Authority will fund this loan with Tax-Exempt Bond proceeds, including the issuance of bonds as described in Attachment A, attached hereto, or from such other sources of funding, and upon such terms and conditions, as are deemed to be in the best interests of the Authority. To the extent other sources of funding are deemed to be in the best interest of the Authority, the Authority finds that mortgage loan financing is not readily available from another source and that it is appropriate and in the public interest for the Authority to provide such financing from the proceeds of taxable bonds. With respect to any

such expenditure, this Resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the United States Treasury Regulations.

Section 2. The Authority's commitment to provide mortgage financing for the Development shall be conditioned upon the Authority's acceptance and approval in its sole discretion of the following:

- a. Affordability restrictions on the Development for a period of 40 years, such that 8 units shall be set aside for households at or below 50% of area median income and 28 units shall be set aside for households at or below 80% of area median income and shall be in full compliance with the Internal Revenue Code and the Authority's Qualified Allocation Plan;
- b. An independent appraisal and a market acceptance analysis for the Development;
- c. All required governmental approvals, tax abatement agreements, hazardous waste testing at the Development, and hazardous waste remediation, removal and disposal (if applicable);
- d. Final construction costs and plans and specifications;
- e. Commitments for sources of funds, as further described in the Memorandum, or in such other amounts and/or from such other comparable sources as are acceptable to the Authority, such that the total of the sources and uses of funds for completion of the Development are in balance;
- f. Proposed operating income and expenses, all required reserve and escrow funding, tenant relocation plan or related construction safety protocols, and property management organization and plan;
- g. United States Department of Housing and Urban Development approval of the transfer of ownership of the Development to the Proposed Mortgagor and the issuance of new 20 year Section 8 Housing Assistance Payments contract benefitting the Development; and
- h. Compliance by the Proposed Mortgagor with all applicable law, the Authority's Procedures, the provisions of the Memorandum, and all applicable Authority policies, *provided, however*, if there is any inconsistency between the provisions of this Resolution and the Authority's policies, the terms of this Resolution shall control.

Section 3. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions hereof and to take all other actions consistent with this Resolution, as may be in the best interest of the Authority and necessary for the development of quality affordable housing.



Section 4. Failure to provide any of the above-referenced requirements in a form acceptable to the Authority and to close the mortgage financing authorized herein on or before June 30, 2022 shall render this Resolution void and of no further effect, *provided, however*, upon good cause shown and upon payment by the Proposed Mortgagor of any extension or other fees as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

*(Forest Court, Farmington (Unionville), Connecticut)*

#### ATTACHMENT A

1. The Chief Executive Officer - Executive Director and/or Chief Financial Officer of the Authority and staff are hereby authorized to continue the Authority's Housing Mortgage Finance Program by way of one or more bond sales.

2. The timing of such bond sales shall be determined in coordination with the State Treasurer's Office.

3. The bond sales shall be in an amount not to exceed \$4,200,000 for the Housing Mortgage Finance Program Bonds, of the series designated (subject to paragraph 18 below) 2021 Series J (the "Bonds"), which shall be issued in one or more series and subseries as federally taxable bonds and/or as federally tax-exempt bonds under the Internal Revenue Code of 1986, as amended (the "Code"), or other applicable federal tax law.

4. The Bonds shall be sold on a negotiated basis.

5. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to set the date or dates for receipt of the respective offers from the underwriter(s) or other purchaser(s) (the "Respective Purchasers") to purchase the Bonds.

6. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to execute and cause to be delivered appropriate documentation, including, without limitation, one or more Preliminary Official Statements and Underwriting Commitments, to adopt the expectations, beliefs, assumptions and representations expressed and made on behalf of the Authority in the Official Statement(s) of the Bonds (the "Official Statement(s)") and to execute and deliver the Official Statement(s).

7. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized both (a) to receive the related offer presented by the Respective Purchasers, and (b) to make a formal award of the related portion of the Bonds to the Respective Purchasers and execute one or more Contracts of Purchase, provided the Chief Executive Officer - Executive Director and/or Chief Financial Officer may make such award only if the net interest cost on the tax-exempt portion or related portion of the Bonds does not exceed the Bond Buyer Revenue Bond Index published most recently prior to the award by more than 50 basis points.

8. The Chief Executive Officer - Executive Director and/or Chief Financial Officer and staff of the Authority are hereby authorized to negotiate one or more interest rate swap

agreements with counterparties that meets the requirements of the General Bond Resolution and is satisfactory to the Chief Executive Officer - Executive Director and/or Chief Financial Officer in conjunction with the 2021 Series J bond sale (collectively, the "Swap"). The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to approve, execute and deliver all documents necessary to consummate the Swap, provided the Swap results in a net interest rate savings to the Authority of not less than 20 basis points of the Swap portion or in the best interest of the Authority, as determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to make such changes, additions, deletions, modifications and amendments to the Swap and other related documents as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to approve changes, additions, deletions, modifications, novations and amendments to interest rate swap agreements previously executed by the Authority and intended to be allocated to the Bonds, in each case as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization.

9. The Authority hereby adopts the Series Resolution Authorizing the issuance of not more than \$4,200,000 Housing Mortgage Finance Program Bonds, 2021 Series J (the "Series Resolution") and hereby authorizes all necessary transfers from the Capital Reserve Fund in accordance with Section 513(8) of the General Bond Resolution on December 1 to the Section 506 account for the purpose of redeeming bonds and the Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to take whatever other action is necessary to carry out such sale including, without limitation, determining the amount of fixed rate, variable or convertible option bonds and to make such changes, additions, deletions, modifications and amendments to the Series Resolution as may be necessary or desirable and in the best interest of the Authority and not inconsistent with the authorization contemplated at this meeting.

10. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to have the Bonds prepared and to execute and authorize the delivery of the Bonds to the Respective Purchasers upon receipt of the purchase price thereof plus accrued interest, if any, and to pay to any underwriter the underwriters' fee and/or discount and expenses and to do and perform all acts and things and execute any and all documents in the name of the Authority, necessary, useful or convenient to the issuance and sale of the Bonds by the Authority. The Bonds shall bear such rates and maturities, and sinking fund installments shall be made as set forth in the Official Statement(s) and the Series Resolution.

11. The Bonds shall be executed by the manual or facsimile signatures of the Chairperson, Vice Chairperson, Chairperson of the Finance/Audit Committee, or the Chief Executive Officer - Executive Director of the Authority and/or her designee, and the official seal of the Authority or a facsimile thereof shall be affixed, impressed or imprinted on the Bonds and attested by the manual or facsimile signature of the Chief Executive Officer - Executive Director or another duly Authorized Officer of the Authority.

12. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is authorized to establish the interest rate on mortgage loans financed with the proceeds of the Bonds

(“Proceeds”), provided that such interest rate shall not exceed that which is permitted or authorized under the Code.

13. The Proceeds are to be used to make new single and/or multi-family mortgages and/or refund current and future maturities of outstanding bonds and/or to refund prepayments. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to determine which multifamily projects are to be funded from proceeds of the Bonds.

14. U.S. Bank National Association is hereby authorized to act as Paying Agent and U.S. Bank National Association is hereby authorized to act, if required, as Tender Agent.

15. The Authority may make or finance, on an interim basis, certain mortgage loans, which costs are reasonably expected to be paid or reimbursed with the proceeds of debt to be incurred by the Authority in the maximum amount of \$4,200,000 and with respect to any such expenditures, this resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the Treasury Regulations.

16. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to issue a certification as to the Authority’s reasonable expectations regarding the amount and use of the Proceeds as described in Section 1.148-2(b)(2) of the Treasury regulations relating to Section 148 of the Code on the date such certificate is issued.

17. In the event the Chief Executive Officer - Executive Director is unable to act in accordance with this resolution or otherwise, then the Chief Financial Officer is hereby authorized to carry out all necessary functions to consummate the sale of the Bonds. In the event his designee is unable to act in accordance with this resolution or otherwise, then a committee of not less than three (3) members of the Board of Directors, at least one of whom shall not be a state employee, is hereby authorized to carry out all necessary functions to consummate the sale of the Bonds (the “Sale Committee”). If neither the Chairperson nor the Vice Chairperson of the Authority is able to attend, then the Chairperson of the Finance/Audit Committee shall be the Chairperson of the Sale Committee, and if he/she is unable to attend, then the Chairperson of the Mortgage Committee shall be the Chairperson of the Sale Committee, and if neither of them is able to attend, the Chairperson or Vice Chairperson of the Authority shall designate a Chairperson of the Sale Committee.

18. The Chief Executive Officer - Executive Director and/or Chief Financial Officer is hereby authorized to change the series designation of the Bonds and/or any other of the Authority’s bonds and to change the selected bond underwriting firms as necessary and in the best interest of the Authority.

19. The Bonds may be sold as one or more series and bond underwriting firms to act as the book running senior or co-senior managers, co-managers and/or selling group members for the Bonds may be determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer for each series of Bonds from among the appointed Housing Mortgage Finance Program Bond Underwriters.

20. The senior manager, the co-senior bond underwriters and the co-managing underwriters designated by the Authority for participation in the Authority's bond issues are hereby required prior to participation in the 2021 Series J Bond issue to provide an update to the statutory provisions, affidavits and certifications submitted as part of their agreements with the Authority.

21. Failure to provide the above required information in such form and content as determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer necessary to satisfy the requirements of this resolution shall render the senior manager, co-senior bond underwriters or co-managing underwriters ineligible to participate in the designated bond issue.

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Ms. Omar provided a summary of the Mortgage Committee's recommended resolution authorizing prepayment of two loans of approximately \$2,900,000 for Velvet Mill, located in Manchester, Connecticut.

Upon a motion made by Ms. DeWyngaert, seconded by Mr. Ugalde, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding Velvet Mill, located in Manchester, Connecticut:

**RESOLUTION REGARDING PREPAYMENT OF MORTGAGE  
LOANS FOR VELVET MILL, MANCHESTER, CONNECTICUT  
CHFA DEVELOPMENT NO. 85-049M**

WHEREAS, in accordance with resolutions of the Board of Directors adopted on November 26, 1985 and December 19, 2006, The Velvet Mill Limited Partnership (the "Mortgagor") received mortgage financing in the original principal amounts of \$10,950,000 and \$1,000,000 (the "Mortgage Loans") from the Connecticut Housing Finance Authority (the "Authority") for a 210 unit development known as Velvet Mill, located in Manchester, Connecticut (the "Development");

WHEREAS, the Mortgagor has requested permission to prepay the Mortgage Loans; and

WHEREAS, the Authority desires to permit the prepayment of the Mortgage Loans upon terms and conditions ensuring the preservation of affordable housing as stated herein and as described in the attached Memorandum from Scott Sato-Connell, Asset Manager III, dated September 30, 2021 (the "Memorandum").

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

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

a) The full repayment to the Authority of the principal balance, all accrued interest on the Mortgage Loans, and all other amounts due under the Mortgage Loans, including, without limitation, required capital event payments as determined by the Authority;

(b) Evidence acceptable to the Authority that the Development will remain subject to the existing continued affordability restrictive covenant in favor of the Authority until at least January 1, 2040;

(c) The payment to the Authority of a housing program maintenance fee due on the Mortgage Loans of approximately \$30,000 in accordance with the existing terms of the Mortgage Loans; and

(d) Compliance by the Mortgagor with all applicable law, the Authority's policies and procedures, the provisions of the Memorandum, and such other requirements deemed necessary for the benefit and preservation of affordable housing, *provided, however*, if there is any inconsistency between the provisions of this Resolution and the Authority's policies, the terms of this Resolution shall control.

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 June 30, 2022, 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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Hazim Taib, Chief Financial Officer, presented the resolution authorizing a public comment period for the proposed amendments to the Single Family Emergency Mortgage Assistance Program Procedures.

Upon a motion made Mr. Ugalde, seconded by Ms. Clarke, the Board members voted by roll call and were unanimously in favor of adopting the following resolution authorizing a public comment period for the proposed amendments to the Single Family Emergency Mortgage Assistance Program Procedures:

**RESOLUTION AUTHORIZING PUBLIC COMMENT  
PERIOD FOR PROPOSED AMENDMENTS TO THE  
CONNECTICUT HOUSING FINANCE AUTHORITY PROCEDURES**

WHEREAS, the Connecticut Housing Finance Authority (the "Authority") has adopted Procedures in connection with the Emergency Mortgage Assistance Program ("EMAP"), administered by the Authority in accordance with Chapter 134 of the Connecticut General Statutes;

WHEREAS, the Authority is subject to the provisions of Chapter 12 of the Connecticut General Statutes (the "Quasi-Public Agencies Act");

WHEREAS, Public Act 21-101, signed by the Governor on June 30, 2021, has expanded EMAP in order to provide emergency lien assistance payments to certain homeowners within available funds;

WHEREAS, for purposes of receiving public comments in accordance with the Quasi-Public Agencies Act, the Authority desires to advertise proposed amendments to its Single Family EMAP Procedures effectuating emergency lien assistance in accordance with the provisions of Public Act 21-101.

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

The Chief Executive Officer - Executive Director is hereby authorized to publish notice of the Authority's intent to adopt proposed amendments to the Authority's Single Family EMAP Procedures and to otherwise make available such proposed amendments to the public for comment so that interested persons may present their views on the proposed amendments.

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Ms. Natarajan asked for the Board's support of an Employee Recognition Award to honor employees for their work during the 2020 calendar year. She summarized the extraordinary efforts and accomplishments of staff over the past year and requested approval of funding for a one-time merit-based award. Discussion ensued regarding CHFA's survey, review and analysis of peer compensation policies and levels of compensation as well as the process for determining the merit percentages to be awarded to staff.

Upon a motion made by Ms. Butts, seconded by Mr. Ugalde, the Board members voted by roll call and were unanimously in favor of approving the following resolution regarding an Employee Recognition Award:

**RESOLUTION REGARDING EMPLOYEE RECOGNITION  
AWARD & THE 2021 ANNUAL BUDGET AND PLAN OF OPERATIONS**

WHEREAS, Section 709 of the General Housing Mortgage Finance Program Bond Resolution (the "General Resolution") requires the Connecticut Housing Finance Authority (the "Authority") to adopt an annual budget and plan of operations covering its fiscal operations for the succeeding calendar year not later than December 1 and file the same with the Trustee appointed under the Authority's general resolution;

WHEREAS, by resolution dated November 19, 2020, the Board of Directors adopted an annual budget and plan of operations for the calendar year 2021 (the "2021 Budget");

WHEREAS, the Authority desires to authorize the disbursement of available funds included in the 2021 Budget for an employee recognition award of Authority staff performance during calendar year 2020 (the "2020 Employee Recognition Award"), as described in the attached Memorandum from Nandini Natarajan, Chief Executive Officer – Executive Director, dated September 30, 2021 (the "Memorandum"); and

WHEREAS, the Authority desires to include an award for the Chief Executive Officer – Executive Director equal to 3% of her 2020 compensation as part of the 2020 Employee Recognition Award.

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

The 2020 Employee Recognition Award is hereby authorized and the Chief Executive Officer – Executive Director is further authorized to take all other action consistent herewith as she determines necessary or desirable to implement and effectuate the 2020 Employee Recognition Award.

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At 10:40 a.m., Ms. Mosquera-Bruno asked the Board to consider going into executive session to discuss the Chief Executive Officer - Executive Director's performance review.

Upon a motion made by Mr. Abrahams, seconded by Ms. DeWynngaert, the Board members voted by roll call and were unanimously in favor of going into executive session to discuss the Chief Executive Officer - Executive Director's performance review.

The executive session ended at 11:10 a.m. and the regular meeting was immediately reconvened.

Ms. DeWynngaert asked Board members to consider the Personnel Committee's recommendation regarding compensation of Chief Executive Officer - Executive Director citing her excellent performance and CHFA's accomplishments over the past year.

Upon a motion made by Mr. Ugalde, seconded by Ms. Thames, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding compensation for the Chief Executive Officer - Executive Director:

**RESOLUTION REGARDING COMPENSATION  
OF CHIEF EXECUTIVE OFFICER - EXECUTIVE DIRECTOR**

WHEREAS, pursuant to Connecticut General Statutes Section 8-246, the Board of Directors of the Connecticut Housing Finance Authority (the "Authority") shall appoint a Chief Executive Officer – Executive Director for the Connecticut Housing Finance Authority who shall not be a member of the Board of Directors and who shall serve at the pleasure of the Board of Directors;

WHEREAS, in accordance with a resolution adopted by the Board of Directors on September 26, 2019, Nandini Natarajan was appointed Chief Executive Officer – Executive Director of the Authority;

WHEREAS, the Board of Directors desires to authorize fiscal year 2022 compensation for the Chief Executive Officer – Executive Director that includes a 4% increase in merit payment and a 4% cost-of-living adjustment (the "Recommendation");

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

The Chairperson of the Board of Directors is hereby authorized to approve the Recommendation and to take all other action consistent herewith as she determines necessary or desirable to effectuate the Recommendation.

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Michelle Onofrio, Manager of Multifamily, presented the 2021 Housing Tax Credit Contribution (HTCC) Program rating and ranking results outlining the process improvement initiatives implemented over the past year and summarizing this year's applications and awards.

Liisa Koeper, Assistant Director of Finance, provided a summary of the Homeowners Assistance Fund program, outlining the background and purpose of the funding, parameters of the program, eligibility requirements, application process and marketing and outreach efforts to homeowners and partner organizations.

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

Upon a motion made by Mr. Abrahams, seconded by Mr. Ugalde, the Board members voted by roll call and were unanimously in favor of accepting the following consent agenda items. Ms. MacKinnon was not present for the vote.

Reports Accepted:

- 2021 Series D Bond Issue (Single Family)
- Financial Reports
- Monthly Tracking Report
- Multifamily Activities
- Minutes from July 29, 2021 Regular Meeting

There being no further business to discuss, upon a motion made by Mr. Ugalde, seconded by Ms. Gosselin, the meeting adjourned at 11:33 a.m.