

Proposed Draft Minutes
Connecticut Housing Finance Authority
Board of Directors Meeting No. 626
October 31, 2024

Directors Present: (Virtually) Seila Mosquera-Bruno, Chairperson of CHFA Board of Directors and Commissioner of the Department of Housing
Jerrold Abrahams
Cindy Butts
Philip DeFronzo
Heidi DeWyngaert, Vice Chairperson of CHFA Board of Directors and Chairperson of the Mortgage Committee
Claudio Gualtieri, Undersecretary of Health and Human Services, representing Jeffrey R. Beckham, Secretary, Office of Policy and Management
Timothy Hodges
Catherine MacKinnon
Jorge Perez, State Banking Commissioner
Franklin Perry II
Matthew Pugliese, Deputy Commissioner, representing Daniel O’Keefe, Commissioner of the Department of Economic and Community Development
Sarah Sanders, Chairperson of the Finance/Audit Committee and Deputy Treasurer, representing Erick Russell, State Treasurer
Gregory Ugalde

Directors Absent: Lisa Tepper Bates
Wendy Clarke
Chelsea M. Ross

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, provided a report on recent CHFA activities including an award received at the national NCSHA conference, a funding award from the Capital Magnet Fund and the sponsorship and completion of the Connecticut Housing Conference. Discussion followed.

Pasquale Guliano, Managing Director of Multifamily, provided a summary of the Mortgage Committee’s recommended amended resolution regarding financing of West Ridge, located in New Haven, Connecticut.

Upon a motion made by Mr. Ugalde, seconded by Ms. DeWyngaert, the Board members voted by roll call and were unanimously in favor of adopting the

following amended resolution regarding financing of West Ridge, located in New Haven, Connecticut:

AMENDED RESOLUTION REGARDING FINANCING OF
WEST RIDGE, NEW HAVEN, CONNECTICUT
CHFA DEVELOPMENT NO. 24 - 901M

WHEREAS, by resolution adopted on April 27, 2023 (the “First Prior Resolution”), the Connecticut Housing Finance Authority (the “Authority”) authorized a reservation of \$1,559,999 of low-income housing tax credits (the “Credits”) for West Ridge, a proposed 65-unit development to be located in New Haven, Connecticut (the “Development”) in accordance with the low-income housing tax credit program requirements set forth in the Authority’s Qualified Allocation Plan (the “QAP”), Section 42 of the Internal Revenue Code of 1986 (the “Code”), and the regulations promulgated thereunder (the “Regulations”);

WHEREAS, by resolution adopted June 27, 2024 (the “Second Prior Resolution”) the Authority approved a mortgage loan (the “Loan”) to West Ridge Apts, LLC and/or a related entity otherwise acceptable to the Authority (the “Proposed Mortgagor”) for the construction of the Development; and

WHEREAS, the Proposed Mortgagor has requested an amendment to the First Prior Resolution and the Second Prior Resolution, all as further described in the attached Memorandum from Tre’Von Perry, Underwriter I and Deborah J. Alter, Senior Program Officer – Program Administration, dated October 29, 2024 (the “Memorandum”).

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

Section 1. Section 2 of the First Prior Resolution is hereby amended and restated to read as follows:

“The Chief Executive Officer - Executive Director of the Authority is hereby authorized to issue a certification of tax credit reservation and an allocation of tax credits from the 2023 or 2024 or 2025 State housing credit ceiling in an amount not to exceed \$1,559,999 for the Development, upon her determination that the Developer has complied with all requirements to qualify for such allocation.”

Section 2. Section 1 of the Second Prior Resolution is hereby amended and restated to read as follows:

“The Authority is authorized to provide a construction loan in a principal amount of approximately \$9,000,000 and a construction-to-permanent loan in a principal amount of approximately \$8,000,000, *provided, however*, the aggregate principal loan amount of the construction loan and the construction-to-permanent loan shall not exceed \$17,000,000. Both loans shall be secured by a first-priority fee simple and/or leasehold mortgage lien on the Development. The construction loan shall accrue interest on all amounts advanced at

a rate not to exceed: (a) in the event that the initial closing of the construction loan occurs on or before December 31, 2024, 6.25% per annum; or (b) in the event that the initial closing of the construction loan occurs on or after January 1, 2025, 7.80% per annum. The construction loan shall be paid monthly, in arrears, over a term of 24 months, after which all construction loan principal and interest shall be due in full. The construction-to-permanent loan shall accrue interest on amounts advanced at a rate not to exceed 7.25% per annum and shall be repaid monthly in arrears, as follows: (i) interest-only payments for a period of 24 months, immediately followed by (ii) principal and interest repayment based upon an amortization schedule of 40 years over a period of 35 years, after which all outstanding construction-to-permanent loan principal and interest shall be due, *provided, however*, the construction-to-permanent loan may be prepaid in full: (A) on or after 15 years of the construction-to-permanent loan permanent 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 (B) on or after 20 years of the construction-to-permanent loan permanent 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 the construction loan and/or the construction-to-permanent loan with taxable 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. The Authority may adjust the interest rate limitation set forth herein solely to permit payment of Authority costs and fees related to the mortgage financing. To the extent other sources of funding are deemed to be in the best interests of the Authority, the Authority finds that permanent 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 3. Sections 3, 9 and 15 of Attachment A of the Second Prior Resolution are hereby amended by replacing the amount, “\$14,000,000” with the amount “\$19,000,000”.

Section 4. In all other respects the First Prior Resolution and the Second Prior Resolution remain in full force and effect.

Hazim Taib, Chief Financial Officer, presented an overview of the 2025 Draft Budget and Plan of Operation and the budget approval timeline. Discussion followed.

Ms. Mosquera-Bruno asked Board members for a motion to approve the items on the Consent Agenda.

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

- Financial Reports
- Production and Delinquency Reports
- Investment & Swap Reports
- Homeownership Report
- Multifamily Activities Report
- Monthly Tracking Report
- Minutes from September 26, 2024 Meeting

There being no further business to discuss, upon a motion made by Mr. Hodges, seconded by Ms. DeWyngaert, the meeting adjourned by unanimous consent at 10:30 a.m.