

On Thursday, April 25, 2019, New Hampshire Housing Finance Authority held its monthly Board meeting at the Authority's offices located at 32 Constitution Drive, Bedford, NH. Vice-Chair Rudolph called the meeting to order at 10:30 a.m. The meeting adjourned at 11:38 a.m.

Members Present:

Kendall Buck
Pauline Ikawa
Mary Beth Rudolph
Stephanye Schuyler
Donald Shumway
Michael Skelton

Members Absent:

Stephen Ensign
John Cuddy
Connie Lane

Authority Counsel Present:

John Deachman, General Counsel
Tom Collins, Bond Counsel

Others Present:

Lilybel Belen
Dean Christon
Natasha Dube
Ben Frost
Debi Granfield
Bill Guinther
David Hebert
Jane Law
Ann Lemire
Grace Lessner
Ignatius MacLellan
Gloria Paradise
Dee Pouliot
Colette Provencher
Gail Quinlan
Bill Ray
David Sargent
Jen White

David Creer, William H. Craig Fellow
Sylvia Dow, Visions for Creative Housing Solutions
John Eller, JEller Consulting, LLC
Mitch Gallo, RBC
Jen Hopkins, New Hampshire Community Loan Fund
Michelle Kim, BofA, Merrill Lynch
Liz Nickerson, Nickerson Development Services, Inc.
Benjamin Sahl, Attorney, NBC LLC
Jeffrey Seifert, TD Bank

Jim Stretz, G.K. Baum
Mary Ellen Warren, Visions for Creative Housing Solutions
Fred Williamson, Visions for Creative Housing Solutions

Vice-Chair Rudolph called the meeting to order at 10:30 a.m.

Approval of the Minutes of the March 28, 2019 Meeting: Mr. Buck moved, seconded by Mr. Skelton, and the Board unanimously approved the following motion:

2019-11 The minutes of the March 28, 2019, meeting are approved as presented.

COMMITTEE REPORTS:

Finance and Administration Committee

Approval: Housing Trust Fund Allocation Plan 2019: Ms. Schuyler briefly reviewed the proposed 2019 Housing Trust Fund Allocation Plan, noting the Committee's review of the Plan with staff. Mr. Christon reported on the public comment and Board approval processes. Staff noted this will be the third round of funding for this program. Ms. Schuyler moved, seconded by Mr. Skelton, and the Board unanimously approved the following motion:

2019-12 The Board of Directors approves the 2019 Housing Trust Fund Allocation Plan as presented.

Homeownership Committee

Ms. Rudolph reported the Committee met in April but has no action items to bring before the Board.

Multi-Family Housing Committee

Approval: Project Financing – Abenaki Springs Phase II: Mr. Shumway provided a brief review of the Abenaki Springs Phase II project and noted the Committee's detailed discussion and review of the project and earlier phase, including rent up and oversight. Ms. Dube then provided details of the project and the proposed funding. She reviewed the Phase I occupancy, providing updates and answering members' questions. Mr. Shumway moved, seconded by Ms. Ikawa, and the Board unanimously approved the following motion:

2019-13 The Board of Directors approves the following financing for the Abenaki Springs Phase II project located in Walpole, New Hampshire, up to the amounts and terms as follows.

Amount	Source	Type	Rate	Term
\$3,100,000	TBD ⁽¹⁾	Construction	TBD ⁽²⁾	18 Months

The Executive Director or designee is authorized to execute the security documents required for this transaction, add conditions as necessary and implement short-term modifications to terms as deemed appropriate to facilitate the closing and/or payoff of the above loan(s). All documents

shall be reviewed and approved by the Authority's legal counsel.

⁽¹⁾ Operating Fund and/or Authority line of credit as determined to be appropriate.

⁽²⁾ Variable; cost of funds plus 150 basis points. The cost of funds rate as of March 26, 2019 is 3.358%.

Approval: Project Financing – Harvey Heights Phase I: Mr. Shumway provided a brief review of the Harvey Heights Phase I rehabilitation project. Ms. Dube reported on the project reviewing the development team and providing details of the proposed funding. She also reviewed the planned renovations, and the occupancy status. Mr. Christon discussed the challenges associated with aging Rural Development projects. Mr. Shumway moved, seconded by Ms. Schuyler, and the Board unanimously approved the following motion:

2019-14 The Board of Directors approves the following financing for the Harvey Heights Phase I project located in Ashland, New Hampshire, up to the amounts and terms as follows:

<u>Amount</u>	<u>Source</u>	<u>Type</u>	<u>Rate</u>	<u>Term</u>
\$605,500	HOME	Deferred	0%	30 Years

The Executive Director or designee is authorized to execute the security documents required for this transaction, add conditions as necessary and implement short-term modifications to terms as deemed appropriate to facilitate the closing and/or payoff of the above loan(s). All documents shall be reviewed and approved by the Authority's legal counsel.

Executive Committee

The Executive Committee did not meet in April.

UNFINISHED BUSINESS:

There was no unfinished business to bring before the Board.

NEW BUSINESS:

Presentation: Emerging Opportunities Grantee – Visions for Creative Housing Solutions:

Mr. Christon briefly discussed the Emerging Opportunities Grant Program and the goal for funding Visions for Creative Housing Solutions. Sylvia Dow, Executive Director of Visions for Creative Housing Solutions (Visions) provided a presentation for members, giving the background and history of Visions and their work to provide supported housing opportunities. She discussed the value of receiving the Emerging Opportunities Grant and the additional funding from the Authority. Ms. Dow then provided details of the toolkit Visions has produced, reviewing outreach efforts, use of funds, progress, and the overall Visions model. Ms. Dow then answered members' questions.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Christon updated members on recent federal level legislative activity, noting continued discussions around the federal budget. He then provided updates on state level legislative activity reporting on HB 2, the trailer bill, which includes provisions that could affect the

Authority, including an appropriation to the Affordable Housing Fund (AHF). Mr. Christon noted the appropriation for lead remediation is no longer in the House version of the budget but there is potential for it to appear in the Senate budget. He provided details on several foreclosure-related bills including HB 309, and reviewed the status of several bills that have had recent hearings. Mr. Christon also provided updates on several Senate bills including SB 15 and SB 306. He answered members' questions throughout the discussion.

PROGRAM ACTIVITY REPORTS:

Mr. Christon updated members on ongoing discussions regarding entities that provide downpayment assistance on a national basis, reporting on the HUD rules published, the Chenoa Fund's appeal and noting a hearing on the appeal is being held today. Mr. Christon reported members will be updated as this develops. Mr. Christon reviewed the Homeownership Activity Reports noting loan activity is down from last year and staff is projecting the decline will continue. He discussed several factors, including lack of inventory in the Authority's price range and Fannie Mae requirements. Mr. Christon reported individual loan amounts are up slightly and noted the same trends are true in the MCC program as well.

Mr. Christon reviewed the Rental Assistance Program Reports, noting these are quarterly reports. He provided an update on the Moving to Work (MTW) status, reporting the Authority received notice from HUD that we are not eligible to participate in the current program. Mr. Christon reported the budget for the voucher program has been received and it is consistent with what was expected, which will allow staff to maintain the lease up plan as projected. He also provided an update on the Family Unification Program (FUP), noting the good communication with the Department of Health and Human Services (DHHS) on that program.

Mr. Christon then reviewed the Multi-Family Development Reports. He reported members can expect to see additional projects coming forward to the Board in May and June, and noted staff is anticipating coming close to reaching the unit production goal. Mr. Christon also reported on the applications which were received for the second round of Housing Trust Fund allocations, providing details and noting the increase in developer interest.

Finally, Mr. Christon reviewed the financial reports, reporting the delinquency numbers remained low for the month of March, which follows a historic trend. He reported the multi-family portfolio remains strong, with no projects on the critical watch list, and provided an update on the recovery housing project located in Keene.

COMMITTEE MEETING MINUTES:

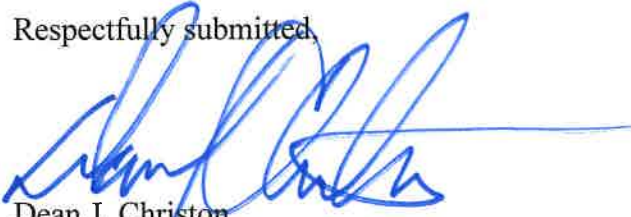
The Board had no comments on the Committee minutes as presented.

Mr. Christon reminded members the planning meeting has been scheduled for June 3, 2019, and noted they should receive meeting materials four or five days prior to the meeting.

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There being no further business to bring before the Board, it was unanimously voted to adjourn the meeting at 11:38 a.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Dean J. Christon", with a long horizontal line extending to the right.

Dean J. Christon
Executive Director