VHFA Board of Commissioners Meeting
Vermont Housing Finance Agency
164 St. Paul Street
Burlington, VT
December 5, 2019

VHFA Board Members Present:
Commissioners: Katie Stuart-Buckley, Lamont Barnett, Tom Leavitt, Jennifer Hollar (designee for Gus Seelig), and Jill Rickard (designee for Michael Pieciak), attended in person. Josh Hanford (designee for Lindsay Kurrle), Jeanne Morrissey and Michael Clasen (designee for Beth Pearce) attended via telephone conference.

Staff Present:
Maura Collins, George Demas, Megan Roush, Bill Schrecker, Jacklyn Santerre, Steve Gronlund, Kim Roy, Chris Flannery, Eric Hoffman, Josh Slade and Brenda Howley attended in person.

Guests: Kathy Beyer from Housing Vermont

BOARD MEETING
Ms. Stuart-Buckley Chair, called the Board meeting to order at 10:00 a.m.

Staff confirmed that a Notice of this meeting was provided to the requesting parties and was posted on the Agency website and with State Department of Libraries, and that the Agenda for this meeting was provided to the requesting parties and posted on the Agency website, all within the statutory time requirements.

Staff confirmed that Minutes to all meetings after July 1, 2014 had been posted on the Agency website not less than 5 days after the meeting.

Ms. Stuart-Buckley asked if anyone had any changes to the Agenda and there were none.

Ms. Stuart-Buckley confirmed that those Commissioners attending by telephone could hear the conduct of the meeting and be heard throughout the meeting by the other attendees. Ms. Stuart-Buckley noted that Commissioners would have to vote by roll-call since there were Commissioners participating by telephone conference.

BOARD MINUTES
Mr. Barnett moved to accept the minutes of the September 26, 2019 Board meeting, and Ms. Rickard seconded the motion, which was unanimously approved by roll-call vote, except that Mr. Leavitt was not available for the vote.

PUBLIC COMMENT
Ms. Stuart-Buckley opened the meeting to public comment.

CONSENT AGENDA
Mr. Barnett moved the Board approved the Multi-Family Bond Authorization Resolution, and Mr. Clasen seconded the motion which was unanimously approved by roll-call vote, except Mr. Leavitt was not available for the vote.

Mr. Clasen moved the Board approved the Single Family Bond Authorization Resolution, and Ms. Rickard seconded the motion which was unanimously approved by roll-call vote, except Mr. Leavitt was not available for the vote.

STAFF REPORT
Ms. Collins noted Ms. Howley would be retiring at the end of December and thanked her for her service. She also introduced Eric Hoffman.

Ms. Collins noted that the Agency while the Agency had no specific requests for itself in the upcoming legislative session, the Agency would be working to support full funding for VHCB, rental housing standards, and the results of the Treasurer’s Act 48 study focused on creating housing.

Ms. Collins noted that the Agency will be finalizing the Vermont Housing Cost Study to be presented to the Board and to other funders within the state to guide discussions regarding costs of affordable housing. In addition, Ms. Collins noted that the Agency will be preparing an updated housing needs assessment for the State that will be used in the preparation of the State’s Consolidated Housing Plan in the new year.

Ms. Hollar noted that the remaining proceeds of the most recent housing bond would be fully committed by January 2020, and that given discussions in Washington regarding increasing the low income housing tax credit programs, it is important to make sure the state has enough resources to leverage that increase as broadly as possible.

Mr. Leavitt arrived 10:14 a.m.

HOMEOWNERSHIP
FY 2019 Production and Outlook for FY 2020
Ms. Santerre reviewed her memo and provided detail on how changes to Fannie Mae programs for housing finance agencies have limited VHFA to offering funding for Fannie Mae loans to only those borrowers with incomes less than 80% of AMI, thereby reducing the total volume of VHFA production. Ms. Santerred noted that the Agency will work to increase production of
loans through FHA and other programs, and is working on various initiatives to attract loan originators, but that overall production would be down.

At one point during the discussion, the Commissioners on the telephone were disconnected, but were reconnected and updated on what they had missed, and the discussion resumed.

Changes to Homeownership Center Funding
Ms. Collins reviewed her memo regarding the changes to Homeownership Center funding, noting that the Homeownership Centers had been apprised of the proposed changes, understand the reasons for them, and appreciate the Agency’s willingness to not have the changes come into effect until July 1, 2020.

DEVELOPMENT
New Avenue
Ms. Roush reviewed her memo and introduced Kathy Beyer who highlighted the progress of the project. Ms. Beyer noted that they are looking to be out to bid in early January. Mr. Barnett moved that the Board approve the proposed Resolution, and Mr. Leavitt seconded the motion which was unanimously approved by roll-call vote.

Asset Management/Compliance Updates
Ms. Roy reviewed Asset Management and Compliance updates. She provided details on IRS rule changes requiring significant increases in the number of units VHFA will need to have inspected each year and the various steps the Agency is taking to continue to meet its regulatory requirements without an increase in staff through cooperation with other funders and technological changes.

HOUSING VERMONT Restructuring Update
Ms. Collins reviewed her memo regarding the restructuring of HVT and introduced Kathy Beyer. Ms. Beyer reviewed the proposed changes to the Articles of Incorporation and Bylaws of Housing Vermont (“HVT”). There was a general discussion on how the HVT Board would be setup and how it would operate. Ms. Beyer noted that HVT wants to continue to be a strong partner and developer in the State of Vermont. There was a general discussion regarding the need to ensure that the funds initially invested by VHFA in the creation of HVT continue to be used for the benefit of Vermont projects. Mr. Barnett moved that the Board approve the changes to the HVT Articles of Incorporation and Bylaws as presented and authorize Ms. Collins to sign the acknowledgement and approval requested by HVT. Mr. Leavitt seconded the motion, and it was unanimously approved by roll call vote.

VHFA’S 2020 Vision
Ms. Collins reviewed her memo regarding a strategic planning process for the Agency in 2020. After a general discussion, there was a consensus that the planning process should include a focus on external market and regulatory forces that might affect any plans the Agency made, that a third-party facilitator with knowledge of the business of HFAs would be helpful in developing
a final plan, that any plan be created with the understanding that proposed goals were targets that might not be achievable in light of “real world” factors, such as economic and legal changes, and that Staff would be preparing a fleshed out plan to present to the Board for final review rather than engage the Board in open-ended discussions of possibilities.

Ms. Stuart-Buckley confirmed with Staff that Minutes of the meeting had been kept and would be posted to the Agency’s website within five days.

ADJOURNMENT
Upon motion by Mr. Barnett duly seconded by Mr. Leavitt and unanimously approved by roll-call vote, the meeting was adjourned at 12:05 pm.

I hereby certify that the foregoing is a true copy of the Minutes of the Vermont Housing Finance Agency Board of Commissioners meeting held on December 5, 2019. The Minutes were approved at a lawful meeting of the Commissioners held at Berlin, Vermont on February 3, 2020.

Maura Collins
Executive Director and Secretary
Vermont Housing Finance Agency