

**FINAL -- Draft Posted February 7, 2023**  
**VHFA Board of Commissioners Meeting**

Vermont Housing Finance Agency  
Board Room  
164 St. Paul St., Burlington VT  
February 6, 2023

**VHFA Board Members Present:**

Commissioners: Katie Buckley (Chair), Michael Pieciak, Gus Seelig, Jeanne Morrissey, Fred Baser, Tom Leavitt, Emily Kisicki (designee for Kevin Gaffney), and Marie Milord-Ajanma (all attended electronically).

**Staff Present:**

Maura Collins, Chris Flannery, George Demas, Jacklyn Santerre, Kim Roy, Megan Roush, Josh Slade, Alejandro Flores-Howland, Chad Simmons, Gale Proulx

**Guests:**

Kathy Beyer (Evernorth, Inc.)

**BOARD MEETING**

Ms. Buckley called the Board meeting to order at 9:31 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 prior meetings had been posted on the Agency website not less than 5 days after the meetings as required.

Ms. Buckley asked if there were any changes to the Agenda and there were none.

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

**BOARD MINUTES**

Mr. Leavitt moved to accept the minutes of the December 12, 2022, Board meeting, and Ms. Milord-Ajanma seconded the motion, which was unanimously approved by roll call vote, except that Ms. Kisicki abstained.

**PUBLIC COMMENT**

Ms. Buckley opened the meeting to public comment, and there were none.

## CONSENT AGENDA

Mr. Pieciak moved to adopt the proposed Annual Meeting resolutions, and Mr. Seelig seconded the motion, which was unanimously approved by roll call vote.

## COMMUNITY DEVELOPMENT

### *QAP Update*

Ms. Roush reviewed the Staff presentation regarding the purposes and requirements of the Qualified Allocation Plan, and Ms. Roush and Mr. Slade reviewed proposed changes from the current QAP and issues to be addressed in the next QAP update. After a general discussion including long term maintenance and upkeep issues and the need to tap energy generation and efficiency resources for affordable housing, Mr. Seelig moved that the Board approve and recommend to the Governor the revised QAP as presented by Staff. Ms. Kisicki seconded the motion which was unanimously approved by roll call vote.

## STAFF REPORT

Ms. Collins reviewed the Staff Report including an update of the status of the First Generation down payment assistance program, a general legislative update and an update on the status of the WRAP program.

Mr. Seelig left the meeting.

## JEDI PRESENTATION


Mr. Simmons and Ms. Proulx led a discussion of JEDI principles in the context of responses to feedback. There were breakout discussions regarding the need to accept feedback as presented and to respond in a way that is not defensive and does not minimize the experience of the person providing feedback.

Ms. 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 made by Ms. Morrissey, seconded by Mr. Pieciak and unanimously approved by roll call vote, the meeting was adjourned at 11:05 a.m.

*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 February 6, 2023. The Minutes were approved at a lawful meeting of the Commissioners held on March 13, 2023.*

  
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Maura Collins  
Executive Director and Secretary  
Vermont Housing Finance Agency