



## **Minutes of the Board of Commissioners Meeting February 19, 2019**

### **MEETING CONVENED**

A regular meeting of the Board of Commissioners for MaineHousing convened on February 19, 2019 at the offices of MaineHousing, 353 Water Street, Augusta, Maine. A notice of the meeting was published on February 8, 2019 in Central Maine newspapers.

Chair Lincoln Merrill called the meeting to order at 9:00 a.m. The meeting convened with Commissioners Sheryl Gregory, Kevin P. Joseph, Laurence Gross, Deputy State Treasurer Matthew Colpitts, and Director Dan Brennan present. Commissioner Donna Talarico attended by telephone because she was traveling out of state. There were no other persons at her location. Commissioner Thomas Davis also attended by telephone because he was travelling out of state. There were no other persons at his location. There was a quorum present.

### **PUBLIC ATTENDANCE**

Guests and staff present for all or part of the meeting include: Linda Uhl, Chief Counsel; Peter Merrill, Deputy Director; Denise Lord, Senior Director of Communications and Planning; Craig Reynolds, Director of Homeownership; Tom Cary, Treasurer; Mark Wiesendanger, Director of Development; Lauren Bustard, Senior Director of Programs; Daniel Drost, Director of Energy and Housing Services; Troy Fullmer, Manager of HEAP and Weatherization Services; Darren Brown, Director of Finance; Laurie Murray, Assistant Director of Finance; Jane Sturk, Portfolio Loan Originator; Brenda Sylvester, Community Housing of Maine, Inc.; Sarah Crowley, Dead River Company; and Gerrylynn Ricker, Paralegal and Note taker.

### **ADOPT AGENDA**

*Commissioner Joseph made a motion seconded by Commissioner Gregory to adopt the February 19, 2019 agenda. The vote carried unanimously.*

### **APPROVE MINUTES OF JANUARY 15, 2019 MEETING**

*Commissioner Joseph made a motion seconded by Commissioner Gregory to accept the January 15, 2019 minutes as written. The vote carried unanimously.*

### **COMMUNICATIONS AND CONFLICTS**

Chair Merrill reported he has an employee that will be applying for our First Home Loan program. Mr. Merrill also reported his insurance company received a claim on a multi-family project that may have a MaineHousing mortgage on. The property is in Sanford.

### **CHAIR OF THE BOARD UPDATES**

Chair Merrill reported that some developers and some contractors have asked him questions but nothing specific to report.

Mr. Merrill did go to the signing of the housing bond at the Hall of Flags last month.

### **DIRECTOR UPDATES**

Director Brennan reported his activities and upcoming events as follows:

- Three key employment positions have been filled: the Director of Information Technologies starts February 25<sup>th</sup>; the Public Information / Social Media Coordinator starts March 4<sup>th</sup>; and the Director of Homeless Initiatives starts on March 4<sup>th</sup>. Development filled two openings with internal people, and will be filing the third spot shortly so that department will be whole.
- The housing bond was signed and those funds are available. The program allows developers to walk-in with their application. There is \$14,500,000 available for the walk-in program. There is \$250,000 available to the community action agencies for weatherization and another \$250,000 to expand the Senior Home Modification program.
- The federal shut-down is over and MaineHousing wasn't tremendously impacted. There is a backlog at HUD in Washington.
- The Labor and Housing Committee was here on the 28<sup>th</sup> of January and the visit was a success.
- Met with York County Shelters to discuss a unique program they have involving recovery homes.
- Working with partners on the State Low Income Housing Tax Credit bill.
- Spoke with the Association of General Contractors at their annual meeting. Workforce shortages were discussed.
- Met with Michael Stoddard, Director of Efficiency Maine Trust regarding the installation of heat pumps in low income households.
- Director Brennan gave an update of the Building Committee.
- Deputy Director Merrill and Director Brennan met with Missy O'Neal, the Governor's Director of Boards and Commissions, had an initial discussion regarding the two openings on our Board, and asked that Commissioner Gregory's appointment be re-instated.
- Met with some officials at DHHS regarding the Shelter Plus Care program.
- Partnered with DHHS on a press release regarding the HEAP program.
- After today's Board meeting, Director Brennan will be going to the State House to speak to the Legislative Caucus on Aging.
- Setting up meetings to meet with several of the Commissioners in the Governor's cabinet.
- The Qualified Allocation Plan process has started. Discussions are underway with partners.
- February 27, 2019 is MaineHousing Day at the State House in the Hall of Flags in honor of our 50<sup>th</sup> anniversary.
- The NCSHA Legislative Conference is held March 11 through the 13<sup>th</sup>. Both Director Brennan and Deputy Director Merrill will be attending that in Washington, D.C.

## **HEAP RULEMAKING AND STATE PLAN REVIEW PROCESS**

Director of Energy and Housing Services Daniel Drost advised the Commissioners that his department has moved the HEAP Rulemaking and State Plan process up a couple of months. He will seek Board input at the March meeting, ask to commence rulemaking at the April meeting, hold the public hearings at the May meeting, and adopt the rule and plan at the June meeting. Director Drost explained the new software his department is implementing as well as new approaches to seeking input from stakeholders. Mr. Drost also informed the Commissioners that his department has hired a lean consultant who will aid in training staff as well as work with the CAP agencies to streamline the application process. Director Drost shared that while in Washington D.C. at a conference, he presented Maine Senator Susan Collins with the National Energy Assistance Directors Association award in recognition of her work in obtaining funds for the housing energy assistance program.



## **BOND TEAM PRESENTATION**

Treasurer Tom Cary introduced MaineHousing's bond team. Representatives from investment bankers, bond counsel, and financial advisory / quantitative services cfX were here. Mike Koessel and Arthur Akhtenberg from Citigroup (an investment banker) presented an overview of the last decade including what happened in 2008, post-crisis HFA responses, and what to expect today and beyond. Paul Haley, Damian Busch and May Xing from Barclay's (an investment banker) reviewed with the Board members MaineHousing's debt portfolio which is primarily Non-AMT, Tax Exempt. They explained MaineHousing consistently maintains healthy variable-rate balances; the multi-family portfolio has grown since the 2008 financial crisis; MaineHousing has consistently offered an attractive single family lending rate; and has low single family delinquency and foreclosure rates. MaineHousing's profitability helps it accomplish its mission. John Wagner, Esquire and Karilyn Kober, Esquire from Kutak Rock in Omaha, Nebraska talked to the Board members. They work nationally with over one-half of the state housing finance agencies (including MaineHousing) and numerous local housing finance agencies on both single-family bond issues and multi-family bond issues. Richard Godfrey and Sissi Chen from cfX stated that MaineHousing is one of the premiere housing authorities in the country. cfX helps MaineHousing optimize its decisions. They collaborate with MaineHousing on objectives, identify and analyze resources inside and outside the bond indenture, propose alternative solutions, and evaluate alternatives against objectives. All bond team presenters spoke very highly of Treasurer Tom Cary and his staff.

## **ADJOURN**

*Commissioner Gregory made a motion seconded by Commissioner Joseph to adjourn the meeting. The meeting was adjourned at 11:53 a.m. by a unanimous vote of the Board.*

Respectfully submitted,



Donna Talarico, Secretary