



Minutes of the Board of Commissioners Meeting November 20, 2009

MEETING CONVENED

A regular meeting of the Board of Commissioners for MaineHousing convened on November 20, 2009 at the offices of MaineHousing, 353 Water Street, Augusta, Maine. A notice of the meeting was published on November 6, 2009 in the Central Maine Newspapers.

Commissioner Gregory called the meeting to order at 9:05 a.m. with Commissioner and Director Dale McCormick, Commissioners Elizabeth Mahoney, David Lemoine, and Nikki McLean present. Commissioner Kontos joined the meeting at 9:25 a.m. There was a quorum present. Commissioner Don Gean was absent.

PUBLIC ATTENDANCE

Other guests and staff present at the meeting include: Margaret Bean & Adam Krea, Deputy Directors; Linda Grotton, Internal Audit Manager; Tom Cary, Treasurer; Linda Uhl, Chief Counsel; Darren Brown, Controller; Nancy Fritz, Director of Homeless Initiatives; Peter Merrill, Director of Communications & Planning; Laurie Murray, Deputy Controller; and Jody Rollins, Office Administrator and note taker.

AGENDA

Commissioner Mahoney made a motion seconded by Commissioner McLean to accept the agenda. All Commissioners were in favor of accepting the agenda. The motion carried 4-0.

COMMUNICATIONS/CONFLICTS

Deputy Director Adam Krea reported communication with Commissioner Gean regarding questions he had on the 2010 budget. Commissioner Gean e-mailed his thoughts on the budget which Adam distributed to the group.

MINUTES OF THE MEETING

Commissioner Mahoney made a motion seconded by Commissioner McCormick to accept the October 20 minutes as presented. All Commissioners voted to accept the minutes. The motion carried 4-0.

FINANCIAL REPORT & UPDATE

Darren Brown reported there had been little change in delinquencies and foreclosures. There was a slight increase of 1 basis point (the smallest increase in the past six months). He noted that the unemployment rate was down 1 basis point, and hoped this was an indication that the market was stabilizing. The multi-family 60-day delinquency rates went down, and 30 day delinquencies were non-existent.

Finance is implementing loan modification changes with the intent to find a way to lower payments and/or make them more manageable for troubled borrowers. The changes to the program are: to extend the loan term by re-amortization, to lower interest rate, to provide forbearance or defer principle, or to use a combination of these terms.

GSE BOND PURCHASE PROGRAM

Tom Cary described the Government-Sponsored Enterprise program offerings for state and local housing finance agencies. The three offerings are (1) replacement credit and liquidity program (2) multifamily bond program and (3) single family bond program. MaineHousing applied for the Single Family Bond Program

and was awarded \$145 million. It allows MaineHousing to sell up to \$145 million in bonds at a specified rate from now until December 31, 2010. Tom discussed the costs and benefits of the program.

2010 OPERATING BUDGET

At the request of the Board, Darren presented alternative options on how to reward staff for their hard work in 2009. After considerable discussion by Commissioners on how to reward staff, no decisions were made at this time. The Board decided to discuss the 2010 budget at the December 15th meeting.

RESOURCE ALLOCATION

The Resource Allocation discussion will be held at the December 15 meeting.

BOARD RECOGNITION AWARD FOR JOHN SEVIGNY

Dale McCormick presented an artistic shadow box reflecting MaineHousing's mission to outgoing Commissioner John Sevigny. Dale, along with fellow Commissioners, recognized John's contributions and dedication to MaineHousing while serving on our Board of Commissioners.

DIRECTOR UPDATES

- Commissioner McCormick reported that the stimulus money is flowing.
- The Gift of Green program purchased 115 loans for \$15 million in two weeks.
- There were 17,541 LIHEAP payments made in the first distribution of funds.

COMMISSIONER UPDATES

- Chair Kontos asked if there were any conflicts for Board Members to attend the December 15th meeting. Even though Director McCormick had a conflict on December 15th, it was decided to proceed with the meeting as scheduled.

DEPARTMENT REPORTS

No discussion

OTHER BUSINESS

None

NEXT MEETING

The next meeting of the Board of Commissioners will be held on December 15th at the offices of MaineHousing.

ADJOURN

Commissioner McLean made a motion seconded by Commissioner Maboney to adjourn the meeting at 11:00 a.m.

Respectfully submitted,

Donald Gean, Secretary