



Minutes of the Board of Commissioners Meeting October 18, 2016

MEETING CONVENED

A regular meeting of the Board of Commissioners for MaineHousing convened on October 18, 2016 at the offices of MaineHousing, 353 Water Street, Augusta, Maine.

Vice Chairman Lincoln Merrill called the meeting to order at 9:00 a.m. with Commissioners Sheryl Gregory, Kevin P. Joseph, Donna Talarico, State Treasurer Terry Hayes, and Director John Gallagher in attendance. Chairman Peter Anastos, Commissioners John Marsh and Adam Bradstreet were absent. There was a quorum present.

PUBLIC ATTENDANCE

Guests and staff present for all or part of the meeting include: Peter Merrill, Deputy Director; Tom Cary, Treasurer; Linda Uhl, Chief Counsel; Mark Wiesendanger, Director of Development; Linda Grotton, Manager of Audit and Compliance; Dan Brennan, Senior Director of Programs; Darren Brown, Director of Finance; Craig Reynolds, Director of Homeownership; Deb Turcotte, Public Information Manager; Jane Whitley, Human Resources Manager; Leah Bruns, Manager of Homeless Initiatives; Jodie Stevens, Counsel; Bill Glover, Manager of Lending; Jody Rollins, Office Administrator and note taker.

ADOPT AGENDA

Director Gallagher stated we may need a brief Executive Session at the End of the meeting. *Commissioner Gregory made a motion seconded by Commissioner Talarico to adopt the agenda. The motion carried unanimously.*

COMMUNICATIONS AND CONFLICTS

- Director Gallagher reported receiving a communication from Nathan Szanton regarding the Qualified Allocation Plan. He would like to discuss this further at the end of the meeting, which may require an Executive Session.
- MaineHousing received two communications regarding Rhode Island Housing Authority servicing MH loans.
- Commissioner Merrill reported that a contractor interested in building for Patriot's Insurance listed Dan Brennan as a reference.
- Commissioner Merrill was contacted by the Central Maine Newspapers for comment regarding a story that was published in the October 2nd *Maine Sunday Telegram*. He expressed to them that MaineHousing was a tremendous organization with great staff, and commented on the good work that we do.
- Commissioner Hayes participated in a meeting with Senator Katz and other housing advocates regarding the senior housing bond. Director Gallagher stated that there is an upcoming meeting with the Governor about the bond that he and Peter Merrill will be attending.

MINUTES OF THE JULY 19, 2016 MEETING

Commissioner Hayes made a motion seconded by Commissioner Gregory to approve the minutes. The motion carried unanimously.

DIRECTOR UPDATES

- Director Gallagher attended meetings with the Public Housing Authorities, the Maine Affordable Housing Coalition, Northern New England Housing Investment Fund (Tax Credits), Severin Beliveau & David Turner (Liberty Properties), Portland Housing Authority (10 Year Plan), and Beacon Communities Development from Boston.
- Attended the Aging Summit and participated as a panelist and moderator, the Bi-partisan Commission on Housing, and a forum with community leaders about future needs for housing.

HOMEOWNERSHIP DEPARTMENT REVIEW & UPDATES

Department Director Craig Reynolds provided updates on the increased lender production, interest rate trends, and how they are marketing the homebuyer program. Modifications made to the Veterans homeownership program, which include waiving the first time homebuyer mandate, a rename, and a quarter point interest rate reduction, contributed to more loans in 2016. Homeownership has implemented eDocs, which is a new program that enables MH to receive documents electronically from the lenders.

HOME MODIFICATION TAX CREDIT RULE PUBLIC HEARING

Chief Counsel Linda Uhl conducted a public hearing on the proposed Home Modification Tax Credit Rule, which would establish standards for a new home modification tax credit for persons who make modifications to their homes to make them accessible to persons with disabilities who live in the home. Deputy Director Peter Merrill provided an overview of the stakeholder process. There was one public comment by Representative Archie Verow of Brewer who sponsored the legislation. A full transcript is available. The comment period ends October 28 at 5:00 P.M.

DEPARTMENT REPORTS

There were comments and questions asked pertaining to the department reports.

1. Foreclosures are the lowest since August of 2009.
2. Commissioner Hayes requested a presentation / explanation regarding credit swaps.
3. Commissioner Hayes asked if there was a way to prioritize the risk of losing federal dollars, and if we could quantify the number of Mainers it would impact if we lose funding.
4. Dan Brennan provided an update on the drought and the \$250,000 grant money available through the Home Repair program offered by the Community Action Agencies.
5. Darren Brown explained the new GASB reporting requirements and how the retirement actuality liability is recognized.
6. Leah Bruns provided additional information about the Homeless Initiatives performance measure charts. A request was made to revise the charts for clarity.
7. A brief discussion occurred regarding the HCV inspection process, creating efficiencies, and incentivizing landlords.

OTHER BUSINESS

Director Gallagher led a discussion regarding a complaint he received from Nathan Szanton about the Qualified Allocation Plan. He explained MH's approach in changing the QAP, and the process to the Board.

Commissioner Hayes made a motion seconded by Commissioner Talarico to go into an Executive Session under title 1, M.R.S.A section 405.6.E to discuss legal rights and duties of Maine Housing and potential litigation with counsel. Lincoln Merrill, Sheryl Gregory, Kevin P. Joseph, Donna Talarico, and State Treasurer Terry Hayes voted in favor. The motion carried unanimously and the Board went into Executive Session with Deputy Director Peter Merrill, Director of Development Mark Wiesendanger, Counsel Jodie Stevens, and Chief Counsel Linda Uhl.

The Board came out of Executive Session

ADJOURN

The meeting was adjourned by a unanimous vote of the Board.

Respectfully submitted,

Donna Talarico, Secretary