



Minutes of the Board of Commissioners Meeting January 15, 2019

MEETING CONVENED

A regular meeting of the Board of Commissioners for MaineHousing convened on January 15, 2019 at the offices of MaineHousing, 353 Water Street, Augusta, Maine. A notice of the meeting was published on January 4, 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, State Treasurer Henry Beck, Laurence Gross and Director Dan Brennan. Donna Talarico attended by telephone because she was traveling out of state. There were no other persons at her location. Commissioner Thomas Davis was absent. 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; Jane Whitley, Director of Human Resources and Facilities; Denise Lord, Senior Director of Communications and Planning; Craig Reynolds, Director of Homeownership; Tom Cary, Treasurer; Linda Grotton, Manager of Audit & Compliance; Mark Wiesendanger, Director of Development; Lauren Bustard, Senior Director of Programs; Brenda Sylvester, Community Housing of Maine, Inc.; and Gerrylynn Ricker, Paralegal and Note taker.

Chair Lincoln Merrill welcomed State Treasurer, Henry Beck.

ADOPT AGENDA

Commissioner Joseph made a motion seconded by Commissioner Gross to adopt the January 15, 2019 agenda. The vote carried unanimously.

APPROVE MINUTES OF DECEMBER 18, 2018 MEETING

Commissioner Gross made a motion seconded by Commissioner Joseph to accept the December 18, 2018 minutes as written. The vote carried unanimously.

COMMUNICATIONS AND CONFLICTS

None

CHAIR OF THE BOARD UPDATES

None

DIRECTOR UPDATES

Director Brennan reported his activities and issues and upcoming events as follows:

- Reminded the Commissioners that today at 11:30 in the Hall of Flags at the State House there will be a signing ceremony on the Senior Housing Bond.
- Met with York County Community Action Agency. They have some great ideas about the development of more affordable housing in York County. One in particular is doing a tax

credit deal then convert it to homeownership.

- Participated in a call with Associated General Contractors and Maine Affordable Housing Coalition. The topic of the conversation was costs in multi-family construction.
- Met with the Maine Shelter Network; the Directors of Maine Shelters came here. They represent the forty homeless shelters throughout Maine. Policy and direction were discussed.
- Held the second round interviews for the Information Technology Director. Should be making a decision within the next week or two. Very happy with the national recruiter we hired.
- The Qualified Allocation Plan (QAP) is in its early stages.
- The Federal Government shutdown impact right now is minimal. We've done a lot of analysis on the purchasing of single family loans and we have some relaxed time frames within which to get required documentation. The Energy and Housing Services programs are already funded through this heating season. The Housing Choice Voucher program's administration of the HAP payments are good through February but if any contract renewals come up, they will not be paid until the contracts can be renewed.
- The Quarry Ridge project in Freeport will be purchased by the Freeport Housing Trust.
- New building update – our plans and specs are out for bidding. Demolition work is still taking place. Design team is working on colors, furniture, etc. The audio/visual and security contracts are being finalized.

TOTAL DEVELOPMENT COSTS (TDC) SCORING CATEGORY

Director Brennan proposed a policy change to the scoring in our 4% program and in the QAP. Director Brennan would like to remove the entire TDC scoring category but keep the cost caps in place. Director Brennan explained that now is the time to make this change because we are rolling out the program for the new housing bond that is being signed today by the Governor and are beginning work on the new QAP.

Commissioner Gross made a motion seconded by Commissioner Gregory to adopt the recommendation to remove the TDC scoring category. The vote carried unanimously.

LEGISLATIVE REVIEW

Deputy Director Peter Merrill reported we have a new Governor and a new House and Senate, both of which are controlled by Democrats. The House and the Senate have appointed their committees. They created a new committee, which is our committee called Labor and Housing. Mr. Merrill discussed the members of our committee. We have invited our committee for a tour of a homeless shelter and an apartment building, and to visit senior staff and learn a little bit about us on January 28th. Mr. Merrill reviewed the bills that MaineHousing has an interest in.

RESOURCE ALLOCATION

Director Brennan went over the allocation of subsidy resources for 2019. He explained our available resources and the amounts allocated to our programs.

ADOPT PRESERVATION AND RELOCATION RULE

Chief Counsel Linda Uhl reviewed the proposed rule and the testimony at the public hearing and the written comments received. She explained that staff was not proposing any new changes to the proposed rule.

Commission Gregory made a motion seconded by Commissioner Gross to adopt the proposed Preservation and Relocation Rule, Chapter 34 as presented to the Board at the January 15, 2019 Board meeting. The vote carried unanimously.

ADOPT MULTI-FAMILY MORTGAGE LOANS RULE

Chief Counsel Linda Uhl reviewed the proposed rule and the written comments that were received. In response to comments from the Maine Affordable Housing Coalition, a reference to tax exempt bonds was added. Also, MaineHousing opted not to raise the maximum interest rate on construction loans from Wall Street Journal Prime Rate plus 2% to Wall Street Journal Prime Rate plus 3%. There were no other changes to the proposed rule.

Commissioner Gregory made a motion seconded by Commissioner Joseph to repeal the existing Multi-family Development and Supportive Housing Loans and Grants Rule and replace it with the Multi-family Mortgage Loans Rule, Chapter 29, as presented to the Board at the January 15, 2019 Board meeting. The vote carried unanimously.

DEPARTMENT REPORTS

Commissioner Joseph asked about the finance department report with regard to salaries. The salaries are down because of open positions and Mr. Joseph wondered whether MaineHousing pays a lot of overtime to staff to do the work of these open positions. Director Brennan explained we rarely pay overtime. Mr. Joseph wanted to express to the staff that the Commissioners really appreciate all that they do and their stepping up to take on extra duties. Commissioner Gregory, referring to page 61 of the Board Packet, asked what the 115 family re-unification vouchers are. Senior Director of Programs, Lauren Bustard explained they are a special type of voucher from HUD for families who have an open case with the Department of Health and Human Services to reunify children with their families. The family re-unification voucher can also be used for youth who age out of foster care. Chair Merrill asked Director of Homeownership Craig Reynolds if he was still optimistic for a strong year. Craig said he was.

ADJOURN

Commissioner Joseph made a motion seconded by Commissioner Gross to adjourn the meeting. The meeting was adjourned at 10:36 a.m. by a unanimous vote of the Board.

Respectfully submitted,



Donna Talarico, Secretary