

Written response to questions for Finance, Revenue and Bonding 3/11, 12:30 pm to 1:00 pm

1. Do you need the unallocated balance?
  - a. If so, for what purpose?
  - b. Within what time frame?
2. Are the unallocated funds obligated, designated, or otherwise attached to projects, or are funds available for future needs as they arise?
  - a. If attached to projects, please provide information on the projects.
3. Allocation of Funds
  - a. When was the last time funds for the program were allocated, if ever?
  - b. Have the funds been requested for allocation by the bond commission? If so, how much and when?
4. What impediments, if any, have there been in accessing and using the unallocated bond funds?
5. If new or increased bond authorizations have been proposed for FY 23, what expansion or increase of projects is expected and how quickly are the new funds anticipated to be needed?
6. Discuss expenditures from any bond-related revolving funds within your agency

Current Department of Housing Activity:

<b>SUMMARY INFORMATION</b>							
		# of Applications	# of Units	Supportive Units	New Units	Rehab Units	Development Cost
100% Complete	2022	3	66	-	-	12	\$2,491,968
100% Complete	2021	49	1,951	213	470	950	\$428,306,818
100% Complete	2020	47	1,787	140	554	762	\$458,417,064
100% Complete	2019	57	3,093	147	1,078	1,395	\$605,146,276
Under Construction		102	4,376	293	1,025	2,272	\$1,002,741,583
In Progress		81	3,037	200	950	1,114	\$808,799,157
<b>TOTALS</b>		339	14,310	993	4,077	6,505	\$3,305,902,866

### Energy Conservation Loan Fund

Unallocated Balance: \$ 750,000

Q1. This unallocated balance is needed as a stop-gap should the revolving fund administered by Capital For Change need an infusion of capital. These funds would be used to fill the gap between budget cycles, allowing the Legislature time to allocate funds through the regular budgeting process.

Q2. These funds are available for future needs, as described above. These funds would be used to fill the gap between budget cycles, allowing the Legislature time to allocate funds through the regular budgeting process.

Q3. This program was last allotted funds under Public Act 10-44, Sec. 210. All except the balance above has been allocated by the State Bond Commission.

Q4. Three are no impediments to accessing or using these bond funds.

Q5. Not applicable

Q6. This is a revolving loan fund, which is active in use and has a current active balance of approximately \$4MM, which turns over regularly.

### **Affordable (Flexible) Housing Program**

Unallocated Balance: \$ 246,181,235

Q1. This unallocated balance is critical to the Department's development activities. These unallocated funds are committed, or pending commitment within the next twelve months.

Q2. The majority of these unallocated funds are committed/obligated as described in the following table. As this indicates, there are 65 projects/activities that are under consideration equaling \$270,500,000 in needed funding. In addition, we will be seeking new requests for assistance by Mid-April, through the Development Engagement Process, which are anticipated to create additional funding opportunities in excess of \$150,000,000.

<b>Project/Activity</b>	<b># of Projects/Activities</b>	<b># of Units</b>	<b>DOH \$'s Requested</b>
SSHP Preservation/Redevelopment	17	984	\$66,500,000
Development Engagement Process (New Construction/Substantial Rehabilitation)	32	2,667	\$154,00,000
Federal LIHTC 9% Applications	15	881	\$30,000,000
Homeownership Initiative (with CHFA)	1	500	\$20,000,000
	<b>65</b>	<b>5,032</b>	<b>\$270,500,000</b>

Q3. This program received an allotment of \$100MM under Public Act 21-111. The majority of these funds are anticipated to have a request for allocation submitted to the State Bond Commission in the next six months.

Q4. There have not been any State impediments to accessing or using these unallocated bond funds. Construction/planning delays due to COVID have slowed activity to some extent, but this is not seen as a significant issue going forward.

Q5. The additional bond authorizations will allow us to continue to plan for continued development activity. It is necessary for DOH to have the authorization in place before awarding funds to a project/activity. The new bond authorization requested will likely be awarded/committed before the end of the fiscal year 23-24.

Q6. N/A

### Healthy Homes Program

Unallocated Balance: \$ 10,000,000

Q1. This unallocated balance is necessary to continue the Department's healthy homes initiatives in collaboration with Connecticut Children's Medical Center and other organizations. The Department will be requesting the allocation of \$5,000,000 by the State Bond Commission in the next few months. It is expected that the remaining \$5,000,000 will be needed in the first quarter of calendar 2023.

Q2. These unallocated funds are intended for use over the next 12 to 18 months. No specific projects have been identified, but there is documented need in excess of these funds.

Q3. These funds were allocated under section 408(j) of FY 19. The upcoming \$5,000,000 request will be the first request under this allocation.

Q4. There have not been any State impediments to accessing or using these unallocated bond funds. Construction/planning delays due to COVID have slowed activity to some extent, but this is not seen as a significant issue going forward.

Q5. Not Applicable

Q6. Not Applicable

### Emergency Mortgage Assistance Program (EMAP)

Unallocated Balance: \$ 5,000,000

Q1. This unallocated balance is available to recapitalize the EMAP administered by the Connecticut Housing Finance Authority to ensure liquidity. We do not currently anticipate needing these funds due to the availability of federal assistance under the MYHOME CT initiative, funded with \$123MM under the Housing Assistance Fund provided directly by the Treasury under ARPA.

Q2. This unallocated balance is available to recapitalize EMAP administered by CHFA.

Q3. No information available on last authorization

Q4. Program is very scripted and structured, making eligibility difficult.

Q5. Not Applicable

Q6.

#### New EMAP Production

	CY 2020	CY 2021
# of Applications	96	84
# of Approvals	7	9
# of Closings	11	6
Average Loan Size	\$ 27,504	\$ 28,096

**EMAP Portfolio**

	YE 2019	YE 2020	YE 2021
<b>Portfolio balance</b>	\$ 59,833,772	\$ 57,020,971	\$ 53,452,738
<b># of Active Loans</b>	1,401	1,332	1,244
<b>Active Repayment - UPB</b>	\$ 25,457,092	\$ 25,160,911	\$ 25,337,174
<b># Loans in Active Repayment</b>	784	779	760
<b>Average Loan Size</b>	\$ 32,470.78	\$ 32,299	\$ 33,338
<b>Deferred - UPB</b>	\$ 32,183,334	\$ 31,194,460	\$ 28,037,431
<b># of Loans Deferred</b>	577	541	481
<b>Average Loan Size</b>	\$ 55,777	\$ 57,661	\$ 58,290
<b>Active Assistance - UPB</b>	\$ 2,193,346	\$ 665,599	\$ 55,395
<b># of loans in Active Assistance</b>	40	12	1
<b>Average Loan Size</b>	\$ 54,833.65	\$ 55,467	\$ 55,395
<b>EMAP Loans - UPB</b>			\$ 22,738
<b># of Loans Deferred</b>			2
<b># of Loans in Active Repayment</b>			0
<b>Average Loan Size</b>			\$ 11,369

**Downpayment Assistance Program (DAP)**

Unallocated Balance: \$ 9,000,000

Q1. This unallocated balance is available to recapitalize the Downpayment Assistance program administered by the Connecticut Housing Finance Authority to ensure liquidity.

Q2. This unallocated balance is available to recapitalize DAP administered by CHFA.

Q3. The last authorization was under Public Act 20-1.

Q4. This program is very active, there are no real impediments to its use.

Q5. N/A

Q6. N/A

**New DAP Production**

	<b>CY 2020</b>	<b>CY 2021</b>
<b># of Applications</b>	960	1223
<b># of Closings</b>	686	893
<b>Average Loan Size</b>	\$ 6,461	\$ 13,488

**DAP Portfolio**

	<b>YE 2019</b>	<b>YE 2020</b>	<b>YE 2021</b>
<b>Portfolio balance</b>	\$ 102,094,945	\$ 93,774,689	\$ 87,354,910
<b># of Active Loans</b>	12,774	12,278	11,225
<b>Average Loan Balance</b>	\$ 7,992	\$ 7,638	\$ 7,782

<b>Total Delinquency</b>	\$ 14,214,944	\$ 10,890,790	\$ 10,125,032
<b># of Delinquent Loan</b>	1,713	1,366	1,262
<b>Average Loan Balance</b>	8,298	7,973	8,023

**Incentive Housing Zone**

Unallocated Balance: \$ 3,500,000

Q1. This unallocated balance is necessary should any community with an approved Incentive Housing Zone achieve the necessary milestones under statute.

Q2. We intend to reach out municipalities to promote its use and encourage the development of local Incentive Housing Zones.

Q3. This allocation was put in place under Public Act 17-170.

Q4. There have not been any State impediments to accessing or using these unallocated bond funds. Accessing these funds is limited by municipal achievement.

Q5. N/A

Q6. N/A

**Nursing Home Diversification Fund**

Unallocated Balance: \$ 4,000,000

Q1. This unallocated balance is available to leverage CMS funding through the Department of Social Services activities related to nursing home closures and potential reuse of those facilities.

Q2. We currently do not have any projected time frame for accessing these funds. No specific projects have been identified at this time.

Q3. This allocation was put in place under Public Act 17-170.

Q4. There have not been any State impediments to accessing or using these unallocated bond funds. Accessing these funds is limited by nursing home closures and facility reuse.

Q5. N/A

Q6. N/A

**I-DASH (Capital funding for the creation of supportive housing)**

Unallocated Balance: \$ 1,524,634

Q1. This unallocated balance is available to leverage other capital funding in the creation of supportive housing units specifically for persons with intellectual disabilities and/or autism spectrum disorder.

Q2. We currently do not have any projected time frame for accessing these funds. No specific projects have been identified at this time.

Q3. This allocation was put in place prior to 2015.

Q4. There have not been any State impediments to accessing or using these unallocated bond funds.

Q5. N/A

Q6. N/A

**Homeless Prevention and Response Fund**

Unallocated Balance: \$ 12,125,000

Q1. The Department anticipates going to seek the approval of the State Bond Commission for \$1,925,125 within the next six months. This would leave an unallocated balance of \$10,199,875 in this fund. The Department does not anticipate using the remaining balance for this purpose.

Q2. We currently do not intend to access or make use of the remaining balance, as noted above.

Q3. This allocation was put in place under Public Act 15-1, and reduced by \$4MM under Public Act 16-4.

Q4. This program is not as effective as was originally anticipated, and we are reconsidering the use of this program.

Q5. N/A

Q6. N/A

### **Housing Trust Fund**

Unallocated Balance: \$ 47,782,905

Q1. This unallocated balance is critical to the Department's development activities. These unallocated funds are committed, or pending commitment within the next six to twelve months.

Q2. The majority of these unallocated funds are committed/obligated as described in the following table. As this indicates, there are 65 projects/activities that are under consideration equaling \$270,500,000 in needed funding. In addition, we will be seeking new requests for assistance in Mid-April and again in the Fall, through the Development Engagement Process, which are anticipated to create additional funding opportunities in excess of \$150,000,000.

<b>Project/Activity</b>	<b># of Projects/Activities</b>	<b># of Units</b>	<b>DOH \$'s Requested</b>
SSHP Preservation/Redevelopment	17	984	\$66,500,000
Development Engagement Process (New Construction/Substantial Rehabilitation)	32	2,667	\$154,00,000
Federal LIHTC 9% Applications	15	881	\$30,000,000
Homeownership Initiative (with CHFA)	1	500	\$20,000,000
	<b>65</b>	<b>5,032</b>	<b>\$270,500,000</b>

Q3. This program received an allotment of \$55MM under Public Act 21-111. The majority of these funds are anticipated to have a request for allocation submitted to the State Bond Commission in the next twelve months.

Q4. There have not been any State impediments to accessing or using these unallocated bond funds. The Department is currently developing a new homeownership initiative that will rely upon this fund.

Q5. The additional bond authorization will allow us to continue to plan for continued development activity, including an emphasis on homeownership. It is necessary for DOH to have the authorization in place before awarding funds to a project/activity. The new bond authorization requested will likely be awarded/committed before the end of the fiscal year 23-24.

Q6. N/A