

# STATE OF CONNECTICUT



*AUDITORS' REPORT  
CONNECTICUT HOUSING FINANCE AUTHORITY  
FOR THE CALENDAR YEAR ENDED DECEMBER 31, 2009*

**AUDITORS OF PUBLIC ACCOUNTS**

KEVIN P. JOHNSTON ❖ ROBERT G. JAEKLE

## Table of Contents

---

<b>INTRODUCTION</b> .....	1
Scope of Audit .....	1
<b>COMMENTS:</b>	
Foreword.....	2
Board of Directors and Administrative Officials .....	2
New Legislation .....	3
CHFA Programs .....	3
Single-Family Housing .....	3
Multi-Family Housing .....	4
Résumé of Operations.....	5
Housing Mortgage Capital Reserve Fund .....	5
Housing Mortgage General Fund .....	5
Housing Mortgage Insurance Fund.....	6
Statement of Net Assets .....	6
Income Statement.....	6
Connecticut Housing Finance Authority Bonds .....	7
Change in Bonds Payable .....	7
Investments .....	7
Staffing Levels .....	8
Other Examinations .....	8
<b>CONDITION OF RECORDS</b> .....	9
<b>RECOMMENDATIONS</b> .....	10
<b>INDEPENDENT AUDITORS' CERTIFICATION</b> .....	11
<b>CONCLUSION</b> .....	13

March 2, 2011

**AUDITORS' REPORT  
CONNECTICUT HOUSING FINANCE AUTHORITY  
FOR THE CALENDAR YEAR ENDED DECEMBER 31, 2009**

We have examined the books, records, and accounts of the Connecticut Housing Finance Authority (CHFA), as provided in Section 2-90 and Section 1-122 of the General Statutes, for the calendar year ended December 31, 2009. Included in this examination is the State Housing Authority (SHA), a subsidiary of the CHFA, established in accordance with Section 8-244b of the General Statutes.

**SCOPE OF AUDIT:**

This audit was primarily limited to performing tests of the CHFA's compliance with certain provisions of laws, regulations, contracts, and grants, including but not limited to a determination of whether the CHFA has complied with its regulations concerning the following areas:

- Affirmative action
- Personnel practices
- Purchase of goods and services
- Use of surplus funds
- Distribution of loans, grants and other financial resources

We also considered the CHFA's internal control over its financial operations and its compliance with requirements that could have a material or significant effect on its financial operations in order to determine our auditing procedures for the purpose of evaluating the CHFA's financial operations and compliance with certain provisions of laws, regulations, contracts and grants, and not to provide assurance on the internal control over those control objects. Our consideration of internal control included the five areas identified above.

Our audit included a review of a representative sample of the CHFA's activities during the calendar year in the five areas identified above and a review of other such areas as we considered necessary. The financial statement audit of the CHFA, for the calendar year ended December 31, 2009, was conducted by the Authority's independent public accountants.

This report on our examination consists of the Comments, Condition of Records, and Recommendations which follow.

## COMMENTS

### FOREWORD:

The Connecticut Housing Finance Authority (hereafter referred to as the CHFA or the Authority) operates under the provisions of Chapter 134, Sections 8-241 through 8-265ss of the General Statutes. It was established by the 1972 Session of the General Assembly as the successor to the Connecticut Mortgage Authority, which had been established by the General Assembly in 1969. The CHFA is a body politic and corporate, constituting a public instrumentality and political subdivision of the State. It was created to alleviate the shortage of housing for low-income and moderate-income families, and to encourage the development of a balanced community of all income levels in the urban areas. In accordance with Section 8-244b of the General Statutes, the CHFA established the State Housing Authority, which is considered a subsidiary of the CHFA.

Funds to finance mortgage loans are primarily obtained by issuing bonds, the interest from which has generally been exempt from Federal income tax to the bondholder. Loans made from the proceeds of bonds are secured by a first mortgage lien. Funds derived from the excess of interest income from loans over bond interest expenses are used to pay operating expenses of the CHFA.

### Board of Directors and Administrative Officials:

In accordance with Section 8-244, subsection (a), of the General Statutes, the governing body of the Authority consists of 15 directors. Four directors are ex-officio members, seven members are appointed by the Governor, and four are appointed by the General Assembly. Members of the CHFA Board of Directors as of December 31, 2009, were as follows:

#### Ex-officio members:

Denise L. Nappier	State Treasurer
Howard F. Pitkin	State Banking Commissioner
Robert L. Genuario	Secretary, Office of Policy and Management
Joan McDonald	Commissioner, Dept. of Economic and Community Development

#### Appointed members:

Rolan Joni Young, Chairperson  
Orest T. Dubno, Vice Chairperson  
Jeffrey Freiser  
J. Scott Guilmartin  
Michael Meotti  
Kimberly A. Neilson  
Diane Randall  
Meghan K. Lowney

### 3 Vacancies

Two of the vacancies occurred during calendar year 2009; one member retired in July 2009 and the other member passed away in November 2009. The third vacancy has existed since August 2007.

Timothy Bannon served as President/Executive Director throughout the audited period.

In accordance with Section 8-244b, subsection (a), of the General Statutes, the governing body of the State Housing Authority consists of three members who are appointed by the Board of Directors of the CHFA. Members of the State Housing Authority Board of Directors as of December 31, 2009, were as follows:

Rolan Joni Young, Chairperson  
Diane Randall  
Philip Smith

### **New Legislation:**

Public Act 09-209 of the January 2009 Regular Session changed the process for determining eligibility for the Emergency Mortgage Assistance Program (EMAP) by (1) allowing the Connecticut Housing Finance Authority to determine what constitutes a significant reduction in a borrower's income and (2) expanding the circumstances that constitute a financial hardship beyond a borrower's control and changing some of the conditions for repayment. It allows borrowers to apply for the program before they receive a foreclosure notice under certain circumstances. It specifies the circumstances under which the lender may proceed with the foreclosure. The act also expands eligibility for the CT FAMILIES refinancing program for homeowners with adjustable rate mortgages to include those with fixed-rate mortgages. These changes became effective July 1, 2009.

Public Act 09-219 of the January 2009 Regular Session essentially made the provisions of Public Act 09-209 applicable to EMAP applications filed on and after July 1, 2008.

### **CHFA Programs:**

The CHFA provides housing-related financing through several programs at interest rates below those generally available. Programs include Downpayment Assistance, Police Homeownership, Military Homeownership, Teacher Mortgage Assistance, and the Assisted Living Demonstration Pilot Program. Financing programs are divided into two general categories, single-family housing and multi-family housing.

### **Single-Family Housing:**

The CHFA provides financing to low- and moderate-income households to help create affordable housing opportunities. Single-family homes, condominiums and qualified mobile

homes may be financed. The Authority's homebuyer mortgage funds are distributed through participating lenders and are generally available for a maximum of 30 years.

The Authority adopts limitations for eligibility in its home mortgage programs. Limitations include sales price and family income, and vary based on geographical areas within the State.

The Authority requires the homeowner to occupy and use the residential property for a permanent, primary residence within 60 days of the closing of the mortgage loan. Various other criteria related to both borrower eligibility and property eligibility is contained in the *Procedures of the Connecticut Housing Finance Authority*.

The Authority also operates an Urban Area Mortgages Program for home mortgages. Under this program, the Authority may finance mortgage loans in certain State and Federally designated urban targeted areas of the State with less restrictions on the borrower's income. Applications under this program are considered only when conventional loans are not available.

**Multi-Family Housing:**

Multi-family mortgage loans provide permanent financing for the construction of new, or the rehabilitation of pre-existing, multi-family projects. Increasing the supply and availability of affordable housing for low- and moderate-income households is the primary role of the CHFA. By offering financing terms not generally available in the commercial market, the Authority can help developers achieve feasibility for projects which otherwise would not be possible.

Projects eligible for financing under this program may be designated for individuals, families, the elderly, or people with special needs. Projects must contain a minimum of 25 units, while smaller projects may be considered for non-profit organizations. Federal tax credits are available to developers under this plan provided that certain set-aside requirements related to tenant income are met.

There is a Multi-family Housing Underwriting Unit (Unit) that underwrites the financing of multi-family rental housing developments, providing direct construction and/or permanent mortgage loans to private developers and not-for-profit sponsors for construction and/or rehabilitation of rental housing. The staff reviews loan proposals, analyzes sites and financial statements, and performs feasibility analyses to determine a proposal's acceptability. The Multi-family Technical Services staff ensures that plans and specifications meet Authority standards and that construction proceeds are disbursed according to approved plans and timetables, and approves budget changes and observes the integrity of developments. The Unit also verifies projected costs, reviews appraisals for accuracy and completeness, and administers the State of Connecticut Low Income Housing Tax Credits by monitoring unit compliance and tenant eligibility.

Section 8-251, subsection (a), of the General Statutes currently permits the Authority to purchase or make \$1,500,000,000 of mortgage loans, for single-family or multi-family housing programs, which are uninsured or not guaranteed by a Federal agency, a Federally chartered corporation, a private mortgage insurance company, or the State or the Authority itself. As of

December 31, 2009, the Authority had financed or firmly committed to finance approximately \$1,072,822,000, or 72 percent of the allowable maximum of such mortgage loans.

## **RÉSUMÉ OF OPERATIONS:**

During the calendar year ended December 31, 2009, the Authority maintained three funds in accordance with the provisions of Section 8-258 of the General Statutes: the Housing Mortgage Capital Reserve Fund, the Housing Mortgage General Fund, and a Housing Mortgage Insurance Fund. In addition, the Authority maintained Special Needs Housing Funds, including a Capital Reserve Fund, and a Special Needs Housing Renewal and Replacement Fund, and Housing Draw Down Funds, including Bond Escrow Fund and the Rebate Fund. During the audited period CHFA assets also consisted of various component units created to hold foreclosed real estate. As previously noted we did not audit these funds since they were already audited by an independent public accounting firm. We rely on the opinion expressed by the independent public accountants. The following information includes general data about funds associated with CHFA. More detailed financial data concerning these funds can be found in the Authority's Annual Reports.

### **Housing Mortgage Capital Reserve Fund:**

In accordance with Section 8-258, subsection (a)(1), of the General Statutes, the Housing Mortgage Capital Reserve Fund shall maintain an amount of money sufficient to meet the principal and interest payments on outstanding bonds required in the succeeding calendar year. This Fund consists of proceeds from the sale of bonds that are required to be deposited into this account by the bond resolution. Also included in this Fund are other moneys available to the Authority which it determines to utilize for this purpose. This Fund would only be used to pay bond principal and interest if there were insufficient funds within the Housing Mortgage General Fund.

### **Housing Mortgage General Fund:**

The Housing Mortgage General Fund was established pursuant to Section 8-258, subsection (a)(3), of the General Statutes to account for any moneys not required to be deposited into the Housing Mortgage Capital Reserve Fund or allocated to any other fund, including proceeds from the sale of bonds. This fund is used to pay all operating costs, including payments of principal and interest on the bonds issued by the Authority. No appropriations have been made by the General Assembly for the general operations of the Authority with the exception of the initial appropriation made in the 1969-1970 fiscal year. The State provides services to CHFA for the processing of payroll and related employee benefits. During the fiscal year ended June 30, 2009, the CHFA wired \$15,895,004 to the State Treasurer's Office to provide for all such payroll processing costs.

**Housing Mortgage Insurance Fund:**

In accordance with Section 8-258, subsection (a)(4), of the General Statutes, the CHFA is authorized to establish a Housing Mortgage Insurance Fund. This fund shall consist of mortgage insurance premium receipts; money or assets received from loan defaults or delinquencies (including sales, lease or rental of real property); moneys lent or paid by the State for inclusion in this fund; and any other moneys available to the Authority which it determines to include therein. Payments for expenses related to the protection of the interest of the Authority in connection with delinquent or defaulted insured mortgages shall be made from this fund. Loans and advances may be made from said funds as provided by Section 8-250 of the General Statutes.

**Statement of Net Assets (thousands of dollars):**

<b>Assets</b>	<b>As of December 31,</b>	
	<b>2009</b>	<b>2008</b>
Investments in mortgage loans	\$3,373,682	\$3,196,823
Investments in securities	705,652	713,476
Funds held under Capital Reserve Funds		
Requirements	912,031	915,877
All other assets	327,454	165,214
<b>Total Assets</b>	<b>\$5,318,819</b>	<b>\$4,991,390</b>
<b>Liabilities</b>		
Bonds Payable	\$4,189,023	\$3,870,056
Escrow deposits	187,560	167,447
All other liabilities	61,253	64,996
<b>Total Liabilities</b>	<b>\$4,437,836</b>	<b>\$4,102,499</b>
<b>Net Assets</b>	<b>\$ 880,983</b>	<b>\$ 888,891</b>

**Income Statement (thousands of dollars):**

<b>Revenues</b>	<b>For the Year Ended December 31,</b>	
	<b>2009</b>	<b>2008</b>
Interest on mortgage loans	\$180,589	\$175,393
Interest on investments	55,566	58,490
All other revenues	25,872	66,447
<b>Total Revenues</b>	<b>\$262,027</b>	<b>\$300,330</b>
<b>Expenses</b>		
Interest	\$188,307	\$179,563
Administrative	34,769	30,924
All other expenses	46,859	17,149
<b>Total Expenses</b>	<b>\$269,935</b>	<b>\$227,636</b>
<b>Net Income (Loss)</b>	<b>\$ (7,908)</b>	<b>\$ 72,694</b>

**Connecticut Housing Finance Authority Bonds:**

In accordance with the provisions of Section 8-250, subsection (12), and Section 8-252 of the General Statutes, the Authority is authorized to issue bonds as necessary to provide sufficient funds for carrying out the purposes of the Authority. Bonds issued by the Authority have generally been tax-exempt. The tax-exempt bonds are not backed by the full faith and credit of the State of Connecticut. However, the State, on or before December 1st of each year, must appropriate from the State General Fund whatever amount is certified by the Chairman of the Authority as necessary to restore the Capital Reserve Fund to the required minimum capital reserve. The State General Fund has not been asked to fund the Capital Reserve Fund during the audited period. As of December 31, 2009, the amount on deposit in the Bond Resolution Capital Reserve Fund was \$904,186,000, which was in excess of the Bond Resolution Capital Reserve Fund minimum requirement of \$287,596,000. The amount on deposit in the Indenture Capital Reserve Fund was \$4,663,000, which was in excess of the Indenture Capital Reserve Fund minimum requirement of \$4,004,000. For both of these capital reserve funds, the minimum is the amount of debt service due in the following year and the maximum is the greatest amount of debt service due in any succeeding year. The Authority generally issues two types of bonds; the Housing Mortgage Finance Program Bonds and the Special Needs Housing Mortgage Finance Program Bonds. During calendar year ended December 31, 2009, the Authority issued two new types of bonds; the Single Family Special Obligation Bonds and the Multifamily Special Obligation Bonds. The table below illustrates the changes in bonds payable for the year ended December 31, 2009.

**Change in Bonds Payable (thousands of dollars):**

<b><u>Types of Program Bonds:</u></b>	<b><u>Outstanding at 12/31/08</u></b>	<b><u>Issued</u></b>	<b><u>Retired</u></b>	<b><u>Outstanding at 12/31/09</u></b>
Housing Mortgage Finance	\$3,813,436	\$432,025	\$331,238	\$3,914,223
Special Needs Mortgage Finance	56,620	-	1,150	55,470
Single Family Special Obligation	-	191,720	-	191,720
Multifamily Special Obligation	-	27,610	-	27,610
<b>Totals</b>	<b><u>\$3,870,056</u></b>	<b><u>\$651,355</u></b>	<b><u>\$332,388</u></b>	<b><u>\$4,189,023</u></b>

**Investments:**

In accordance with Section 8-258, subsection (c), and Section 8-250, subsection (18), of the General Statutes, the CHFA shall invest any funds not needed for immediate use or disbursement including any funds held in reserve. The nature of such investments is limited to obligations issued or guaranteed by the United States of America or the State of Connecticut and to other obligations which are legal investments for savings banks in this State and to time deposits or certificates of deposit or similar type investments as determined by the Authority. As of December 31, 2009 the Authority's investments were valued at \$705,652,000. Interest earnings on investments for the calendar year ended December 31, 2009 were \$55,566,000.

**Staffing Levels:**

The number of employees as of December 31, 2008 and December 31, 2009, was 131 and 125, respectively, a decrease of 4.6 percent.

Personal services costs, including fringe benefits, increased by \$1,592,000 or 9.5 percent due mainly to increases in fringe benefit costs and salary increases.

**Other Examinations:**

The CHFA has been subject to annual audits by independent public accountants covering its financial operations, its loan processing functions, and the Section 8 Federally assisted housing payments program under the United States Housing Act of 1937. The independent public accountant's report to CHFA for the year ended December 31, 2009, expressed an unqualified opinion on CHFA's financial statements and reported no material weaknesses in internal control. This was reported to the Board of Directors in a letter dated April 12, 2010.

**CONDITION OF RECORDS**

There were no recommendations developed as a result of this audit examination.

**RECOMMENDATIONS**

*Status of Prior Audit Recommendations:*

Our prior audit did not contain any recommendations.

*Current Audit Recommendations:*

There were no recommendations as a result of this examination.

## **INDEPENDENT AUDITORS' CERTIFICATION**

As required by Section 2-90 and Section 1-122 of the General Statutes, we have conducted an audit of the Connecticut Housing Finance Authority's activities for the calendar year ended December 31, 2009. This audit was primarily limited to performing tests of the Authority's compliance with certain provisions of laws, regulations, contracts and grant agreements, including but not limited to a determination of whether the Authority has complied with its regulations concerning affirmative action, personnel practices, the purchase of goods and services, the use of surplus funds, and the distribution of loans, grant agreements and other financial resources, and to understanding and evaluating the effectiveness of the Authority's internal control policies and procedures for ensuring that the provisions of certain laws, regulations, contracts and grant agreements applicable to the Authority are complied with. The financial statement audit of the Connecticut Housing Finance Authority, for the calendar year indicated above, was conducted by the Authority's independent public accountants.

We conducted our audit in accordance with the requirements of Section 2-90 and Section 1-122 of the General Statutes. In doing so, we planned and performed the audit to obtain reasonable assurance about whether the Connecticut Housing Finance Authority complied in all material respects with the provisions of certain laws, regulations, contracts and grant agreements and to obtain a sufficient understanding of internal control to plan the audit and determine the nature, timing and extent of tests to be performed during the conduct of the audit.

### **Internal Control over Financial Operations and Compliance:**

In planning and performing our audit, we considered the Connecticut Housing Finance Authority's internal control over its financial operations and its compliance with requirements as a basis for designing our auditing procedures for the purpose of evaluating the Authority's financial operations and compliance with certain provisions of laws, regulations, contracts and grant agreements, but not for the purpose of providing assurance on the effectiveness of the Authority's internal control over those control objectives. Our consideration of internal control included, but was not limited to, the following areas:

- Affirmative action
- Personnel practices
- Purchase of goods and services
- Use of surplus funds
- Distribution of loans, grants, and other financial resources

A *control deficiency* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect on a timely basis unauthorized, illegal, or irregular transactions. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to properly initiate, authorize, record, process, or report financial data reliably consistent with management's direction, and/or comply with certain provisions of laws, regulations, contracts, and grant agreements such that there is more than a remote likelihood that noncompliance with laws, regulations, contracts and grant agreements that is more than

inconsequential will not be prevented or detected by the Authority's internal control.

A *material weakness* is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that noncompliance which could result in significant unauthorized, illegal, irregular or unsafe transactions and/or material noncompliance with certain provisions of laws, regulations, contracts, and grant agreements that would be material in relation to the Authority's financial operations will not be prevented or detected by the Authority's internal control.

Our consideration of the internal control over the Authority's financial operations and compliance with requirements would not necessarily identify all deficiencies in the internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over the Authority's financial operations and compliance with requirements that we consider to be material weaknesses, as defined above.

### **Compliance and Other Matters:**

As part of obtaining reasonable assurance about whether the Connecticut Housing Finance Authority complied with laws, regulations, contracts and grant agreements, noncompliance with which could result in significant unauthorized, illegal, irregular or unsafe transactions or could have a direct and material effect on the results of the Authority's financial operations for the calendar year ended December 31, 2009, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, including but not limited to the following areas:

- Affirmative action
- Personnel practices
- Purchase of goods and services
- Use of surplus funds
- Distribution of loans, grants, and other financial resources

Our examination included reviewing all or a representative sample of the Authority's activities in those areas and performing such other procedures as we considered necessary in the circumstances.

The results of our tests disclosed no instances of noncompliance.

This report is intended for the information of the Governor, the State Comptroller, the Appropriations Committee of the General Assembly, and the Legislative Committee on Program Review and Investigations. However, this report is a matter of public record and its distribution is not limited. Users of this report should be aware that our audit does not provide a legal determination of the Connecticut Housing Finance Authority's compliance with the provisions of the laws, regulations, contracts, and grant agreements included within the scope of this audit.

**CONCLUSION**

We wish to express our appreciation for the courtesies and cooperation extended to our representatives by the personnel of the Connecticut Housing Finance Authority during the course of our examination.

Stephanie Novello  
Associate Auditor

Approved:

Kevin P. Johnston  
Auditor of Public Accounts

Robert G. Jaekle  
Auditor of Public Accounts

December 21, 2010  
State Capitol  
Hartford, CT