CHFA’s first 50 years: Financing to alleviate the shortage of affordable housing

145,000+ 1st-time buyer mortgages

55,000+ multifamily
CHFA: Quasi–Public Agency

Executive Branch Agency
• Provides State Policy Direction
• Receives Appropriations from State Legislature
• Provides Capital & Rental Subsidy

Quasi-Public Agency
• Bonds & Investment
• Provides Residential Mortgages to LMI 1st Time Homebuyers
• Construction & Long Term Permanent Lending for Affordable Rental
• Allocates Federal LIHTC

Private For-Profit
• Deposits & Investment
• Provides Residential Mortgages to all Homebuyers
• Construction & Permanent Lending for Commercial Residential

CT Department of Housing
CT Housing Finance Authority
Traditional Lenders
Owner and Rental Housing Market
Single Family Stats 2019

• **Lowest interest rate in country**, today 2.875%
• Loans to **2,877** first-time borrowers
• Statewide program; top 3 markets:
  - Waterbury
  - Bristol
  - Manchester
• Homebuyer Ed & Counseling Services for **6,000+**
• EMAP loans to **48** borrowers prevent foreclosure
Borrower profile

- Average borrower age is 35
- Average annual household income is $72,279
- Average purchase price of home is $195,297
- Average loan amount is $182,657
- 38% of borrowers are female heads of household
- 32.8% of borrowers are minorities
- 33% of borrowers also take down payment assistance loans
Resources on CHFA’s website

Resource Map:
Income/Sales Price limits, Lenders,
Housing Counselors, Targeted Areas, REOs for sale
Single Family Partner Outreach

• CHFA University – 300+ attendees for free lender training with CHFA loans. 2 sessions scheduled for 2020.

• CHFA launched a Real Estate School providing free CEU credits for real estate agents. 8 classes are scheduled for 2020.

• Expansion of Conventional Loan program to address changes to Freddie Mac
Single Family Business Model

**Production 2019 (in '000)**

- **First Time Homebuyers**
  - Below Market Interest Rate
  - Cash
  - Loan
  - Cash

- **Tax Exempt Bonds**
  - $524,637

- **2,877 Loans**
  - Below Market Interest Rate
  - Cash
  - 77 Lenders
  - Loan
  - Cash
Research resources

Evaluation (PRE) Department serves the Connecticut Housing Finance Authority and its partners by provision, planning services, community development, and strategic planning. We do this through examining programs, as well as identifying and fostering partnerships that expand our market and impact in Connecticut. The success of CHFA and the PRE Department.

If you have comments or suggestions, contact anyone in the Planning, Research & Evaluation department.
Multifamily Housing Financing

- Construction and/or permanent loans
- Taxable bond and tax exempt bond financing
- Federal Low Income Housing Tax Credits
- State of CT Housing Tax Credit Contribution (HTCC) program that provides $10 million annually to non-profit developers
Davis Gardens, Waterbury

Affordability: 25% - 60% AMI
Funding Sources: DOH $5.2 M, 9%
LIHTCs $13.6 M, HTCCs, $749K, Developer $366K, Energy Rebates $184 K
## 2019 Housing Financed by Area Median Income Bands

<table>
<thead>
<tr>
<th></th>
<th>25% AMI</th>
<th>50% AMI</th>
<th>60% AMI</th>
<th>70% AMI</th>
<th>80% AMI</th>
<th>100% AMI</th>
<th>120% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Housing</td>
<td>16.3%</td>
<td>27.1%</td>
<td>27.0%</td>
<td>0.6%</td>
<td>6.7%</td>
<td>1.2%</td>
<td>21.1%</td>
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The AMI for CT is $74,168
Federal Low Income Housing Tax Credits

• The LIHTC program was established in the 1980s. CHFA has awarded more than $208 million in credits, which has attracted nearly $2.1 Billion in private investment to affordable housing.

• The amount of credits each state received is determined by population. CT receives roughly $10 million in credits each year, which translates to $100 million in private investment.
Brook Hill Village Phase 1, Suffield
1st affordable rentals for the town
Ponemah Mills, Phase 1, Norwich
Adaptive reuse, mixed-income
Liberty Place, Clinton
New construction, family housing, 1st affordable rentals in Clinton
Pine Tree Apartments, Fairfield
New construction, replacement/expansion for outdated public housing replacement housing
616 New Park, West Hartford
New construction, mixed-income, mixed-use, TOD
Center Village, Glastonbury
Elderly housing, gut rehab and new construction
Mill River, New Haven
Mixed income, family housing, new construction
Shepherd Home, Middletown
Veteran’s Housing, adaptive reuse
Essex Place, Essex
Elderly housing, new construction
Brookside, New Haven
Replacement of 1950s housing as part of the West Rock Revitalization
Willow Creek, Hartford
New construction, replacement for 1940s Bowles Park housing