

VIRGINIA HOUSING DEVELOPMENT AUTHORITY

MINUTES OF THE MEETING OF THE FINANCE COMMITTEE
HELD ON DECEMBER 12, 2024

Pursuant to the call of the Committee Chair and notice duly given, the meeting of the Finance Committee of the Board of Commissioners of the Virginia Housing Development Authority (“Virginia Housing”) was held on December 12, 2024, at the offices of Virginia Housing, 601 South Belvidere Street, Richmond, Virginia.

COMMITTEE MEMBERS PRESENT:

David Richardson, Chair
Sarah B. Stedfast
Matthew Fields (Via Webex)
Bryan Horn
Abigail Johnson (Via Webex)
Dare Ruffin

COMMITTEE MEMBERS ABSENT:

None

OTHER COMMISSIONERS PRESENT:

Donald E. Scoggins
Dominique Hicks-Whitaker
William C. Shelton

OTHERS PRESENT:

Tammy Neale, Chief Executive Officer
Fred W. Bryant, Chief Counsel
Tara Jenkins, Chief of Staff
Hil Richardson, Chief Financial Officer
Janet Wiglesworth, Chief of Operations
Herman Aparicio, Managing Director of Information Technology
JD Bondurant, Managing Director of Rental Housing
Andrew Burguiere, Managing Director of Capital Markets
David Henderson, Managing Director of Finance and Administration
Steven Mintz, Deputy Chief Counsel
Madelyn Peay, Managing Director of Community Outreach
Mike Urban, Managing Director of Homeownership
Lisa Watson, Managing Director of Human Resources
Marissa Arnold, Executive Program Administrator
DJ Benway, Senior Policy Analyst
Artonda Cheeseman, Executive Office Manager
Sandy Edwards, Assistant to the Chief Executive Officer
Fabrizio Fasulo, Director of Policy and Planning
Tavish Grade, Audio Visual Technician
Monica Jefferson, Associate Chief
Janet Little, Special Advisor to Capital Markets
Jason Thompson, Associate Chief
David Jones, CSG

The meeting of the Finance Committee was called to order by Chair Richardson at approximately 9:30 AM on December 12, 2024. All the Commissioners listed above as present at the meeting were present at that time and remained present throughout the meeting. Per Virginia Housing's Amended and Restated Policy Governing Electronic Participation in Board Meetings dated August 13, 2024, Mr. Bryant noted that Commissioner Johnson was participating in the meeting via Webex from Bologna, Italy due to her principal residence being more than 60 miles from the meeting location and Commissioner Fields was participating in the meeting via Webex from Grundy, Virginia due to a personal matter.

On a motion duly made and seconded, the minutes of the Committee meetings held on June 4, 2024, in the form attached hereto, were approved by the affirmative vote of the Committee members.

Mr. Richardson introduced Mr. Jones from Virginia Housing's financial advisor, CSG. Mr. Jones gave a report on the five-year Enterprise-Wide Economic Model ("the Model"). The two key objectives of the Model are to (1) forecast financial resources, and (2) evaluate future REACH allocations. Mr. Jones noted that the model is inherently limited by the inability to predict the timing and magnitude of future economic events. Metrics evaluated included profitability, balance sheet impact, and funds available for REACH. The Model projects a range of financial outcomes under Base Case, Optimistic and Pessimistic scenarios. The takeaways are that: (1) there is a wide range of potential results, (2) recurring revenues from Virginia Housing's sizeable mortgage loan portfolio provide stability, (3) grants and expenses are projected to stabilize, and (4) continued active management is key. Annual REACH allocations are projected to remain relatively stable or increase in the Base Case and Optimistic scenarios but decline in the Pessimistic scenario. It is anticipated that the Board will next consider annual REACH allocation at the April 2025 meeting. The balance sheet and total loans serviced are forecasted to grow and net position is expected to increase marginally.

There being no further business, the meeting was adjourned at approximately 10:35 AM.