

**Minutes of the Regular Meeting of
the Members of MassHousing
March 10, 2026**

The regular meeting of the Massachusetts Housing Finance Agency – doing business as MassHousing - was held on March 10, 2026. In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, no Members were physically present and the meetings were conducted remotely through a publicly accessible Zoom meeting.

Participating remotely were the Members (by roll call):

Board Member	Present	Absent
Jeanne Pinado, Chair	X	
Michael Glover, Vice Chair	X	
Jennifer Maddox*	X	
Bran Shim**	X	
Joel Barerra	X	
Darnell Dunn	X	
Herby Duverné	X	
Tom Flynn	X	
Carmen Panacopolous		X

* *Acting Secretary of The Executive Office of Housing and Livable Communities*

** *Designee of Matthew Gorzkowicz, ex officio*

The Chair then convened the meeting to order at 2:02 p.m.

The Chair thanked Carolina Avellaneda for her service and commitment to the Board and welcomed new Board members Joel Barerra.

The Chair indicated that the first order of business was the approval of the minutes of the previous meeting.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present, with Jennifer Maddox and Joel Barera abstaining:

VOTED: That the minutes of the Regular Meeting held on February 10, 2026 are hereby approved and placed on record.

Chief Executive’s Report

Chrystal Kornegay gave a brief overview of her participation in the CAP Collaborative, which has been in existence for several years. The CAP Collaborative is a twice-yearly program connecting

public sector leaders and private sector executives to foster trust, cross-sector understanding and innovative policy-making, and has a strong network of past members. The programs consists of 7 in-person meetings, shadowing another Executive Fellow, and a 2-day retreat with different curriculum sessions. MassHousing is part of the CAP Collaborative Spring Cohort, along with several notable officials and private companies.

Ms. Kornegay then discussed the Strategic Framework, describing the intent to build a framework for setting priorities and making strategic decisions as opposed to a more traditional strategic plan. The framework is intended to be adaptable to shifting circumstances and external conditions and will include a set of guiding principles that reinforce the Agency's mission and values along with a structure for setting annual priorities and a transparent decision-making process to evaluate and pursue operational and programmatic opportunities.

Joel Barerra asked where we are with the process; Ms. Kornegay noted that a proposed set of guiding principles has been developed and that we are currently drafting the corresponding annual priorities and working to integrate into this year's budget process. We will come back in May with proposed numbers.

Ms. Kornegay continued by presenting the guiding principles and remaining timeline for the project, noting that staff expect to come back in May with details on the annual priorities.

Herby Duverne asked whether there is anything around technology included. Ms. Kornegay responded that because technology changes rapidly we did not address specifically in the guiding principles but are including the annual priorities, noting specifically that we are looking at how we may incorporate AI across the Agency.

Loan Committee

HSL Stoughton 4% – Stoughton

Matt Schoenberg presented a proposal for Official Action Status, Commitment of a Tax-Exempt Conduit Loan, and Approval for the Use of Low-Income Housing Tax Credits, as presented in the attached Loan Committee package.

Ms. Pinado asked to clarify that this is independent senior housing with resident services, not assisted living. Mr. Schoenberg said that is correct, this is a senior housing project with resident services.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

Brooke House at Olmsted Village – Boston (Mattapan)

Mike Carthas presented a proposal for Commitment of a Permanent Tax-Exempt Loan, Commitment of a Tax-Exempt Bridge Loan, and Approval for the Use of Low-Income Housing Tax Credits, as presented in the attached Loan Committee package.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

Loring Towers Apartments – Salem

Mike Carthas presented a proposal for Official Action Status, Commitment of a Construction to Permanent Tax-Exempt Loan, Commitment of a Taxable Construction Bridge Loan, and Approval for the Use of Low-Income Housing Tax Credits, as presented in the attached Loan Committee package.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

There being no other business to consider, the meeting adjourned at 2:32 p.m.

A true record.

Attest



Colin M. McNiece
Secretary

Materials:

- Minutes of the Meeting of February 10, 2026
- CEO's Report, March 10, 2026
- Board Package, March 10, 2026

March 10, 2026 Board