MASSHOUSING

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Minutes of the Meeting of the MassHousing Investment & Audit Committee held on March 10, 2026

A meeting of the MassHousing Investment and Audit Committee (the Committee) was held on March 11, 2025. 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, the meeting was conducted remotely through a publicly accessible Zoom meeting.

Participating remotely were the Members of the Investment & Audit Committee (by roll call):

Committee Member	Present	Absent
Jeanne Pinado, Chair*	X	
Herby Duverné**	X	
Bran Shim***	X	

** Chair of MassHousing*

*** Appointed by the Members of MassHousing*

**** Ex Officio member as representative of the Executive Office for Administration & Finance*

Additionally, the following staff members were present:

MassHousing Staff		CliftonLarsonAllen (CLA) Staff
Rachel Madden	Laurie Bennett	Chris Rogers
Sandra Bakaysa	Colin McNeice	Shana Doiron
Waseem, Arshad	Amy Quimby	
Robert Wong	Cynthia Fernandes	
Nancy Slaney	Simone Ward	
Paul Scola		

Ms. Pinado called the meeting to order, and the meeting began at 1:02 p.m.

Upon a motion duly made and seconded, by roll call vote of all the members present (Mr. Duverné not yet attending), it was:

VOTED: That the minutes of the Meeting held on December 9, 2025, are hereby approved and placed on record.

Mr. Duverné joined the meeting.

Ms. Fernandes reviewed the agenda for the Internal Audit Update, highlighting that she planned on: reviewing the Investment and Audit Committee Report for the second quarter (Q2) of Fiscal Year 2026 (FY26); reviewing the status of open issues as of the third quarter (Q3) of FY26; and informing the Committee about Internal Audit's strategy for FY26, in line with the Institute of Internal Auditors (IIA) Global Standards for communication. Ms. Fernandes then reviewed the Investment and Audit Committee Report for Q2 FY26. She stated that while the report reflects that the plan is 20% completed, Internal Audit is still on track for completing 10 reports in the current fiscal year. She noted that she anticipates issuing reports for project audits and quality control audits in March and April. Ms. Fernandes stated that this year's strategic plan places emphasis on staff growth and development. She highlighted that Hayden Smith, Senior Auditor in the Internal Audit Department, attended the IIA's Vision University, a training course for auditors interested in gaining expertise in audit management and quality control. She then affirmed that there were no reports made to the hotline. Ms. Fernandes reviewed the work of other assurance providers. She highlighted that the Annual Compliance Review that is performed by HUD is delayed due to staffing at HUD. Ms. Fernandes noted that all requested information was provided by MassHousing and we are awaiting the exit meeting and final report.

Ms. Fernandes then reviewed the open issues as of February 28, 2026. She discussed closure of the Diverse Business Engagement (DBE) finding from the fourth quarter (Q4) of Fiscal Year 2024 (FY24). Ms. Fernandes emphasized that Internal Audit does not close issues until they are able to perform retesting and validate that operations are stable. Issues where an annual control must be implemented often take a year or longer to close, which was the case with the DBE finding. Ms. Fernandes then discussed the Legal and Underwriting finding and highlighted that it will remain open through Fiscal Year 2027, when Internal Audit can verify that training was implemented and procedures adhered.

Ms. Fernandes then reviewed the Internal Audit Strategic Plan, highlighting that executing the Internal Audit Plan holds the most weight and that the team ensures the engagements in the plan are meaningful. She stated that one of the unique activities this year is that Internal Audit will be audited. This was an objective identified last year; however, it was reprioritized due to the announcement of the State Audit. She informed the Committee that MassHousing engaged the Utah Housing Corporation to perform the Quality Assessment Review (QAR) of Internal Audit. Another highlight was that Simone Ward, Senior Internal Auditor, will be attending the Association of Fraud Examiners Global Fraud Conference, which is being held in Boston.

Ms. Pinado expressed that she liked the metrics tracking and Key Performance Indicators on the Internal Audit Strategy. She noted that one of the goals was to maintain at least 90% customer satisfaction and questioned Internal Audit's progress towards meeting the goal.

Ms. Fernades noted that for the completed audits the team received a 100% satisfaction rating in the current fiscal year and that the rating is regularly reviewed with Mr. McNiece.

Due to technical challenges, the meeting took a recess at 1:14pm, a new meeting link was emailed at 1:17pm, and the meeting reconvened at 1:19pm.

Mr. Rogers began the CliftonLarsonAllen (CLA) presentation on the MassHousing Uniform Guidance Audit by introducing himself and his colleague Ms. Doiron. Ms. Doiron proceeded to review the terms of the engagement and highlighted the results of the audit. She noted that the audit resulted in an "Unmodified Opinion" of the Schedule of Expenditures of Federal Awards (SEFA) and Compliance with Major Federal Programs. She further highlighted there were no compliance or internal control findings reported. Ms. Doiron affirmed that: there were no difficulties encountered during the engagement; no transactions lacked authoritative guidance; disclosures were neutral, consistent, and clear; and there were no uncorrected and corrected misstatements.

Ms. Pinado inquired regarding the treatment of funds expended and awarded. More specifically, she was interested in whether there was an expectation of the 2020 funds being expended or rolled over.

Mr. Rogers noted that the nature of the funds depends on the program. Some funds within the schedule do not have time restrictions, and there are various tranches over the years for Capital Magnet Fund (CMF) that are expended over time. Ms. Madden further noted that there are residual dollars that are spent over a period of years and opted to provide the Committee with a report that will outline a clear breakdown of expenditures.

There were no further questions or comments.

At approximately 1:27 p.m. the meeting concluded.

A true record.

Attest.

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Colin M. McNiece
Secretary

Meeting Materials:

- Investment and Audit Committee.pdf (March 10, 2026)