



CHIF
Connecticut
Housing
Investment
Fund

40th Anniversary

In Brief

Anniversary Issue

CHIF Celebrates 40 Years of Service to Connecticut Homeowners

Then... in 1968



Then: Pat Ritter, pictured above, in the late 1960s. CHIF was the State's first HUD-approved fair housing counseling agency, and one of the state's first financial intermediaries.

When Pat Ritter sat at her Hartford kitchen table in 1968 and began planning how she could help families purchase their first homes, her first concern was how she would raise enough money to achieve her goal. She didn't imagine that 40 years later the organization she created would still be going strong, with significant resources to help Connecticut residents.

Started as one of the state's first financial intermediaries, CHIF was created to provide alternative sources of financ-

ing to enable minority families to purchase homes in the suburbs surrounding Hartford. Pat Ritter worked with her husband, George, and Hartford business colleague Richard A. Russell, to create a pool of funds to provide new homeowners with down payment assistance. Over 1300 families benefited from CHIF's first mortgage assistance programs.



Then: (Left) A Hartford family is pictured in 1979 with new energy efficient appliances purchased through the new Energy Conservation Loan Program (ECL). ECL was one of CHIF's first statewide home rehabilitation programs. CHIF has continuously operated the ECL program for the Department of Economic and Community Development for 29 years.

Now... in 2008



Now: A New Haven family cuts the ribbon of their new home in 2007. The home was developed by one of CHIF's partners, NeighborWorks New Horizons, in New Haven as part of a community revitalization project.

Today, CHIF remains a non-profit statewide organization. CHIF is now a certified Community Development Financial Institution (CDFI) offering three distinct services for affordable housing and community development. These services are mortgage lending programs, third party administration services, and loan servicing services.

During the last 40 years, CHIF has grown and evolved as an organization, but has maintained the same core mission it adopted in 1968. CHIF strives

to identify affordable housing needs in Connecticut and to fulfill these needs by offering new programs and services. CHIF has provided more than \$136 million through its financing, counseling and technical services programs to more than 50,000 Connecticut families.



Now: (Left) Hartford Mayor Eddie Perez, and CIL Affordable Homes, Inc. President and CEO Marty Legault, join new homeowner Kelly McBride and daughter Terri in front of their new Hartford home. CHIF provided acquisition and construction financing to CIL Affordable Homes Inc., the developer of this project.

IN THIS ISSUE

▶ 40 Years of Accomplishments

▶ Thank You to Our Funders

▶ CHIF to Participate in HomeFest 2008

▶ CHIF Welcomes New Staff Members

▶ Home Energy Solutions Program



40 Years of Accomplishments

A look at CHIF's Impact in Connecticut

Since 1968, CHIF has implemented financing and technical assistance programs to help increase the State's supply of affordable housing. Here are some of the milestones CHIF has achieved in the last 40 years:



1968

CHIF is incorporated and receives its first Ford Foundation grant. CHIF

begins offering homebuyers low interest loans to purchase their first homes.



1970s

Energy Conservation Loan Program

CHIF is selected to administer Connecticut's Energy Conservation Loan program. Thousands of families receive low interest loans to improve their homes.



1980s

Building Resources Program

CHIF operates the Building Resources Program to teach prospective homebuyers how to build and renovate homes. CHIF offers loans for the rehabilitation of multifamily properties.



1990s

Neighborhood Rebuilder Program

CHIF launches the Neighborhood Rebuilder Loan Program to finance the rehabilitation of abandoned inner city buildings and convert them into single family homes.



2000s

First-Time Homebuyers Program

CHIF expands its loan servicing operation and becomes the loan servicing agency for the Connecticut Housing Finance Authority's Down Payment Assistance Program. CHIF also re-introduces a homebuyer loan program and again originates loans for first time homebuyers. Borrowers and customers learn about CHIF's programs and services by searching CHIF's website, www.chif.org.

Thank You to Our Funders

CHIF gratefully acknowledges:

- Aetna Foundation, Inc.
- Bank of America
- Citizens Bank of Connecticut
- Citizens Bank Foundation
- Connecticut Housing Finance Authority
- Connecticut Department of Economic and Community Development
- Fannie Mae Foundation
- The F.B. Heron Foundation
- Fisher Foundation
- The Hartford Foundation for Public Giving
- Hudson City Savings Bank
- IOREBTA
- J.P. Morgan Chase
- Melville Charitable Trust
- NewAlliance Foundation
- People's United Bank
- The Phoenix Foundation
- Royal Bank of Scotland
- State Street Foundation
- TD Banknorth, N.A.
- U.S. Trust Company
- Wachovia Foundation
- Webster Bank

CHIF to Participate in HomeFest 2008

Connecticut residents and hopeful homebuyers are invited to join CHIF staff at the HomeFest Home Buying and Homeownership Education Fair. HomeFest will be held on Saturday, April 12, from 10 a.m. – 4 p.m. at the Connecticut Expo Center.

The purpose of the fair is to provide potential homebuyers and homeowners from all over the state with the opportunity to talk to experts about homeownership. It will

provide them with homebuyer education through interactive seminars and workshops, exhibitors and one-on-one sessions with professionals in the industry.

Kristen Caplin, CHIF's Program Administrator of Mortgage Programs, will provide information about CHIF's First-Time Homebuyer Program and answer questions about CHIF's other housing programs. Kristen also has free entrance passes for HomeFest.

For more information about CHIF's mortgage products and for free entrance passes, contact: Kristen Caplin at (860) 761-1627.



April 12, 2008
10 a.m. - 4 p.m.



CHIF Welcomes New Staff Members



Ernesto Guardado, Program Administrator, **Megan Malone**, **Tara Vary**, and **Stanislaw Olejarczyk**, Loan Servicing Representatives, are the newest members of CHIF's team.

New Staff Join Loan Servicing and Lending Departments

One of CHIF's strengths is its staff members who work tirelessly to help Connecticut residents become and remain homeowners. Several new members recently joined CHIF and are already working hard to help CHIF achieve its mission.

Ernesto Guardado was appointed as Program Administrator of Lending Programs in December. Ernesto graduated from Quinnipiac University with a Bachelor's of Science in Accounting. Ernesto joins veteran Lisa Ruggeri in administering CHIF's Energy Conservation Loan Program.

Megan Malone joined CHIF in March as a Loan Servicing Representative. Megan graduated from Hamilton College with a Bachelor's of Arts in Biology. Since joining CHIF, she has made a significant contribution to several loan servicing projects.

Tara Vary joined the CHIF staff in August as a Loan Servicing

Representative. Tara graduated from the University of Maine, where she received a Bachelor's of Arts degree in Interdisciplinary Studies, majoring in Business, Women's Studies, and Philosophy. Prior to joining CHIF, Tara served as a Family Services Coordinator for Habitat for Humanity in Hartford.

Stanislaw Olejarczyk joined CHIF in the Loan Servicing Department in December as a Loan Servicing Representative, and is responsible for tracking foreclosures and other transactions. Stan is completing his degree at Central Connecticut State University, where he is majoring in finance.

How Can We Help?

CHIF staff are available to answer your questions. The staff can be reached by calling:

(860) 233-5165

or

(800) 992-3665

or visit CHIF's website at:
www.chif.org

Loan Servicing Staff Members Promoted

CHIF is pleased to announce the promotions of Carith Dean and Parelea Morgan, both veteran staff members in the Loan Servicing Department.

Carith Dean has been promoted to Senior Manager. She is now responsible for managing the daily operations of the department. Carith joined CHIF in 2000, and has held positions as Loan Servicing Clerk II and Delinquency Intervention Counselor in the department. Carith worked in the insurance and banking industry before joining CHIF.

Parelea was recently promoted to Assistant Manager of Loan Servicing and will be responsible for ensuring the smooth operation of payment transaction processes within the department. Parelea joined the CHIF team in 1983 and is well known by CHIF customers for the help she provides.



Parelea Morgan, left, Assistant Manager of Loan Servicing, and **Carith Dean**, right, Senior Manager of Loan Servicing, are implementing new operating efficiencies in the Loan Servicing Department. (Photo by Emily Barlow)

In Brief

Published by:
Connecticut Housing
Investment Fund, Inc.
121 Tremont Street
Hartford, CT 06105
860-233-5165
Editor: Sara L. Swidorski



In Brief • Connecticut Housing Investment Fund, Inc.

Home Energy Solutions Program

An In-Home Energy Efficiency Service to Help Lower Your Energy Bills

What is Home Energy Solutions?

Did you ever wonder how much energy you lose through leaky doors, windows and ductwork? Do you suspect that your insulation isn't making the grade? What about your major appliances? Wouldn't it be great if you could have an expert give your home an energy audit?

You can. Home Energy Solutions is a program funded by the Connecticut Energy Efficiency Fund and is administered by Connecticut Light & Power (CL&P) and the United Illuminating Company (UI). This comprehensive energy-saving program is free for qualified customers who heat with electricity or natural gas. Customers who heat their homes with oil or other methods are subject to a reasonable co-pay.

Draft Busters

Trained technicians will inspect your

home using the latest technology to pinpoint the most wasteful drafts and leaks in your home. They will check your windows and doors, but did you know that you could lose heat or cooling through your attic hatch, exhaust and dryer vents, recessed lights, crawl spaces and ductwork? Not only will they find those leaks, the technician will seal the critical ones for you during the visit. After they are sealed, they will test your house again and show you the difference.

Insulation Checkup

Are your attic and basement properly insulated? If your insulation does need to be upgraded, you may qualify for a rebate to help offset a portion of the cost. The technician will also eliminate the guesswork so that you can purchase the correct material. The form will have the specifications you need to know when contacting an insulation professional.

Save on New Appliances

Did you know that your refrigerator uses almost five times the electricity the average television uses? If yours is an older model, it could be up to 40% less efficient than newer ENERGY STAR labeled units. The energy expert will evaluate your major appliances, and you may receive valuable cash rebate forms for various ENERGY STAR replacements.

Energy-Efficient Bulbs & More

The technician will replace your wasteful or inefficient incandescent light bulbs with energy-saving long-life compact fluorescent bulbs throughout your home. You may also be eligible to receive energy-saving shower heads and faucet aerators.

For more information call:
1-877-WISE-USE (1-877-947-3873)

Editor's Note: CL & P and UI are partners with CHIF in creating energy efficient homes.