

Michael Fitzmaurice, Chairperson
Tom Flynn, Appointed Member
Paul T. Hynes, Appointed Member

Joseph M. Petty, Executive Secretary
Antonio Torres, Elected Member

**MASSACHUSETTS HOUSING FINANCE AGENCY
EMPLOYEES' RETIREMENT BOARD
ONE BEACON STREET
BOSTON, MA 02108
(617) 854-1871, 1123**

Minutes of the Regular Meeting of Members

August 8, 2023

The regular meeting of the Massachusetts Housing Finance Agency Employees' Retirement Board was held via Zoom at 1:00 pm.

Present via Zoom were:

Michael Fitzmaurice, Chairperson
Tom Flynn, Appointed Member
Antonio Torres, Elected Member
Paul T. Hynes, Appointed Member

Others present via Zoom were:

Joseph Petty, Executive Secretary
Michelle Shinnick, Senior Retirement Analyst
Steve MacLellan, Meketa Investments
HarbourVest, Maryellen Doyle and Alexander Qirjazi

Michael Fitzmaurice called the meeting to order.

UPON MOTION DULY MADE (Antonio Torres) AND SECONDED (Tom Flynn), it was voted
To approve the minutes of the July 11, 2023 meeting. (roll call 4-0).

The bank reconciliations, budget and financial records were reviewed. Joseph Petty noted that there were no transactions out of the ordinary. We had one refund, Beth Jacobson.

UPON MOTION DULY MADE (Paul Hynes) AND SECONDED (Tom Flynn), it was voted:
The retirements, refunds and transfers on the attached list were reviewed and approved as amended with the budget, retirement payroll, financial records, and Warrant Number 082023 (see warrant), and capital calls. (roll call 4-0).

Representatives of HarbourVest presented its annual fund review. The companies focused on updates on their company and personnel updates, relationship team and performance and strategies of the fund.

Steve MacLellan, reviewed the system performance and noted that our System returned 3.3% during the second quarter and 7% for the trailing year. As of June 30, 2023, the System's market value was \$229.6 million up from \$224.1 million at the end of the first quarter. The increase driven mainly by investment gains over the course of the quarter. Our Retirement System performed in the 52nd percentile of its peer group during the second quarter but the 89th, 6th and 4th percentiles for the trailing year, 3-year and 5 periods, respectively. As of June 30th, all asset classes were within their respective target asset allocation ranges, except for investment grade bonds and real estate. With the exceptions of Investment grade bonds, TIPS Real Estate performance was positive quarter-to-date across all asset classes through June 30th. For the second quarter, US equities gained 8.0%, international developed equities were up 2.4% and emerging market equities were up 11.0%. Fixed income returns were mixed for the quarter. Investment grade bonds were down by a -0.6%. TIPS were down by a -1.4% and High Yield bonds were up 1.6%. Real Estate was down 2.7% quarter to date and Infrastructure was up 2.5%. Private Equity performance was up for the quarter at 2.0%.

Steve MacLellan recommended that we rebalance the following asset classes to better reflect their targets which will be consistent with our current asset allocation. To redeem \$1 million from Russell 1000 Value and Russell 1000 Growth and \$2 million from MSCI EAFE Small Cap and GQG Emerging Market Equity and deposit these redemptions to the Longfellow Bond Portfolio. Mr. MacLellan also reviewed SSgA's Proxy Voting Program.

UPON MOTION DULY MADE AND SECONDED, it was voted:

To redeem \$1 million from Russell 1000 Value and Russell 1000 Growth and \$2 million from MSCI EAFE Small Cap and GQG Emerging Market Equity and deposit these redemptions to the Longfellow Bond Portfolio. (4-0 roll call).

Joseph Petty informed the Board that he will work with the Agency to determine if we could have the retiree luncheon in the Board room this year.

Joseph Petty reviewed PERAC memos regarding DAL and 17.

UPON MOTION DULY MADE (Antonio Torres) AND SECONDED (Tom Flynn), it was voted:

To adjourn the meeting at 1:50 pm (roll call 4-0).

Michael Fitzmaurice – Chair/Elected Member

Tom Flynn, Appointed Member

Antonio Torres – Elected Member

Paul T. Hynes – Member Appointed by Other Members