

MINUTES  
MORTGAGE COMMITTEE OF THE  
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)  
REGULAR MEETING  
May 28, 2020

Directors Present: Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner of the Department of Housing  
Heidi DeWyngaert, Vice Chairperson of CHFA  
Anne Foley, Chairperson of Mortgage Committee, representing  
Melissa McCaw, Secretary, State Office Policy and Management  
Wendy Clarke  
Kiley Gosselin  
Lisa Tepper Bates  
Carla Weil

Staff Present: Deborah Alter, Manager I, Multifamily  
Peg Fitzgerald, Director, Government Relations  
Carol Gooden, Underwriter III, Multifamily  
Maura Hayden-Walker, Underwriter III, Multifamily  
Robert Hicks, Deputy General Counsel  
Jennifer Landau, Director, Multifamily  
Maura Martin, Managing Director of Administration  
Wendy Moores, Director, Multifamily  
Nandini Natarajan, Chief Executive Officer-Executive Director  
Masouda Omar, Managing Director, Multifamily  
Colette Slover, Underwriter II, Multifamily  
Diane Smith, Director, Planning, Research & Evaluation  
Seth St. Jean, Operations Officer III, Multifamily  
Joe Voccio, Director, Multifamily

By teleconference due to the COVID-19 public health crisis and in accordance with Governor Lamont's Executive Order 7B, Anne Foley, Chairperson of the Mortgage Committee called the meeting to order at 9:01 a.m.

Colette Slover presented the resolution regarding mortgage financing for 316 On the Park + Park Terrace II, a proposed development to be located in Hartford. There was discussion regarding the potential concentration of deed-restricted housing, the need to redevelop blighted properties, and the need to incentivize diverse development.

Upon a motion made by Ms. DeWyngaert, seconded by Ms. Tepper Bates, the Mortgage Committee members voted by roll call and were in favor of recommending to the Board for consideration the resolution regarding the financing of 316 On the Park + Park Terrace II, Hartford. Ms. Weil abstained from voting.

Seth St. Jean presented the resolution regarding mortgage financing for Clover Gardens, a proposed development to be located in Hartford. There was discussion about previous development proposals for the property.

Upon a motion made by Ms. Tepper Bates, seconded by Ms. Weil, the Mortgage Committee members voted by roll call and were in favor of recommending to the Board for consideration the resolution regarding the financing of Clover Gardens, Hartford. Ms. Gosselin abstained from voting. Ms. Clarke was not present for the vote.

Maura Hayden-Walker presented the resolution regarding mortgage financing for the acquisition and rehabilitation of Enterprise Abbot Apartments, a proposed development rehabilitation located in Waterbury.

Upon a motion made by Ms. Tepper Bates, seconded by Ms. DeWyngaert, the Mortgage Committee members voted by roll call and were in favor of recommending to the Board for consideration the resolution regarding the financing of Enterprise Abbot Apartments, Waterbury. Ms. Clarke was not present for the vote.

Joe Voccio presented the resolution for a proposed prepayment of existing mortgage financing for Glenbrook Manor, located in Stamford.

Upon a motion made by Ms. Weil, seconded by Ms. Mosquera-Bruno, the Mortgage Committee members voted by roll call and were in favor of recommending to the Board for consideration the resolution regarding the financing of Glenbrook Manor, Stamford. Ms. Clarke was not present for the vote.

Ms. Foley asked the Mortgage Committee members to consider the minutes from the April 30, 2020 meeting.

Upon a motion made by Ms. DeWyngaert, seconded by Ms. Tepper Bates, the Mortgage Committee members voted by roll call and were in favor of adopting the minutes of the April 30, 2020 meeting. Ms. Clarke was not present for the vote.

Wendy Moores reported on multifamily activities in May which included a summary of funding rounds, closings, the status of projects under construction, various professional development matters and COVID-19 response efforts.

There being no further business to discuss, upon a motion made by Ms. DeWyngaert, seconded by Ms. Tepper Bates, the meeting adjourned at 9:58 a.m.