

MINUTES
MORTGAGE COMMITTEE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
REGULAR MEETING
May 24, 2022

Committee Members

Present: (Virtually) Kiley Gosselin
Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner
of the Department of Housing
Lisa Tepper Bates
Gregory Ugalde

Committee Members

Absent: Heidi DeWyngaert, Vice Chairperson of CHFA and Chairperson of the
Mortgage Committee
Cindy Butts
Wendy Clarke

CHFA Participants: Carol Gooden, Underwriter III
(Virtually) Lisa G. Hensley, Managing Director of Homeownership
Seema Malani, Senior Program Officer – Processing & Reporting
Nandini Natarajan, Chief Executive Officer-Executive Director

Ms. Mosquera-Bruno called the meeting to order at 1:07 p.m. A roll call of committee members was conducted and a quorum was present.

Carol Gooden presented the resolution authorizing approval of taxable bond proceeds to fund a construction loan of up to \$4,725,000 for Murray on Main, located in Windham, Connecticut. Discussion ensued regarding the impact of first floor retail operations on net operating income and the development's location.

Upon a motion made by Mr. Ugalde, seconded by Ms. Tepper Bates, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution for Murray on Main, located in Windham, Connecticut, to the Board of Directors for consideration.

Ms. Mosquera-Bruno asked the Mortgage Committee members to consider the minutes from the April 26, 2022 meeting.

Upon a motion made by Ms. Gosselin, seconded by Mr. Ugalde, the Mortgage Committee members voted by roll call and were unanimously in favor of adopting the April 26, 2022 minutes.

Lisa Hensley presented the Single Family Origination Report for May, 2022, noting that production for 2022 is stronger than last year's production and explaining the mortgage delinquency rate and borrower and purchaser mobility data. She also reviewed this month's

Borrower Spotlight, which highlighted the positive impact homebuyer education had on the borrower's success in achieving homeownership.

Seema Malani provided an update of multifamily activities including the current status of the Washington Village Phase Three development. She also provided a preview of the Clifford House development located in Bridgeport, which will be presented for the Committee's consideration at a future meeting.

There being no further business to discuss, upon a motion made by Mr. Ugalde, seconded by Ms. Tepper Bates, the meeting adjourned by unanimous consent at 1:54 p.m.