

MINUTES
MORTGAGE COMMITTEE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
REGULAR MEETING
October 25, 2022

Committee Members

Present: (Virtually) Heidi DeWyngaert, Vice Chairperson of CHFA and Chairperson of the Mortgage Committee
Cindy Butts
Wendy Clarke
Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner of the Department of Housing
Lisa Tepper Bates
Gregory Ugalde

Committee Members

Absent: Kiley Gosselin

CHFA Participants: (Virtually) Kayla Giordano, Senior Program and Data Analyst, Research, Marketing and Outreach
Carol Gooden, Underwriter III, Multifamily
Pasquale Guliano, Managing Director, Multifamily
Lisa G. Hensley, Managing Director, Homeownership
Wendy Moores, Senior Program Officer, CHFA Portfolio, Multifamily
Nandini Natarajan, Chief Executive Officer–Executive Director
Michelle Onofrio, Manager II Underwriting Lead, Multifamily
Hazim Taib, Chief Financial Officer

Ms. DeWyngaert called the meeting to order at 1:02 p.m. A roll call of committee members was conducted and a quorum was present.

Hazim Taib provided an update regarding a proposed new multifamily program offering and bond indenture regarding the production of federally insured or guaranteed multifamily financing. Mr. Taib outlined the offering and engagement benefits of this strategy and stated that for the initial two years CHFA will partner with Jefferies and Berkadia Commercial Mortgage who will act as senior manager and lender, respectively.

Carol Gooden presented the resolution authorizing approval of amended financing for Antillean Manor, located in New Haven, Connecticut, including reallocation of construction and permanent loans and capital magnet funds for a \$500,000 subordinate construction-to-permanent loan.

Upon a motion made by Mr. Ugalde, seconded by Ms. Clarke, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution amending the financing for Antillean Manor located in New Haven, Connecticut, to the Board of Directors for consideration.

Michelle Onofrio presented the resolution authorizing approval of amended financing for Saint Mary Place, located in New London, Connecticut, including certain loan term extensions.

Upon a motion made by Ms. Tepper Bates, seconded by Mr. Ugalde, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution amending the financing for Saint Mary Place, located in New London, Connecticut, to the Board of Directors for consideration.

Ms. DeWyngaert asked Mortgage Committee members to consider the minutes from the September 27, 2022 meeting.

Upon a motion made by Mr. Ugalde, seconded by Ms. Clarke, the Mortgage Committee members voted in favor of approving the September 27, 2022 minutes. Ms. DeWyngaert abstained from voting.

A homeownership report was presented by Lisa Hensley and Kayla Giordano. Discussion ensued regarding the shortage of affordable housing in certain areas of the state and potential solutions for increasing affordable housing inventory.

Wendy Moores provided an update of the multifamily pipeline and multifamily activities for October.

There being no further business to discuss, upon a motion made by Ms. Tepper Bates, seconded by Mr. Ugalde, the meeting adjourned by unanimous consent at 1:53 p.m.