

**DRAFT MINUTES**  
**FINANCE/AUDIT COMMITTEE OF THE**  
**CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)**  
**REGULAR MEETING**  
January 22, 2026

**Committee Members**

Present: (Virtually) Jerry Abrahams, Chairperson of CHFA Finance/Audit Committee  
Philip DeFronzo  
Catherine MacKinnon  
Jorge Perez, Banking Commissioner  
Franklin Perry, II  
Sarah Sanders, Deputy Treasurer, representing Erick Russell, State Treasurer

Absent: Zani Imetovski, Assistant Division Director of Health and Human Services Policy & Planning, representing Joshua Wojcik, Secretary-designate, Office of Policy and Management

Directors Present: Seila Mosquera-Bruno, Chairperson of CHFA Board of Directors and  
(Virtually) Commissioner of the Department of Housing

CHFA Participants: John Chilson, Senior Director, Portfolio Management  
(In Person) Joyce Ciampi, Director, Internal Audit  
Ningyan Li, Capital Markets Operations Manager  
Allison Murphy, Controller  
Nandini Natarajan, Chief Executive Officer-Executive Director  
Hazim Taib, Chief Financial Officer

Other Participants: Thomas Goldfuss, Engagement Partner, Whittlesey  
(Virtually) Katrina Olson, Engagement Senior Manager, Whittlesey

Mr. Abrahams called the meeting to order at 9:01 AM. A roll call of committee members was conducted and a quorum was present.

Mr. Taib presented the Resolution Regarding the Carryover of State Bond Allocation stating that, last December, the State Bond Commission awarded CHFA a Private Activity Volume Cap carryforward in the amount of \$59,719,871, which will be allocated to the homeownership program.

Upon a motion made by Deputy Treasurer Sanders, seconded by Ms. MacKinnon, the Finance/Audit Committee members voted by roll call and were unanimously in favor of recommending the Resolution Regarding the Carryover of State Bond Allocation to the Board of Directors for consideration.

Mr. Thomas Goldfuss and Ms. Katrina Olson from Whittlesey, CHFA's external auditor, provided an overview of the 2025 Audit Plan of CHFA's financial statements, which included Whittlesey's overall approach, scope of services and timeline of the audit. Discussion followed.

Ms. Murphy presented the preliminary financial reports for December, 2025. Discussion followed.

Mr. Chilson presented the December production and delinquency reports for the single-family and multifamily programs. Discussion followed.

Ms. Li presented the quarterly investment and swap reports.

Ms. Ciampi summarized internal audit activities for the second half of 2025 and provided an overview of the 2026 internal audit plan.

Mr. Abrahams requested a motion to approve the minutes of the November 20, 2025 Finance/Audit Committee meeting.

Upon a motion made by Mr. Perry, seconded by Commissioner Perez, the Finance/Audit Committee members voted by roll call and were unanimously in favor of approving the November 20, 2025 Finance/Audit Committee minutes.

Upon a motion made by Mr. Abraham, seconded by Commissioner Perez, the meeting adjourned by unanimous consent at 9:58 AM.