

DRAFT MINUTES
MORTGAGE COMMITTEE MEETING OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
January 20, 2026

Committee Members

Present (Virtually): Heidi DeWyngaert, Chairperson of the Mortgage Committee
Timothy Hodges
Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner
of the Department of Housing
Matthew Pugliese, Deputy Commissioner, representing Daniel O’Keefe,
Commissioner of the Department of Economic and Community
Development
Chelsea Ross
Gregory Ugalde
Sean Williams

Committee Members

Absent: Lisa Tepper Bates
Wendy Clarke

CHFA Participants

(Virtually): Andrew Bolger, Senior Research and Data Analyst, Research, Marketing,
and Outreach
Pasquale Guliano, Managing Director of Multifamily
Lisa Hensley, Managing Director of Homeownership Programs
Nandini Natarajan, Chief Executive Officer – Executive Director
Michelle Onofrio, Underwriting Lead Multifamily
Tre’Von Perry, Underwriter I, Multifamily
Elizabeth Valigorsky, Senior Loan Workout Officer, Multifamily
Joseph Voccio, Senior Program Officer

Ms. DeWyngaert called the meeting to order at 10:03 AM. A roll call of committee members was conducted and a quorum was present.

Ms. Valigorsky presented the resolution authorizing approval of financing for 143 Percival Avenue, located in Berlin, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Mr. Pugliese, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution for financing of 143 Percival Avenue, located in Berlin, Connecticut to the Board of Directors for consideration.

Ms. Onofrio presented the resolution authorizing approval of a bond inducement for Avon Village, located in Avon, Connecticut. Discussion followed.

Upon a motion made by Commissioner Mosquera-Bruno, seconded by Ms. DeWyngaert, the Mortgage Committee members voted by roll call and were

unanimously in favor of recommending the resolution for a bond inducement for Avon Village, located in Avon, Connecticut to the Board of Directors for consideration.

Mr. Perry presented the resolution authorizing approval of financing for Oak Tree Village II, located in Griswold, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Mr. Williams, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution for financing of Oak Tree Village II, located in Griswold, Connecticut to the Board of Directors for consideration.

Ms. Onofrio presented the resolution authorizing approval of financing for the acquisition of the Subsidized Housing Partners portfolio of properties, located in various towns in Connecticut to the Board of Directors for consideration. Discussion followed.

Upon a motion made by Ms. Ross, seconded by Mr. Hodges, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution for financing of the acquisition of the Subsidized Housing Partners portfolio of properties, located in various towns in Connecticut to the Board of Directors for consideration.

Mr. Perry presented the resolution authorizing approval of 2026 9% Low-Income Housing Tax Credits (LIHTC's) for Village at Park River VI-A and Village at Park River VI-B, located in Hartford, Connecticut to the Board of Directors for consideration. Discussion followed.

Upon a motion made by Ms. DeWyngaert, seconded by Mr. Hodges, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution for 2026 9% Low-Income Housing Tax Credits for Village at Park River VI-A and Village at Park River VI-B, located in Hartford, Connecticut to the Board of Directors for consideration.

Ms. Valigorsky presented the resolution authorizing approval of financing for Willow Creek Apartments, Rental Phase 4, located in Hartford, Connecticut. Discussion followed.

Upon a motion made by Mr. Williams, seconded by Mr. Hodges, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution for financing of Willow Creek Apartments, Rental Phase 4, located in Hartford, Connecticut to the Board of Directors for consideration.

Ms. DeWyngaert asked Mortgage Committee members to consider the minutes of the Mortgage Committee meeting held on November 18, 2025.

Upon a motion made by Mr. Ugalde, seconded by Mr. Pugliese, the Committee members voted by roll call and were in favor of approving the November 18, 2025 Mortgage Committee minutes. Mr. Williams abstained from voting.

Mr. Bolger provided the 2025 Year-End Homeownership Report. Discussion followed.

Mr. Voccio provided the quarterly Multifamily Activities Report.

There being no further business to discuss, upon a motion made by Mr. Ugalde, seconded by Mr. Hodges, the meeting adjourned by unanimous consent at 11:06 AM.