

DRAFT MINUTES  
MORTGAGE COMMITTEE OF THE  
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)  
July 29, 2025

Committee Members

Present (Virtually): Wendy Clarke  
Heidi DeWyngaert, Vice Chairperson of CHFA Board of Directors and  
Chairperson of the Mortgage Committee  
Claudio Gualtieri, Undersecretary of Health and Human Services,  
representing Jeffrey R. Beckham, Secretary, Office of  
Policy and Management  
Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner  
of the Department of Housing  
Gregory Ugalde

Committee Members

Absent: Lisa Tepper Bates  
Matthew Pugliese, Deputy Commissioner, representing Daniel O’Keefe,  
Commissioner of the Department of Economic and Community  
Development

Directors Present: Timothy Hodges  
(Virtually)

CHFA Participants

(Virtually): Andrew Bolger, Senior Research and Data Analyst, Research, Marketing,  
and Outreach  
Yesy Clift, Multifamily Operations Officer II – Processing and Reporting  
Pasquale Guliano, Managing Director of Multifamily  
Steven Norris, Multifamily Development Officer IV  
Tre’Von Perry, Underwriter I, Multifamily  
Elizabeth Valigorsky, Senior Loan Workout Officer, Multifamily

Ms. DeWyngaert called the meeting to order at 1:01 PM. A roll call of committee members was conducted and a quorum was present.

Mr. Norris presented the resolution authorizing approval of taxable bond and opportunity fund proceeds in an aggregate principal amount not to exceed \$16,800,000 for the financing of 240 Deming, located in South Windsor, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Ms. Clarke, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of 240 Deming, located in South Windsor, Connecticut, to the Board of Directors for consideration.

Mr. Perry presented the resolution authorizing approval of taxable bond and opportunity fund proceeds in an aggregate principal amount not to exceed \$6,800,000 for the financing of Horizon View, located in Montville, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Ms. Mosquera-Bruno, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of Horizon View, located in Montville, Connecticut, to the Board of Directors for consideration.

Ms. Valigorsky presented the resolution authorizing approval of modified mortgage financing for select properties of The Metro Realty Group, LTD portfolio. Discussion followed.

Upon a motion made by Mr. Gualtieri, seconded by Ms. DeWyngaert, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of select properties of The Metro Realty Group, LTD portfolio, to the Board of Directors for consideration.

Ms. DeWyngaert asked Mortgage Committee members to consider the minutes of the Mortgage Committee meeting held on June 24, 2025.

Upon a motion made by Mr. Ugalde, seconded by Ms. DeWyngaert, the Mortgage Committee members voted in favor of approving the June 24, 2025 Mortgage Committee minutes. Ms. Clarke abstained from voting.

Mr. Bolger provided the Homeownership Report for the second quarter of 2025 and Ms. Clift provided the quarterly Multifamily Activities Report.

There being no further business to discuss, upon a motion made by Mr. Ugalde, seconded by Mr. Gualtieri, the meeting adjourned by unanimous consent at 1:51 PM.