

DRAFT MINUTES
MORTGAGE COMMITTEE MEETING OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
July 21, 2026

Committee Members

Present (Virtually): Lisa Tepper Bates
Wendy Clarke
Heidi DeWyngaert, Chairperson of the Mortgage Committee
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
Gregory Ugalde
Sean Williams

Committee Members

Absent: Timothy Hodges
Chelsea Ross

CHFA Participants

(Virtually): Deborah Alter, Senior Program Officer, Multifamily
Anne Conners, Underwriter III, Multifamily
Carol Gooden, Underwriter III, Multifamily
Pasquale Guliano, Managing Director of Multifamily
Nandini Natarajan, Chief Executive Officer-Executive Director

Ms. DeWyngaert called the meeting to order at 10:31 AM. A roll call of committee members was conducted and a quorum was present.

Mr. Guliano presented the resolution authorizing approval of modified financing for Cherry Street Lofts, Phase 1, located in Bridgeport, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Mr. Williams, the Mortgage Committee members voted unanimously in favor of recommending the resolution for modified financing of Cherry Street Lofts, Phase 1, located in Bridgeport, Connecticut to the Board of Directors for consideration.

Ms. Clarke and Mr. Williams left the meeting at 11:00 AM.

Ms. Gooden presented the resolution authorizing approval of financing for Strong School Redevelopment, located in New Haven, Connecticut. Discussion followed.

Upon a motion made by Ms. Tepper Bates, seconded by Mr. Pugliese, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of Strong School Redevelopment, located in New Haven, Connecticut to the Board of Directors for consideration.

Ms. Conners presented the resolution authorizing approval of financing for Vinci Gardens, located in Greenwich, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Ms. Tepper Bates, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of Vinci Gardens, located in Greenwich, Connecticut to the Board of Directors for consideration.

Ms. Alter presented the resolution authorizing approval of financing for West Hartford Fellowship Housing Redevelopment Phase III, located in West Hartford, Connecticut. Discussion followed.

Upon a motion made by Mr. Pugliese, seconded by Ms. DeWyngaert, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of West Hartford Fellowship Housing Redevelopment Phase III, located in West Hartford, Connecticut to the Board of Directors for consideration.

Mr. Pugliese left the meeting.

Ms. DeWyngaert asked Mortgage Committee members to consider the minutes of the Mortgage Committee meeting held on May 19, 2026.

Upon a motion made by Mr. Ugalde, seconded by Ms. DeWyngaert, the Mortgage Committee members voted unanimously in favor of approving May 19, 2026 Mortgage Committee minutes.

Presentation and discussion of the quarterly Homeownership Report and Multifamily Activities Report was tabled until the September meeting.

There being no further business to discuss, upon a motion made by Lisa Tepper Bates, seconded by Mr. Ugalde, the meeting adjourned by unanimous consent at 11:31 AM.