

DRAFT MINUTES
MORTGAGE COMMITTEE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
June 24, 2025

Committee Members

Present (Virtually): Heidi DeWyngaert, Vice Chairperson of CHFA Board of Directors and
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

Committee Members

Absent: Lisa Tepper Bates
Cindy Butts
Wendy Clarke
Claudio Gualtieri, Undersecretary of Health and Human Services,
representing Jeffrey R. Beckham, Secretary, Office of
Policy and Management

CHFA Participants

(Virtually): Pasquale Guliano, Managing Director of Multifamily
Michelle Onofrio, Underwriting Lead Multifamily

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

Ms. Onofrio presented the resolution authorizing approval of tax-exempt bond and opportunity fund loan proceeds in an aggregate principal amount not to exceed \$16,370,000 for the financing of 2980 State Street, located in Hamden, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Commissioner Mosquera-Bruno, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of 2980 State Street, located in Hamden, 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 May 28, 2025.

Upon a motion made by Mr. Ugalde, seconded by Commissioner Mosquera-Bruno, the May 28, 2025 Mortgage Committee minutes were approved by unanimous consent.

Discussion followed regarding multifamily development matters.

There being no further business to discuss, upon a motion made by Mr. Ugalde, seconded by Ms. DeWyngaert, the meeting adjourned by unanimous consent at 1:18 PM.