

DRAFT MINUTES
MORTGAGE COMMITTEE MEETING OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
March 17, 2026

Committee Members

Present (Virtually): Lisa Tepper Bates
Wendy Clarke
Timothy Hodges
Matthew Pugliese, Deputy Commissioner, representing Daniel O’Keefe,
Commissioner of the Department of Economic and Community
Development
Gregory Ugalde
Sean Williams

Committee Members

Absent: Heidi DeWyngaert, Chairperson of the Mortgage Committee
Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner
of the Department of Housing
Chelsea Ross

CHFA Participants

(Virtually): Pasquale Guliano, Managing Director of Multifamily
Robert Hicks, General Counsel
Steven Norris, Multifamily Development Officer IV
Michelle Onofrio, Underwriting Lead, Multifamily
Tre’Von Perry, Underwriter I, Multifamily
Colette Slover, HTCC Program Manager, Multifamily
Elizabeth Valigorsky, Senior Loan Workout Officer, Multifamily
Kyle Walker, Underwriter I, Multifamily

Ms. Tepper Bates called the meeting to order at 10:32 AM. A roll call of committee members was conducted and a quorum was present.

Mr. Norris presented the resolution authorizing approval of financing for 55 Nye Road, located in Glastonbury, Connecticut. Discussion followed.

Upon a motion made by Mr. Pugliese, seconded by Mr. Ugalde, the Mortgage Committee members voted by roll call and were in favor of recommending the resolution for financing of 55 Nye Street, located in Glastonbury, Connecticut, to the Board of Directors for consideration. Mr. Hodges abstained from voting.

Mr. Walker presented the resolution authorizing approval of financing for Avon Village, located in Avon, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Ms. Clarke, the Mortgage Committee members voted by roll call and were in favor of recommending the resolution for financing of Avon Village, located in Avon, Connecticut to the Board of Directors for consideration. Mr. Hodges abstained from voting.

Ms. Valigorsky presented the resolution authorizing approval of modified financing for Hart Street Gardens, located in New Britain, Connecticut. Discussion followed.

Upon a motion made by Mr. Pugliese, seconded by Mr. Hodges, the Mortgage Committee members voted unanimously in favor of recommending the resolution for modified financing of Hart Street Gardens, located in New Britain, Connecticut to the Board of Directors for consideration.

Ms. Valigorsky presented the resolution authorizing approval of modified financing for Heritage Glen Apartments, located in Farmington, Connecticut. Discussion followed.

Upon a motion made by Mr. Hodges, seconded by Mr. Williams, the Mortgage Committee members voted unanimously in favor of recommending the resolution for modified financing of Heritage Glen Apartments, located in Farmington, Connecticut to the Board of Directors for consideration.

Mr. Perry presented the resolution authorizing approval of financing for Oak Park Phase 2, located in Stamford, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Mr. Pugliese, the Mortgage Committee members voted by roll call and were in favor of recommending the resolution for financing of Oak Park Phase 2, located in Stamford, Connecticut to the Board of Directors for consideration. Mr. Hodges abstained from voting.

Ms. Onofrio presented the resolution authorizing approval of a bond inducement 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 Mr. Williams, seconded by Mr. Hodges, the Mortgage Committee members voted unanimously in favor of recommending the resolution for a bond inducement for the acquisition of the Subsidized Housing Partners portfolio of properties located in various towns in Connecticut to the Board of Directors for consideration.

Ms. Slover summarized the components of 4% and 9% hybrid financing of Windsor Locks TOD, located in Windsor Locks, Connecticut. She presented the resolution authorizing approval of tax-exempt/taxable bond blend and opportunity fund proceeds in an aggregate principal amount not to exceed \$14,550,000 for financing of Windsor Locks TOD Phase 1A / 4% and the resolution authorizing approval of taxable bonds and opportunity fund proceeds in an aggregate principal amount not to exceed \$3,100,000 for financing of Windsor Locks TOD Phase 1B / 9%. 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 financing of Windsor Locks TOD Phase 1A / 4%, located in Windsor Locks, Connecticut to the Board of Directors for consideration.

Upon a motion made by Mr. Hodges, seconded by Mr. Ugalde, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of Windsor Locks TOD Phase 1B / 9%, located in Windsor Locks, Connecticut to the Board of Directors for consideration.

Ms. Tepper Bates asked Mortgage Committee members to consider the minutes of the Mortgage Committee meeting held on February 17, 2026.

Upon a motion made by Mr. Hodges, seconded by Mr. Williams, the Mortgage Committee members voted unanimously in favor of approving the February 17, 2026 Mortgage Committee minutes.

There being no further business to discuss, upon a motion made by Mr. Pugliese, seconded by Mr. Hodges, the meeting adjourned by unanimous consent at 11:18 AM.