

**Proposed Draft Minutes  
Board of Directors of the  
Connecticut Housing Finance Authority (CHFA)  
Special Meeting  
November 20, 2025**

**Director's Present:** Jerrold Abrahams  
(In Person) Lisa Tepper Bates  
Philip DeFronzo  
Heidi DeWyngaert, Vice Chairperson of CHFA Board of Directors and  
Chairperson of the Mortgage Committee  
Timothy Hodges  
Catherine MacKinnon  
Seila Mosquera-Bruno, Chairperson of CHFA Board of Directors and  
Commissioner of the Department of Housing  
Franklin Perry II  
Matthew Pugliese, Deputy Commissioner, representing Daniel O'Keefe,  
Commissioner of the Department of Economic and Community  
Development  
Chelsea M. Ross  
Sarah Sanders, Chairperson of the Finance/Audit Committee and Deputy  
Treasurer, representing Erick Russell, State Treasurer  
Gregory Ugalde

**Directors Absent:** Wendy Clarke  
Zani Imetovski, Assistant Division Director of Health and Human  
Services Policy & Planning, representing Jeffrey R. Beckham,  
Secretary, Office of Policy and Management  
Jorge Perez, State Banking Commissioner  
Sean Williams

**CHFA Participants:** Andrew Bolger, Senior Research and Data Analyst, Research, Marketing,  
and Outreach  
Pasquale Guliano, Managing Director of Multifamily  
Lisa Hensley, Managing Director of Homeownership Programs  
Shelly Mondo, Director, Business Operations and Facilities  
Administration  
Nandini Natarajan, Chief Executive Officer – Executive Director

Commissioner Mosquera-Bruno called the Special Meeting of the Connecticut Housing Finance Authority Board of Directors to order at 11:30 AM and a quorum was present.

Commissioner Mosquera-Bruno welcomed Board members and provided opening remarks for the retreat.

Mr. Guliano and Ms. Mondo provided an update on CHFA's future workspace options. Ms. Hensley and Mr. Bolger presented the impact and analysis of the 2025 homeownership programs

and Ms. Natarajan summarized CHFA's projected outlook for 2026 and reviewed progress to date related to the 2024-2026 Strategic Plan. Discussion followed.

The meeting adjourned at 1:50 PM.