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

Committee Members Present (Virtually): Lisa Tepper Bates
Wendy Clarke
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: Heidi DeWyngaert, Chairperson of the Mortgage Committee
Timothy Hodges
Chelsea Ross

CHFA Participants (Virtually): Andrew Bolger, Senior Research and Data Analyst, Research, Marketing, and Outreach
Pasquale Guliano, Managing Director of Multifamily
Robert Hicks, General Counsel, Legal Department
Nandini Natarajan, Chief Executive Officer-Executive Director
Steven Norris, Multifamily Development Officer IV
Tre'Von Perry, Underwriter 1, Multifamily
Hazim Taib, Chief Financial Officer

Commissioner Mosquera-Bruno called the meeting to order at 10:33 AM. A roll call of committee members was conducted and a quorum was present.

Mr. Perry presented the resolution authorizing approval of financing for 20 Scott Swamp, located in Farmington, Connecticut. Discussion followed.

> Upon a motion made by Ugalde, seconded by Ms. Tepper Bates, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution for financing of 20 Scott Swamp, located in Farmington, Connecticut, to the Board of Directors for consideration.

Mr. Norris presented the resolution authorizing approval of financing for Parcel B Phase II, located in Naugatuck, Connecticut. Discussion followed.

> Upon a motion made by Ms. Clarke, seconded by Mr. Ugalde, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of Parcel B Phase II, located in Naugatuck, Connecticut, to the Board of Directors for consideration.

Mr. Guliano presented the resolution regarding Recapitalization of the Small Multifamily Community Development Financial Institution (CDFI) Loan Program.

> Upon a motion made by Mr. Williams, seconded by Mr. Pugliese, the Mortgage Committee members voted unanimously in favor of recommending the resolution regarding Recapitalization of the Small Multifamily Community Development Financial Institution Loan Program, to the Board of Directors for consideration.

Mr. Taib presented the resolution authorizing additional funding for the Habitat for Humanity Loan Purchase Program.

> Upon a motion made by Ms. Tepper Bates, seconded by Mr. Pugliese, the Mortgage Committee members voted unanimously in favor of recommending the resolution authorizing additional funding for the Habitat for Humanity Loan Purchase Program to the Board of Directors for consideration.

Commissioner Mosquera-Bruno asked Mortgage Committee members to consider the minutes of the Mortgage Committee meeting held on October 20, 2026.

> Upon a motion made by Mr. Williams, seconded by Mr. Ugalde, the Mortgage Committee members voted unanimously in favor of approving the October 20, 2026 Mortgage Committee minutes.

Mr. Bolger provided a brief follow-up to last month's discussion of the Quarterly Homeownership Report providing additional information regarding CHFA's loan production and market share estimates.

> There being no further business to discuss, upon a motion made by Mr. Ugalde, seconded by Ms. Tepper Bates, the meeting adjourned by unanimous consent at 11:06 AM.