

DRAFT MINUTES  
SPECIAL MORTGAGE COMMITTEE MEETING OF THE  
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)  
September 22, 2025

Committee Members

Present (Virtually): Lisa Tepper Bates  
Wendy Clarke  
Heidi DeWyngaert, Vice Chairperson of CHFA Board of Directors and  
Chairperson of the Mortgage Committee  
Claudio Gualtieri, Undersecretary of Health and Human Services,  
representing Jeffrey R. Beckham, Secretary, Office of  
Policy and Management  
Timothy Hodges  
Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner  
of the Department of Housing  
Gregory Ugalde

Committee Members

Absent: Matthew Pugliese, Deputy Commissioner, representing Daniel O’Keefe,  
Commissioner of the Department of Economic and Community  
Development

CHFA Participants

(Virtually): Pasquale Guliano, Managing Director of Multifamily  
Nandini Natarajan, Chief Executive Officer – Executive Director  
Steven Norris, Multifamily Development Officer IV  
Tre’Von Perry, Underwriter I, Multifamily  
Colette Slover, HTCC Program Manager, Multifamily

Ms. DeWyngaert called the meeting to order at 4:01 PM. A roll call of committee members was conducted and a quorum was present.

Ms. Slover summarized the components of the hybrid financing of The Homes at Avon Park, located in Avon, Connecticut. She presented the resolution authorizing approval of tax-exempt bond and opportunity fund proceeds in an aggregate principal amount not to exceed \$8,300,000 for the Homes at Avon Park – 4% and the resolution authorizing approval of taxable bond and opportunity fund proceeds in an aggregate principal amount not to exceed \$8,350,000 for the financing of The Homes at Avon Park – 9%. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Mr. Hodges, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of The Homes at Avon Park – 4%, located in Avon, Connecticut, to the Board of Directors for consideration.

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Upon a motion made by Mr. Ugalde, seconded by Mr. Hodges, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of The Homes at Avon Park – 9%, located in Avon, Connecticut, to the Board of Directors for consideration.

Mr. Perry presented the resolution authorizing approval of taxable bond and opportunity fund proceeds in an aggregate principal amount not to exceed \$11,300,000 for the financing of The Judd Homestead at Russo Estates, located in Fairfield, Connecticut. Discussion followed.

Upon a motion made by Ms. Tepper Bates, seconded by Ms. Clarke, Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of The Judd Homestead at Russo Estates, located in Fairfield, Connecticut, to the Board of Directors for consideration.

Mr. Norris presented the resolution authorizing approval of a mutual consent to return up to \$1,800,002 in 2023 9% Low-Income Housing Tax Credits (LIHTCs) and reallocation of 2025 9% LIHTCs in the same amount for State & Chapel Development, located in New Haven, Connecticut. Discussion followed.

Upon a motion made by Ms. DeWyngaert, seconded by Mr. Ugalde, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of State & Chapel Development, located in New Haven, 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 July 29, 2025.

Upon a motion made by Mr. Gualtieri, seconded by Ms. DeWyngaert, the Mortgage Committee members voted unanimously in favor of accepting the July 29, 2025 Mortgage Committee minutes.

Ms. Slover summarized the 2025 Housing Tax Credit Contribution (HTCC) Program Rating and Ranking Results including this year's funding allocation, application and evaluation processes, and approved awardees. She also reported CHFA's intention to administer a supplemental round of remaining 2025 housing tax credit contribution awards that were not allocated and redeploy returned program funds from 2024.

There being no further business to discuss, upon a motion made by Ms. Tepper Bates, seconded by Mr. Gualtieri, the meeting adjourned by unanimous consent at 4:54 PM.