

MINUTES
MORTGAGE COMMITTEE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
May 28, 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
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
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
Sarah Simonelli, Underwriter III
Elizabeth Valigorsky, Senior Loan Workout Officer
Joseph Voccio, Senior Program Officer

Ms. DeWyngaert called the meeting to order at 1:03 PM. A roll call of committee members was conducted and a quorum was present.

Ms. Simonelli presented the resolution authorizing approval of tax-exempt bond proceeds in an aggregate principal amount not to exceed \$14,640,000 for construction-only financing of Angela Gardens, located in Enfield, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Ms. DeWyngaert, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of Angela Gardens, located in Enfield, Connecticut, to the Board of Directors for consideration.

Mr. Guliano presented the resolution authorizing approval of tax-exempt bond proceeds and proceeds from the Affordable Housing Fund in an aggregate principal amount not to exceed \$20,500,000 for financing of Winward Apartments, Phase II, located in Bridgeport, 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 Windward Apartments, Phase II, located in Bridgeport, Connecticut, to the Board of Directors for consideration.

Ms. DeWyngaert asked Mortgage Committee members to consider the minutes from the Mortgage Committee meeting held on March 25, 2025.

Upon a motion made by Mr. Ugalde, seconded by Commissioner Mosquera-Bruno, the March 25, 2025 Mortgage Committee minutes were approved by unanimous consent.

There being no further business to discuss, the meeting adjourned by unanimous consent at 1:18 PM.