

Minutes
Connecticut Housing Finance Authority
Board of Directors Meeting No. 642
May 21, 2026

Directors Present: Lisa Tepper Bates
(In Person) Heidi DeWyngaert, Chairperson of the Mortgage Committee
Zani Imetovski, Assistant Division Director of Health and Human
Services Policy & Planning, representing Joshua Wojcik,
Secretary, Office of Policy and Management
Catherine MacKinnon, Vice Chairperson of CHFA Board of Directors
Seila Mosquera-Bruno, Chairperson of CHFA Board of Directors and
Commissioner of the Department of Housing
Jorge Perez, State Banking Commissioner
Franklin Perry II
Chelsea M. Ross
Sarah Sanders, Deputy Treasurer, representing Erick Russell, State
Treasurer
Gregory Ugalde
Sean Williams

Directors Absent: Jerrold Abrahams, Chairperson of the Finance/Audit Committee
Wendy Clarke
Philip DeFronzo
Timothy Hodges
Matthew Pugliese, Deputy Commissioner, representing Daniel O'Keefe,
Commissioner of the Department of Economic and Community
Development

Commissioner Mosquera-Bruno called the meeting of the Connecticut Housing Finance Authority to order at 10:01 AM. A roll call of Board members was conducted and a quorum was present.

Commissioner Mosquera-Bruno asked for public comments by virtue of the public call-in line and there were none.

Nandini Natarajan, Chief Executive Officer - Executive Director, provided the CEO - Executive Director Report regarding various recent Authority business matters including the Qualified Allocation Plan, audit, multifamily developer forum and other matters. Discussion followed.

Robert Michalik, Director, Government Relations, provided a report on the 2026 legislative session. Discussion followed.

Pasquale Guliano, Managing Director of Multifamily, provided a summary of the Mortgage Committee's recommended resolution regarding financing of 55 Kondracki Lane, located in Wallingford, Connecticut.

Upon a motion made by Mr. Ugalde, seconded by Mr. Imetovski, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding the financing of 55 Kondracki Lane, located in Wallingford, Connecticut:

RESOLUTION REGARDING FINANCING OF
55 KONDRACKI LANE, WALLINGFORD, CONNECTICUT
CHFA DEVELOPMENT NO. 26-402M

WHEREAS, Hexagonal Development LLC (the “Developer”) has applied to the Connecticut Housing Finance Authority (the “Authority”) for mortgage financing for the new construction of a 66-unit housing development, to be known as 55 Kondracki Lane, located in Wallingford, Connecticut (the “Development”); and

WHEREAS, the Authority desires to provide mortgage financing for the Development to the Developer and/or a related entity otherwise acceptable to the Authority (the “Proposed Mortgagor”), all as described in the attached Memorandum and Development Summary Materials from Sarah Simonelli, Underwriter III, dated May 19, 2026 (the “Memorandum”).

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority, as follows:

Section 1. The Authority is authorized to provide a construction-to-permanent loan (the “Loan”) in a principal amount which shall not exceed \$8,810,300. The Loan shall be secured by a first-priority mortgage lien on the Development. The Loan shall accrue interest on all amounts advanced at a rate not to exceed 6.35%. The Loan shall be repaid as follows: (a) commencing upon the initial advance of Loan proceeds, interest-only for a period of up to 10 months (the “Construction Period”), immediately followed by, (b) a conversion to a Loan amount of approximately \$4,034,000 with principal and interest repayment based upon an amortization schedule of 40 years over a term of 40 years (the “Permanent Period”), after which all outstanding Loan principal and interest shall be due, *provided, however*, the Loan may be prepaid in full: (i) on or after 15 years of the Permanent Period by virtue of refinance with a mortgage loan from the Authority and subject to the satisfaction of all applicable Authority requirements, including the payment of a housing program maintenance fee equal to 1% of the outstanding principal balance, or (ii) on or after 20 years of the Permanent Period and subject to the satisfaction of all applicable Authority requirements, including the payment of a housing program maintenance fee equal to 1% of the outstanding principal balance. Subject to the availability of all necessary sources of funding (including, without limitation, sufficient allocation to the Authority from the state ceiling of private activity bonds), the Authority shall fund this mortgage financing with tax-exempt bond proceeds, including the issuance of bonds as described in Attachment A, attached hereto, or from such other sources of funding and upon such other terms and conditions as are deemed to be in the best interests of the Authority. The Authority may adjust the interest rate limitation set forth herein and may assess additional loan-related fees solely to permit the payment of Authority costs and fees related to the mortgage financing. To the extent other sources of funding are deemed to be in the best interest of the Authority, the Authority finds that mortgage loan financing is not readily available from another source and that it is appropriate and in the public interest for the Authority

to provide such financing from the proceeds of taxable bonds. With respect to any such expenditure, this Resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the United States Treasury Regulations.

Section 2. The Authority's commitment to provide mortgage financing for the Development shall be conditioned upon the availability of all necessary sources of funding (including, without limitation, sufficient allocation to the Authority from the state ceiling of private activity bonds) and the Authority's acceptance and approval in its sole discretion of the following:

(a) Affordability restrictions on the Development for a period of 40 years as required under the Internal Revenue Code (the "Code") and the Authority's Qualified Allocation Plan (the "QAP"), such that: (i) 14 units shall be set aside for households at or below 50% of area median income, and (ii) 52 units shall be set aside for households at or below 60% of area median income and the Development shall be in full compliance with the QAP, the Code and the regulations promulgated thereunder;

(b) An independent appraisal and a market acceptance analysis for the Development;

(c) All required governmental approvals, tax abatement agreements, hazardous waste testing at the Development, and hazardous waste removal and disposal (if applicable);

(d) Final construction costs and plans and specifications;

(e) Commitments for all sources of funds (and State Bond Commission approval for such funding, if necessary), all as further described in the Memorandum, or in such other amounts and/or from such other comparable sources as are acceptable to the Authority, such that the total of the sources and uses of funds for completion of the Development are in balance;

(f) Proposed operating income and expenses, housing subsidies benefitting the Development, payments and/or subsidies for the provision of supportive services, all required reserve and escrow funding, tenant relocation plan, and property management organization and plan; and

(g) Compliance by the Proposed Mortgagor with all applicable law, the Authority's Procedures, the QAP, the Code and the regulations promulgated thereunder, the provisions of the Memorandum, and all applicable Authority policies, *provided, however*, if there is any inconsistency between the provisions of this Resolution and the Authority's policies, the terms of this Resolution shall control.

Section 3. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions hereof and to take all other actions consistent with this Resolution, the Authority's Procedures, the QAP, the Code and the regulations promulgated thereunder including, without limitation, any required release, subordination, modification and/or

assumption of any existing Authority financing or Authority-administered financing or funding with respect to the Development, all as may be in the best interests of the Authority and necessary for the development of quality affordable housing.

Section 4. Failure to provide any of the above-referenced requirements in a form acceptable to the Authority and to close the mortgage financing authorized herein on or before February 28, 2027 shall render this Resolution void and of no further effect, *provided, however*, upon good cause shown and upon payment by the Proposed Mortgagor of any extension or other fees as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

(55 Kondracki Lane, Wallingford, Connecticut)

ATTACHMENT A

1. The Chief Executive Officer - Executive Director of the Authority and staff are hereby authorized to continue the Authority's Housing Mortgage Finance Program by way of one or more bond sales.

2. The timing of such bond sales shall be determined in coordination with the State Treasurer's Office.

3. The bond sales shall be in an aggregate amount not to exceed \$10,000,000 for the Housing Mortgage Finance Program Bonds, of the series designated (subject to paragraph 18 below) 2026 Series O (the "Bonds"), which shall be issued in one or more series and subseries as federally taxable bonds and/or as federally tax-exempt bonds under the Internal Revenue Code of 1986, as amended (the "Code"), or other applicable federal tax law.

4. The Bonds shall be sold on a negotiated basis.

5. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to set the date or dates for receipt of the respective offers from the underwriter(s) or other purchaser(s) (the "Respective Purchasers") to purchase the Bonds.

6. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to execute and cause to be delivered appropriate documentation, including, without limitation, one or more Preliminary Official Statements and Underwriting Commitments, to adopt the expectations, beliefs, assumptions and representations expressed and made on behalf of the Authority in the Official Statement(s) for the Bonds (the "Official Statement(s)") and to execute and deliver the Official Statement(s).

7. The Chief Executive Officer – Executive Director and/or the Chief Financial Officer is hereby authorized both (a) to receive the related offer presented by the Respective Purchasers and (b) to make a formal award of the related portion of the Bonds to the Respective Purchasers and execute one or more Contracts of Purchase, provided the Chief Executive Officer – Executive Director and/or the Chief Financial Officer may make such award

only if the highest interest rate of any maturity of tax-exempt or taxable fixed-rate Bonds does not exceed by more than 50 basis points the highest interest rate of any maturity of tax-exempt or taxable fixed-rate bonds, respectively, sold in a comparable housing bond pricing included in pricing information provided by the book-running senior manager in connection with the award. Variable-rate Bonds shall bear interest at rates determined in accordance with the below-defined Series Resolution.

8. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer and staff of the Authority are hereby authorized to negotiate one or more interest rate swap agreements with counterparties that meet the requirements of the General Bond Resolution and are satisfactory to the Chief Executive Officer - Executive Director and/or the Chief Financial Officer in conjunction with the 2026 Series O bond sale (collectively, the “Swap”). The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to approve, execute and deliver all documents necessary to consummate the Swap in the best interest of the Authority, as determined by the Chief Executive Officer - Executive Director and/or the Chief Financial Officer. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to make such changes, additions, deletions, modifications and amendments to the Swap and other related documents as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to approve changes, additions, deletions, modifications, novations and amendments to interest rate swap agreements previously executed by the Authority and intended to be allocated to the Bonds, in each case as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization.

9. The Authority hereby adopts the Series Resolution Authorizing the issuance of not more than \$10,000,000 Housing Mortgage Finance Program Bonds, 2026 Series O (the “Series Resolution”) and hereby authorizes all necessary transfers from the Capital Reserve Fund in accordance with Section 513(8) of the General Bond Resolution on December 1 to the Section 506 account for the purpose of redeeming bonds and the Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to take whatever other action is necessary to carry out such sale including, without limitation, determining the amount of fixed rate, variable or convertible option bonds and to make such changes, additions, deletions, modifications and amendments to the Series Resolution as may be necessary or desirable and in the best interest of the Authority and not inconsistent with the authorization contemplated at this meeting.

10. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to have the Bonds prepared and to execute and authorize the delivery of the Bonds to the Respective Purchasers upon receipt of the purchase price thereof plus accrued interest, if any, and to pay to any underwriter the underwriters’ fee and/or discount and expenses and to do and perform all acts and things and execute any and all documents in the name of the Authority, necessary, useful or convenient to the issuance and sale of the Bonds by the Authority. The Bonds shall bear such rates and maturities, and sinking fund installments shall be made as set forth in the Official Statement(s) and the Series Resolution.

11. The Bonds shall be executed by the manual or facsimile signatures of the Chairperson, Vice Chairperson, Chairperson of the Finance/Audit Committee, or the Chief Executive Officer - Executive Director of the Authority and/or the Chief Financial Officer, and the official seal of the Authority or a facsimile thereof shall be affixed, impressed or imprinted on the Bonds and attested by the manual or facsimile signature of the Chief Executive Officer - Executive Director or another duly Authorized Officer of the Authority.

12. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is authorized to establish the interest rate on mortgage loans financed with the proceeds of the Bonds (“Proceeds”), provided that such interest rate shall not exceed that which is permitted or authorized under the Code.

13. The Proceeds are to be used to make or finance new single and/or multi-family mortgage loans (including mortgage-backed securities consisting of such loans) or reimburse the Authority for having made such mortgage loans, and/or refund current and future maturities of outstanding bonds and/or to refund prepayments. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to determine which multifamily projects are to be funded from proceeds of the Bonds.

14. U.S. Bank Trust Company, National Association is hereby authorized to act as Paying Agent and U.S. Bank Trust Company, National Association is hereby authorized to act, if required, as Tender Agent.

15. The Authority may make or finance, on an interim basis, certain mortgage loans, including, but not limited to, those pooled into mortgage-backed securities, with proceeds of interim borrowings (including, but not limited to, taxable borrowings and lines of credit) or the Authority’s own funds, which expenditures are reasonably expected to be reimbursed with the proceeds of tax-exempt debt to be incurred by the Authority in the maximum amount of \$10,000,000. With respect to the reimbursement of any such expenditures, this resolution is the Authority’s declaration of intent to authorize such reimbursements and is intended to satisfy the technical requirements of Section 1.150- 2(d)(1) of the Treasury Regulations. This reimbursement declaration shall cover expenditures financed by the debt authorized by this resolution or debt approved by later resolution.

16. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to issue a certification as to the Authority’s reasonable expectations regarding the amount and use of the Proceeds as described in Section 1.148-2(b)(2) of the Treasury regulations relating to Section 148 of the Code on the date such certificate is issued.

17. In the event the Chief Executive Officer - Executive Director and/or the Chief Financial Officer is unable to act in accordance with this resolution or otherwise, a committee of not less than three (3) members of the Board of Directors, at least one of whom shall not be a state employee, is hereby authorized to carry out all necessary functions to consummate the sale of the Bonds (the “Sale Committee”). If neither the Chairperson nor the Vice Chairperson of the Authority is able to attend, then the Chairperson of the Finance/Audit Committee shall be the Chairperson of the Sale Committee, and if he/she is unable to attend, then the Chairperson of the

Mortgage Committee shall be the Chairperson of the Sale Committee, and if neither of them is able to attend, the Chairperson or Vice Chairperson of the Authority shall designate a Chairperson of the Sale Committee.

18. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to change the series designation of the Bonds and/or any other of the Authority's bonds and to change the selected bond underwriting firms as necessary and in the best interest of the Authority.

19. The Bonds may be sold as one or more series and bond underwriting firms to act as the book running senior or co-senior managers, co-managers and/or selling group members for the Bonds may be determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer for each series of Bonds from among the appointed Housing Mortgage Finance Program Bond Underwriters.

20. The book running senior manager, the co-senior bond underwriters and the co-managing underwriters designated by the Authority for participation in the Authority's bond issues are hereby required prior to participation in the 2026 Series O Bond issue to provide an update to the statutory provisions, affidavits and certifications, charitable contributions in the State of Connecticut, investigations, administrative or other legal proceedings and/or settlements by or with governmental entities regulating the conduct of their business, submitted as part of their agreements with the Authority, to the Chief Financial Officer.

21. Failure to provide the information required pursuant to the prior paragraph herein in such form and content as determined by the Chief Executive Officer - Executive Director and/or the Chief Financial Officer necessary to satisfy the requirements of this resolution shall render the book-running senior manager, co-senior bond underwriters, or co-managing underwriters, as applicable, ineligible to participate in the designated bond issue.

Lisa Hensley, Managing Director of Homeownership, provided a summary of the Mortgage Committee's recommended resolution regarding the General Homeownership Loan Program Downpayment Assistance Program.

Upon a motion made by Ms. MacKinnon, seconded by Ms. DeWynngaert, the Board members voted unanimously in favor of adopting the following resolution regarding the General Homeownership Loan Program Downpayment Assistance Program:

**RESOLUTION REGARDING GENERAL HOMEOWNERSHIP
LOAN PROGRAM DOWNPAYMENT ASSISTANCE PROGRAM**

WHEREAS, the Connecticut Housing Finance Authority (the "Authority") is established as a body politic and corporate, constituting a public instrumentality and political subdivision pursuant to Chapter 134 of the Connecticut General Statutes (the "Act") for the purpose of

alleviating the shortage of housing for low and -moderate income families and persons in the State of Connecticut (the “State”);

WHEREAS, on October 29, 2020, the Board of Directors of the Authority authorized the sale of mortgage-backed securities (“MBS”) pursuant to master securities forward transaction agreements for the purpose of augmenting funds for the Authority’s Housing Mortgage Finance Program;

WHEREAS, on April 4, 2025, the Authority’s Board of Directors adopted revisions to its Single Family Housing Procedures which included, among other thing, the establishment of a “General Homeownership Loan Program” to address the housing needs of persons who might not qualify for financing from tax-exempt bonds pursuant to the Authority’s Homebuyer Mortgage Program for first-time homebuyers including, without limitation, otherwise eligible borrowers who are non-first time homebuyers (the “General Homeownership Loan Program”);

WHEREAS, the sale of MBS provides a source of funding for both the Authority’s Homebuyer Mortgage Program for first-time homebuyers and for the Authority’s General Homeownership Loan Program for non-first time homebuyers;

WHEREAS, in order to supplement the General Homeownership Loan Program, an initial commitment of \$3,000,000 from the Authority’s Investment Trust Account funds or from such other sources of funding and upon such other terms and conditions as are deemed to be in the best interests of the Authority (collectively, the “Authority Funds”) is deemed necessary for the establishment and implementation of a General Homeownership Loan Downpayment Assistance Program (the “Program”);

WHEREAS, the Authority deems the establishment of the Program to be consistent with the purposes of the Authority and the Authority’s General Homeownership Loan Program;

WHEREAS, the Program will also be funded using proceeds from the sale of mortgage-backed securities once the General Homeownership Loan Program is up and running; and

WHEREAS, the Board of Directors desires to authorize the Chief Executive Officer - Executive Director to commit the Authority Funds in order to establish the Program, as further described in the attached Memorandum dated May 19, 2026 from Lisa Hensley, Managing Director of Homeownership.

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority, as follows:

Section 1. In order to establish the Program, the Chief Executive Officer - Executive Director is hereby authorized to: (i) commit and expend the Authority Funds for the Program, and (iii) take all other action consistent with the Act and this Resolution that she deems necessary.

Section 2. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions hereof and to take all other actions consistent with

this Resolution and the Act, as may be in the best interest of the Authority and necessary for the development and preservation of quality affordable housing in the State.

Deborah Alter, Senior Program Officer – Program Administration, presented the recommendations for the 2026 9% Low-Income Housing Tax Credit reservations in the new construction and preservation classification. Discussion followed.

Upon a motion made by Commissioner Perez, seconded by Mr. Perry, the Board members voted unanimously in favor of adopting the following resolution regarding the reservation of 2026 9% Low-Income Housing Tax Credits for 186 Shunpike, located in Cromwell, Connecticut:

RESOLUTION REGARDING THE RESERVATION OF
9% LOW-INCOME HOUSING TAX CREDITS FOR
186 SHUNPIKE, CROMWELL, CONNECTICUT
CHFA TAX CREDIT NO. CT-26-901

WHEREAS, the Connecticut Housing Finance Authority (the “Authority”) is designated as the state housing credit agency responsible for the allocation and administration of federal low-income housing tax credits (“LIHTC”) for the State of Connecticut (the “State”);

WHEREAS, the Authority has previously adopted Procedures (the “Procedures”) and a Qualified Allocation Plan (the “QAP”) governing the reservation and allocation of LIHTC in the State pursuant to Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”) and the regulations promulgated thereunder (the “Regulations”);

WHEREAS, 186 Shunpike LLC and/or a successor entity otherwise acceptable to the Authority (the “Developer”) is the developer and owner of a proposed 60-unit development to be known as 186 Shunpike, located in Cromwell, Connecticut (the “Development”) and has applied for LIHTC for the Development; and

WHEREAS, Authority staff has reviewed the Developer’s application and recommends that the Board of Directors reserve LIHTC for the Development and the Developer, as described in the attached Memorandum and Related Materials from Deborah J. Alter, Senior Program Officer – Program Administration, dated May 21, 2026.

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority as follows:

Section 1. The Authority hereby reserves up to \$1,411,599 of LIHTC for the Development and the Chief Executive Officer - Executive Director of the Authority is hereby authorized to issue a certification of tax credit reservation for the Development and the Developer.

Section 2. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to allocate LIHTC in an per annum amount not to exceed \$1,411,599 from the State

housing credit ceiling for 2026 or any year thereafter in accordance with the QAP, the Procedures, the Regulations and the Code upon her determination that the Developer and the Development has complied with all requirements to qualify for such allocation.

Section 3. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to take all other actions consistent with this Resolution, the Code, the Regulations, the QAP and the Procedures, as may be necessary to effectuate this Resolution.

Section 4. The failure of the Developer to comply with all conditional requirements for tax credit reservation and/or LIHTC allocation authorized herein on or before March 31, 2027 shall render this Resolution void and of no further effect, *provided, however*, upon good cause shown and satisfaction of all other requirements as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

Upon a motion made by Commissioner Perez, seconded by Mr. Imetovski, the Board members voted unanimously in favor of adopting the following resolution regarding the reservation of 2026 9% Low-Income Housing Tax Credits for 20 Scott Swamp, located in Farmington, Connecticut:

RESOLUTION REGARDING THE RESERVATION OF
9% LOW-INCOME HOUSING TAX CREDITS FOR
20 SCOTT SWAMP, FARMINGTON, CONNECTICUT
CHFA TAX CREDIT NO. CT-26-902

WHEREAS, the Connecticut Housing Finance Authority (the “Authority”) is designated as the state housing credit agency responsible for the allocation and administration of federal low-income housing tax credits (“LIHTC”) for the State of Connecticut (the “State”);

WHEREAS, the Authority has previously adopted Procedures (the “Procedures”) and a Qualified Allocation Plan (the “QAP”) governing the reservation and allocation of LIHTC in the State pursuant to Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”) and the regulations promulgated thereunder (the “Regulations”);

WHEREAS, 20 Scott Swamp, LLC and/or a successor entity otherwise acceptable to the Authority (the “Developer”) is the developer and owner of a proposed 62-unit development to be known as 20 Scott Swamp, located in Farmington, Connecticut (the “Development”) and has applied for LIHTC for the Development; and

WHEREAS, Authority staff has reviewed the Developer’s application and recommends that the Board of Directors reserve LIHTC for the Development and the Developer, as described in the attached Memorandum and Related Materials from Deborah J. Alter, Senior Program Officer – Program Administration, dated May 21, 2026.

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority as follows:

Section 1. The Authority hereby reserves up to \$1,309,937 of LIHTC for the Development and the Chief Executive Officer - Executive Director of the Authority is hereby authorized to issue a certification of tax credit reservation for the Development and the Developer.

Section 2. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to allocate LIHTC in an per annum amount not to exceed \$1,309,937 from the State housing credit ceiling for 2026 or any year thereafter in accordance with the QAP, the Procedures, the Regulations and the Code upon her determination that the Developer and the Development has complied with all requirements to qualify for such allocation.

Section 3. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to take all other actions consistent with this Resolution, the Code, the Regulations, the QAP and the Procedures, as may be necessary to effectuate this Resolution.

Section 4. The failure of the Developer to comply with all conditional requirements for tax credit reservation and/or LIHTC allocation authorized herein on or before March 31, 2027 shall render this Resolution void and of no further effect, *provided, however*, upon good cause shown and satisfaction of all other requirements as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

Upon a motion made by Commissioner Perez, seconded by Mr. Williams, the Board members voted unanimously in favor of adopting the following resolution regarding the reservation of 2026 9% Low-Income Housing Tax Credits for Edge Building 1, located in Hartford, Connecticut:

RESOLUTION REGARDING THE RESERVATION OF
9% LOW-INCOME HOUSING TAX CREDITS FOR
EDGE BUILDING 1, HARTFORD, CONNECTICUT
CHFA TAX CREDIT NO. CT-26-904

WHEREAS, the Connecticut Housing Finance Authority (the “Authority”) is designated as the state housing credit agency responsible for the allocation and administration of federal low-income housing tax credits (“LIHTC”) for the State of Connecticut (the “State”);

WHEREAS, the Authority has previously adopted Procedures (the “Procedures”) and a Qualified Allocation Plan (the “QAP”) governing the reservation and allocation of LIHTC in the State pursuant to Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”) and the regulations promulgated thereunder (the “Regulations”);

WHEREAS, EG 1 Owner LLC and/or a successor entity otherwise acceptable to the Authority (the “Developer”) is the developer and owner of a proposed 64-unit development to be known as Edge Building 1, located in Hartford, Connecticut (the “Development”) and has applied for LIHTC for the Development; and

WHEREAS, Authority staff has reviewed the Developer’s application and recommends that the Board of Directors reserve LIHTC for the Development and the Developer, as described

in the attached Memorandum and Related Materials from Deborah J. Alter, Senior Program Officer – Program Administration, dated May 21, 2026.

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority as follows:

Section 1. The Authority hereby reserves up to \$2,500,000 of LIHTC for the Development and the Chief Executive Officer - Executive Director of the Authority is hereby authorized to issue a certification of tax credit reservation for the Development and the Developer.

Section 2. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to allocate LIHTC in an per annum amount not to exceed \$2,500,000 from the State housing credit ceiling for 2026 or any year thereafter in accordance with the QAP, the Procedures, the Regulations and the Code upon her determination that the Developer and the Development has complied with all requirements to qualify for such allocation.

Section 3. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to take all other actions consistent with this Resolution, the Code, the Regulations, the QAP and the Procedures, as may be necessary to effectuate this Resolution.

Section 4. The failure of the Developer to comply with all conditional requirements for tax credit reservation and/or LIHTC allocation authorized herein on or before March 31, 2027 shall render this Resolution void and of no further effect, *provided, however*, upon good cause shown and satisfaction of all other requirements as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

Upon a motion made by Mr. Imetovski, seconded by Mr. Ugalde, the Board members voted unanimously in favor of adopting the following resolution regarding the reservation of 2026 9% Low-Income Housing Tax Credits for Parcel B Phase II, located in Naugatuck, Connecticut:

RESOLUTION REGARDING THE RESERVATION OF
9% LOW-INCOME HOUSING TAX CREDITS FOR
PARCEL B PHASE II, NAUGATUCK, CONNECTICUT
CHFA TAX CREDIT NO. CT-26-909

WHEREAS, the Connecticut Housing Finance Authority (the “Authority”) is designated as the state housing credit agency responsible for the allocation and administration of federal low-income housing tax credits (“LIHTC”) for the State of Connecticut (the “State”);

WHEREAS, the Authority has previously adopted Procedures (the “Procedures”) and a Qualified Allocation Plan (the “QAP”) governing the reservation and allocation of LIHTC in the State pursuant to Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”) and the regulations promulgated thereunder (the “Regulations”);

WHEREAS, Parcel B Phase Two LLC and/or a successor entity otherwise acceptable to the Authority (the “Developer”) is the developer and owner of a proposed 60-unit development to be known as Parcel B Phase II, located in Naugatuck, Connecticut (the “Development”) and has applied for LIHTC for the Development; and

WHEREAS, Authority staff has reviewed the Developer’s application and recommends that the Board of Directors reserve LIHTC for the Development and the Developer, as described in the attached Memorandum and Related Materials from Deborah J. Alter, Senior Program Officer – Program Administration, dated May 21, 2026.

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority as follows:

Section 1. The Authority hereby reserves up to \$1,440,000 of LIHTC for the Development and the Chief Executive Officer - Executive Director of the Authority is hereby authorized to issue a certification of tax credit reservation for the Development and the Developer.

Section 2. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to allocate LIHTC in an per annum amount not to exceed \$1,440,000 from the State housing credit ceiling for 2026 or any year thereafter in accordance with the QAP, the Procedures, the Regulations and the Code upon her determination that the Developer and the Development has complied with all requirements to qualify for such allocation.

Section 3. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to take all other actions consistent with this Resolution, the Code, the Regulations, the QAP and the Procedures, as may be necessary to effectuate this Resolution.

Section 4. The failure of the Developer to comply with all conditional requirements for tax credit reservation and/or LIHTC allocation authorized herein on or before March 31, 2027 shall render this Resolution void and of no further effect, *provided, however*, upon good cause shown and satisfaction of all other requirements as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

Upon a motion made by Ms. Ross, seconded by Mr. Imetovski, the Board members voted unanimously in favor of adopting the following resolution regarding the reservation of 2026 9% Low-Income Housing Tax Credits for MSP Phase 1B/9%, located in Hartford, Connecticut:

RESOLUTION REGARDING THE RESERVATION OF
9% LOW-INCOME HOUSING TAX CREDITS FOR
MSP PHASE 1B/9%, HARTFORD, CONNECTICUT
CHFA TAX CREDIT NO. CT-26-906

WHEREAS, the Connecticut Housing Finance Authority (the “Authority”) is designated as the state housing credit agency responsible for the allocation and administration of federal low-income housing tax credits (“LIHTC”) for the State of Connecticut (the “State”);

WHEREAS, the Authority has previously adopted Procedures (the “Procedures”) and a Qualified Allocation Plan (the “QAP”) governing the reservation and allocation of LIHTC in the State pursuant to Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”) and the regulations promulgated thereunder (the “Regulations”);

WHEREAS, MSP Phase 1 Nine Limited Partnership and/or a successor entity otherwise acceptable to the Authority (the “Developer”) is the developer and owner of a proposed 39-unit development to be known as MSP Phase 1B/9%, located in Hartford, Connecticut (the “Development”) and has applied for LIHTC for the Development; and

WHEREAS, Authority staff has reviewed the Developer’s application and recommends that the Board of Directors reserve LIHTC for the Development and the Developer, as described in the attached Memorandum and Related Materials from Deborah J. Alter, Senior Program Officer – Program Administration, dated May 21, 2026.

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority as follows:

Section 1. The Authority hereby reserves up to \$2,415,138 of LIHTC for the Development and the Chief Executive Officer - Executive Director of the Authority is hereby authorized to issue a certification of tax credit reservation for the Development and the Developer.

Section 2. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to allocate LIHTC in an per annum amount not to exceed \$2,415,138 from the State housing credit ceiling for 2026 or any year thereafter in accordance with the QAP, the Procedures, the Regulations and the Code upon her determination that the Developer and the Development has complied with all requirements to qualify for such allocation.

Section 3. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to take all other actions consistent with this Resolution, the Code, the Regulations, the QAP and the Procedures, as may be necessary to effectuate this Resolution.

Section 4. The failure of the Developer to comply with all conditional requirements for tax credit reservation and/or LIHTC allocation authorized herein on or before March 31, 2027 shall render this Resolution void and of no further effect, *provided, however*, upon good cause shown and satisfaction of all other requirements as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

Upon a motion made by Ms. Tepper Bates, seconded by Mr. Imetovski, the Board members voted unanimously in favor of adopting the following resolution regarding the reservation of 2026 9% Low-Income Housing Tax Credits for Mount Pleasant Redevelopment Phase II-9%, located in New Britain, Connecticut:

RESOLUTION REGARDING THE RESERVATION OF
9% LOW-INCOME HOUSING TAX CREDITS FOR
MOUNT PLEASANT REDEVELOPMENT PHASE II-9%,
NEW BRITAIN, CONNECTICUT
CHFA TAX CREDIT NO. CT-26-908

WHEREAS, the Connecticut Housing Finance Authority (the “Authority”) is designated as the state housing credit agency responsible for the allocation and administration of federal low-income housing tax credits (“LIHTC”) for the State of Connecticut (the “State”);

WHEREAS, the Authority has previously adopted Procedures (the “Procedures”) and a Qualified Allocation Plan (the “QAP”) governing the reservation and allocation of LIHTC in the State pursuant to Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”) and the regulations promulgated thereunder (the “Regulations”);

WHEREAS, Mount Pleasant Redevelopment Phase II-9, LLC and/or a successor entity otherwise acceptable to the Authority (the “Developer”) is the developer and owner of a proposed 34-unit development to be known as Mount Pleasant Redevelopment Phase II-9%, located in New Britain, Connecticut (the “Development”) and has applied for LIHTC for the Development; and

WHEREAS, Authority staff has reviewed the Developer’s application and recommends that the Board of Directors reserve LIHTC for the Development and the Developer, as described in the attached Memorandum and Related Materials from Deborah J. Alter, Senior Program Officer – Program Administration, dated May 21, 2026.

NOW THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority as follows:

Section 1. The Authority hereby reserves up to \$2,499,750 of LIHTC for the Development and the Chief Executive Officer - Executive Director of the Authority is hereby authorized to issue a certification of tax credit reservation for the Development and the Developer.

Section 2. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to allocate LIHTC in an per annum amount not to exceed \$2,499,750 from the State housing credit ceiling for 2026 or any year thereafter in accordance with the QAP, the Procedures, the Regulations and the Code upon her determination that the Developer and the Development has complied with all requirements to qualify for such allocation.

Section 3. The Chief Executive Officer - Executive Director of the Authority is hereby authorized to take all other actions consistent with this Resolution, the Code, the Regulations, the QAP and the Procedures, as may be necessary to effectuate this Resolution.

Section 4. The failure of the Developer to comply with all conditional requirements for tax credit reservation and/or LIHTC allocation authorized herein on or before March 31, 2027 shall render this Resolution void and of no further effect, *provided, however*, upon good cause

shown and satisfaction of all other requirements as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

Ms. Hensley provided an update of the Mobile Manufactured Homes Program. Discussion followed.

Commissioner Mosquera-Bruno requested Board members consider a motion to approve the items on the Consent Agenda.

Upon a motion made by Ms. MacKinnon, seconded by Mr. Imetovski, the Board members voted unanimously in favor of approving the following consent agenda items.

- Financial Reports
- Production and Delinquency Reports
- Monthly Tracking Report
- Multifamily Activities
- Minutes from April 23, 2026 Meeting

Upon a motion made by Mr. Ugalde, seconded by Ms. MacKinnon, the Board members voted the meeting adjourned at 10:47 AM.