

**MINUTES**  
**MORTGAGE COMMITTEE MEETING OF THE**  
**CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)**  
**November 18, 2025**

**Committee Members**

Present (Virtually): Lisa Tepper Bates

Heidi DeWyngaert, Vice Chairperson of CHFA Board of Directors and  
Chairperson of the Mortgage Committee

Zani Imetovski, Assistant Division Director of Health and Human  
Services Policy & Planning, representing Jeffrey R. Beckham,  
Secretary, Office of Policy and Management

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

**Committee Members**

Absent: Wendy Clarke  
Timothy Hodges  
Sean Williams

**CHFA Participants**

(Virtually): Anne Conners, Underwriter 3, Multifamily  
Pasquale Guliano, Managing Director of Multifamily  
Lisa Hensley, Managing Director of Homeownership Programs

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. Conners presented the resolution authorizing approval of financing for Cedar Pointe, located in Newington, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Ms. Tepper Bates, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of Cedar Pointe, located in Newington, Connecticut to the Board of Directors for consideration.

Ms. Conners presented the resolution authorizing approval of financing for Fountain Heights B'nai B'rith Senior Housing, located in New Haven, Connecticut. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Ms. Tepper Bates, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of Fountain Heights B'nai B'rith Senior Housing, located in New Haven, Connecticut to the Board of Directors for consideration.

Ms. Conners presented the resolution authorizing approval of the modification of an existing loan and financing of a mortgage loan for River Ridge Apartments, located in Hamden, Connecticut. Discussion followed.

Upon a motion made by Mr. Pugliese, seconded by Mr. Imetovski, the Mortgage Committee members voted in favor of recommending the resolution for modification and financing of River Ridge Apartments, located in Hamden, Connecticut to the Board of Directors for consideration. Ms. Tepper Bates was not present for the vote.

Ms. Hensley presented the resolution regarding recapitalization of the Mobile Manufactured Home Loan and Refinancing Program.

Upon a motion made by Mr. Pugliese, seconded by Ms. DeWyngaert, the Mortgage Committee members voted in favor of recommending the resolution regarding recapitalization of the Mobile Manufactured Home Loan and Refinancing Program to the Board of Directors for consideration. Ms. Tepper Bates was not present for the vote.

Ms. DeWyngaert asked Mortgage Committee members to consider the minutes of the Mortgage Committee meeting held on October 28, 2025.

Upon a motion made by Mr. Ugalde, seconded by Ms. DeWyngaert, the October 28, 2025 Mortgage Committee minutes were accepted by unanimous consent.

There being no further business to discuss, upon a motion made by Mr. Pugliese, seconded by Ms. DeWyngaert, the meeting adjourned by unanimous consent at 1:42 PM.