

Minutes
Board of Directors of the
Connecticut Housing Finance Authority (CHFA)
Special Meeting
November 20, 2025

Director's Present:
(In Person) Jerrold Abrahams
Lisa Tepper Bates
Philip DeFronzo
Heidi DeWyngaert, Vice Chairperson of CHFA Board of Directors and
Chairperson of the Mortgage Committee
Timothy Hodges
Catherine MacKinnon
Seila Mosquera-Bruno, Chairperson of CHFA Board of Directors and
Commissioner of the Department of Housing
Franklin Perry II
Matthew Pugliese, Deputy Commissioner, representing Daniel O'Keefe,
Commissioner of the Department of Economic and Community
Development
Chelsea M. Ross
Sarah Sanders, Chairperson of the Finance/Audit Committee and Deputy
Treasurer, representing Erick Russell, State Treasurer
Gregory Ugalde

Directors Absent:
Wendy Clarke
Zani Imetovski, Assistant Division Director of Health and Human
Services Policy & Planning, representing Jeffrey R. Beckham,
Secretary, Office of Policy and Management
Jorge Perez, State Banking Commissioner
Sean Williams

CHFA Participants: Andrew Bolger, Senior Research and Data Analyst, Research, Marketing,
and Outreach
Pasquale Guliano, Managing Director of Multifamily
Lisa Hensley, Managing Director of Homeownership Programs
Shelly Mondo, Director, Business Operations and Facilities
Administration
Nandini Natarajan, Chief Executive Officer – Executive Director

Commissioner Mosquera-Bruno called the Special Meeting of the Connecticut Housing Finance Authority Board of Directors to order at 11:30 AM and a quorum was present.

Commissioner Mosquera-Bruno welcomed Board members and provided opening remarks for the retreat.

Mr. Guliano and Ms. Mondo provided an update on CHFA's future workspace options. Ms. Hensley and Mr. Bolger presented the impact and analysis of the 2025 homeownership programs

and Ms. Natarajan summarized CHFA's projected outlook for 2026 and reviewed progress to date related to the 2024-2026 Strategic Plan. Discussion followed.

The meeting adjourned at 1:50 PM.