

MINUTES
MORTGAGE COMMITTEE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
REGULAR MEETING
July 30, 2020

Directors Present: Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner of the Department of Housing
Heidi DeWyngaert, Vice Chairperson of CHFA
Anne Foley, Chairperson of Mortgage Committee, representing
Melissa McCaw, Secretary, State Office Policy and Management
Wendy Clarke
Kiley Gosselin
Lisa Tepper Bates
Gregory Ugalde

Staff Present: Deborah J. Alter, Manager I, Multifamily
Robert Hicks, Deputy General Counsel
Jennifer Landau, Director, Multifamily
Wendy Moores, Director, Multifamily
Terry Nash Giovannucci, Manager II, Community Engagement
Nandini Natarajan, Chief Executive Officer-Executive Director
Masouda Omar, Managing Director, Multifamily
Michelle Onofrio, Manager, Multifamily
Joe Voccio, Director, Multifamily

By video conference due to the COVID-19 public health crisis and in accordance with Governor Lamont's Executive Order 7B, Anne Foley, Chairperson of the Mortgage Committee called the meeting to order at 9:00 a.m.

Nandini Natarajan introduced and welcomed Gregory Ugalde as a new CHFA Director and member of the Mortgage Committee.

Wendy Moores presented the resolution to approve prepayment of the mortgage loan for Brookside Village Apartments, located in Stonington, Connecticut, including details about the property's previous financing and plan for continued affordability, about which there was general discussion.

Upon a motion made by Mr. Ugalde, seconded by Ms. Gosselin, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending to the Board for consideration the resolution regarding the prepayment of previous financing for Brookside Village Apartments, Stonington.

Deborah Alter presented the resolution to approve prepayment of the mortgage loan for Macedonia Townhouses, located in Ansonia, Connecticut, including details about the CHFA financing, the property's physical condition and plan for ongoing DOH oversight, about which there was general discussion.

Upon a motion made by Mr. Ugalde, seconded by Ms. Clarke, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending to the Board for consideration the resolution regarding the prepayment of previous financing for Macedonia Townhouses, Ansonia.

Ms. Foley asked the Mortgage Committee members to consider the minutes from the June 25, 2020 meeting.

Upon a motion made by Ms. DeWyngaert, seconded by Ms. Mosquera-Bruno, the Mortgage Committee members voted by roll call and were in favor of adopting the minutes of June 25, 2020. Ms. Gosselin, Ms. Tepper Bates and Mr. Ugalde abstained from voting.

Michelle Onofrio reported on the 2020 Housing Tax Credit Contribution (HTCC) Program Round Rating and Ranking Results, providing information on the program history, process improvements and summarizing this year's applications and awards, about which there was general discussion.

Masouda Omar reported generally on multifamily participation in the National Council of State Housing Agencies conference and the administration of the forbearance program, about which there was general discussion.

Wendy Moores reported on the multifamily activities in July summarizing current applications, closing status, professional development activities, and grant application and development engagement, about which there was general discussion including the future inclusion of C.G.S. 8-30g reporting.

Joe Voccio reported on the establishment of a new multifamily pipeline report that will provide a preview of upcoming development projects to be presented to the Mortgage Committee and Board at future meetings.

There being no further business to discuss, upon a motion made by Mr. Ugalde, seconded by Ms. Gosselin, the meeting adjourned at 10:00 a.m.