

DRAFT MINUTES
MORTGAGE COMMITTEE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
REGULAR MEETING
June 24, 2021

Directors Present: Heidi DeWyngaert, Vice Chairperson of CHFA and Chairperson of the Mortgage Committee
Cindy Butts
Kiley Gosselin
Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner of the Department of Housing
Lisa Tepper Bates
Gregory Ugalde

Directors Absent: Wendy Clarke

Staff Present: Deborah Alter, Manager I, Multifamily
Mentor Ameti, Asset Manager III
Tina Brockett, Senior Counsel
John Chilson, Interim Deputy Managing Director, Multifamily
Robert Hicks, Deputy General Counsel
Jennifer Landau, Director, Multifamily
Robert Michalik, Director, Government Relations
Wendy Moores, Director, Multifamily
Nandini Natarajan, Chief Executive Officer-Executive Director
Masouda Omar, Managing Director, 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, Ms. DeWyngaert, Vice Chairperson of CHFA and Chairperson of the Mortgage Committee called the meeting to order at 9:03 a.m. A roll call of committee members was conducted and a quorum was present.

Deborah Alter presented the resolution to approve construction-to-permanent mortgage financing in the amount of up to \$28,070,000 for Coleman Towers Apartments, located in Stamford, Connecticut. Discussion ensued regarding the components of the project and the need for affordable housing units in Fairfield County.

Upon a motion made by Mr. Ugalde, seconded by Ms. Gosselin, the Mortgage Committee members voted by roll call and were in favor of recommending the resolution to approve mortgage financing for Coleman Towers Apartments, located in Stamford, Connecticut, to the Board of Directors for consideration. Ms. Butts opposed recommending the resolution to the Board.

Masouda Omar presented the resolution to accept prepayment of existing CHFA mortgage financing for 323 Fairfield Avenue at Bijou Square, located in Bridgeport, Connecticut. Discussion ensued regarding the preservation of affordability and the tax abatement agreement with the city of Bridgeport.

Upon a motion made by Ugalde, seconded by Ms. Butts, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution to accept the prepayment of existing mortgage financing for 323 Fairfield Avenue at Bijou Square, located in Bridgeport, Connecticut, to the Board of Directors for consideration.

Ms. DeWyngaert asked the Mortgage Committee members to consider the minutes from the May 27, 2021 meeting.

Upon a motion made by Ms. DeWyngaert, seconded by Mr. Ugalde, the Mortgage Committee members voted by roll call and were unanimously in favor of adopting the minutes of May 27, 2021.

Wendy Moores reported on this past month's multifamily activities providing an update of the 2021 Development Engagement Process, Housing Tax Credit Contribution round, closings, training sessions/seminars attended by staff and relief offered by the industry to stakeholders due to COVID-19.

There being no further business to discuss, upon a motion made by Mr. Ugalde, seconded by Ms. Gosselin and unanimously approved, the meeting adjourned at 9:40 a.m.