

DRAFT MINUTES
MORTGAGE COMMITTEE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
June 25, 2024

Committee Members

Present: (Virtually) Wendy Clarke
Heidi DeWyngaert, Vice Chairperson of CHFA Board of Directors and
Chairperson of the Mortgage Committee
Matthew Pugliese, Deputy Commissioner, representing Daniel O’Keefe,
Commissioner of the Department of Economic and Community
Development
Lisa Tepper Bates
Gregory Ugalde

Committee Members

Absent: Cindy Butts
Claudio Gualtieri, Undersecretary of Health and Human Services,
representing Jeffrey R. Beckham, Secretary, Office of
Policy and Management
Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner
of the Department of Housing

CHFA Participants: Deborah Alter, Senior Program Officer – Program Administration,
Multifamily
(Virtually) Pasquale Guliano, Managing Director of Multifamily
Lisa Hensley, Managing Director of Homeownership
Nandini Natarajan, Chief Executive Officer – Executive Director
Hazim Taib, Chief Financial Officer

Ms. DeWyngaert called the meeting to order at 1:01 p.m. A roll call of committee members was conducted and a quorum was present.

Ms. Alter presented the resolution authorizing approval of taxable bond proceeds for a construction-to-permanent first mortgage loan of up to \$12,700,000 and a construction-to-permanent second mortgage loan of up to \$1,000,000 from the Opportunity Fund for West Ridge, located in New Haven, Connecticut. The first mortgage loan will consist of a construction loan of approximately \$4,700,000 and a permanent loan of approximately \$8,000,000. Discussion followed.

Upon a motion made by Mr. Ugalde, seconded by Mr. Pugliese, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution for financing of West Ridge, located in New Haven, Connecticut, to the Board of Directors for consideration.

Ms. Hensley presented the resolution regarding the merger of CHFA’s Mobile Manufactured Home Loan Program and the Mobile Manufactured Home Refinancing Loan Program into a single

program and certain revisions to the programs which are intended to improve accessibility for Connecticut residents to acquire an affordable home or lower their housing costs.

Upon a motion made by Ms. Tepper Bates, seconded by Mr. Ugalde, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution regarding Revisions to the Mobile Manufactured Home Loan and Refinancing Program to the Board of Directors for consideration.

Ms. DeWynngaert asked Mortgage Committee members to consider the minutes from the May 29, 2024 meeting.

Upon a motion made by Mr. Ugalde, seconded by Mr. Pugliese, Mortgage Committee members were unanimously in favor of approving the May 29, 2024 Mortgage Committee minutes.

Mr. Guliano provided updates on various multifamily development matters including prefabricated modular home construction and the William H. Warner elderly housing community in Woodbridge, Connecticut. Discussion followed.

There being no further business to discuss, upon a motion made by Ms. Tepper Bates, seconded by Ms. DeWynngaert, the meeting adjourned by unanimous consent at 1:56 p.m.