

DRAFT MINUTES  
MORTGAGE COMMITTEE OF THE  
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)  
REGULAR MEETING  
June 27, 2019

Committee Members

Present: Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner  
of the Department of Housing  
Heidi DeWynngaert, Vice Chairperson of CHFA  
Lisa Tepper Bates (by phone)  
Kathleen Dorgan (by phone)  
Kiley Gosselin  
Carla Weil

Committee Members

Absent: Anne Foley, Chairperson of Mortgage Committee, representing  
Melissa McCaw, Secretary, State Office Policy and  
Management

Staff Present:

Diane Smith, Interim Executive Director  
Tina Brockett, Assistant Counsel  
Peg Fitzgerald, Director, Government Relations  
Lisa Kidder, Director, Communications  
Wendy Moores, Director, Multifamily  
Seth St. Jean, Multifamily Operations Officer 3

Ms. Mosquera-Bruno, Chairperson of the Mortgage Committee (the “Committee”), called the meeting to order at 9:01 a.m. in the Boardroom of CHFA’s offices, 999 West Street, Rocky Hill, Connecticut.

Ms. Moores discussed the recommendation to authorize the prepayment of two loans for McKenna Court, a 30-unit, Section 8, State Elderly Program development located at 1-30 McKenna Court in Wallingford. She stated that the Housing Authority of the Town of Wallingford is refinancing the property through the Housing and Urban Development (“HUD”) 223(f) Multifamily Loan Program which will allow for the prepayment of the CHFA Investment Trust Account loan (including a Program Maintenance Fee) as well as the original Department of Economic and Community Development loan which was transferred to CHFA in 2003 as part of the State-Sponsored Housing Portfolio. She discussed the details of the loans and summarized the capital needs improvements that will be made to the property. The Development will remain in the State Elderly Program and a new 20 year Housing Assistance Program contract has been signed to ensure sustainability and affordability of the property.

Upon a motion made by Ms. DeWynngaert, seconded by Ms. Gosselin, the Mortgage Committee members voted in favor of recommending to the Board for consideration the resolution regarding the Prepayment of Mortgage Loans for McKenna Court, Wallingford. Ms. Weil abstained from voting.

Ms. Moores reported on multifamily activities, including an update on the Housing Tax Credit Contribution Round. She provided background information on the program to date. She reported that 43 applications were received and 24 will be awarded reservations, totaling 596 units representing 16 towns and cities across the State. She recognized Seth St. Jean for his efforts and role in facilitating the process. Closing activity for the past month was reviewed and included the Ninth Square Development approved by the Board this past January. Ms. Moores summarized the workshops and meetings attended by staff in June. She also reported on the requisitions processed this past month and the site visits and Management Occupancy Reviews (“MORS”) conducted in April/May.

Ms. Mosquera-Bruno and Ms. Smith reported that they will be reaching out to Board members over the next several weeks for input on the Board and Board Committee meeting structure. Areas of interest include suggestions on meeting content, meeting times and ways to fully engage the Board and Board Committee members in their roles. Committee members expressed several ideas including a greater role in policy development and exploring policy issues, education on specific topics to gain a better understanding of items brought before the Board, outreach to other state housing authorities for best practices, identification of the qualities CHFA is looking for in its Board members and a review of where CHFA stands in the marketplace to identify appropriate competitive opportunities.

Ms. Mosquera-Bruno asked the Mortgage Committee members to consider the minutes from the May 30, 2019 meeting.

Upon a motion made by Ms. DeWyngaert, seconded by Ms. Weil, the Mortgage Committee members voted unanimously in favor of adopting the minutes from the May 30, 2019 meeting, as presented.

There being no further business to discuss, upon a motion made by Ms. Weil, seconded by Ms. DeWyngaert and unanimously approved, the meeting was adjourned at 9:20 a.m.