

Minutes
Connecticut Housing Finance Authority
Board of Directors Retreat
June 29, 2023

- Directors Present: Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner of the Department of Housing
Jerrold Abrahams
Cindy Butts
Alexandra Daum, Commissioner, Department of Economic and Community Development
Philip Defronzo
Heidi DeWyngaert, Vice Chairperson of CHFA and Chairperson of the Mortgage Committee
Timothy Hodges
Catherine MacKinnon
Jorge Perez, State Banking Commissioner
Franklin Perry II
Sarah Sanders, Chairperson of Finance Committee, representing Erick Russell, State Treasurer
Gregory Ugalde
- Directors Absent: Wendy Clarke
Claudio Gualtieri, Undersecretary of Health and Human Services, representing Jeffrey R. Beckham, Secretary, Office of Policy and Management
Chelsea Ross
Lisa Tepper-Bates
- Staff Participants: Nandini Natarajan, Chief Executive Officer – Executive Director
Andrew Bolger, Senior Research and Data Analyst
Isabel Diaz, Marketing Manager
Kayla Giordano, Senior Program and Data Analyst
Pasquale Guliano, Managing Director - Multifamily
Sherry Lambert, Manager – Strategic Planning
Maura Martin, Managing Director of Administration
Marcus Smith, Director of Research, Marketing and Outreach
Hazim Taib, Chief Financial Officer

Ms. Mosquera-Bruno called the board retreat of the Connecticut Housing Finance Authority to order at 12:10 p.m.

Ms. Mosquera-Bruno welcomed the group and provided opening remarks for the retreat.

Ms. Nandini Natarajan, Chief Executive Officer-Executive Director, provided an overview of key accomplishments from 2021 through present.

Mr. Marcus Smith, Director of Research, Marketing and Outreach, Mr. Andrew Bolger, Senior Research and Data Analyst, and Kayla Giordano, Senior Program and Data Analyst, reviewed the forthcoming Housing Needs Assessment and discussed the current market conditions and the state of the affordable housing needs in Connecticut. Ms. Sherry Lambert, Manager – Strategic Planning, provided an update on the progress toward the 2024 – 2026 Strategic Plan.

Mr. Pasquale Guliano, Managing Director - Multifamily, and Mr. Hazim Taib, Chief Financial Officer, described the Middle Income Housing Development Program that CHFA is developing with DOH to address the lack of housing for the “Missing Middle” and outlined a process to work with participating lenders to expedite the production of housing for this population.

Ms. Nandini Natarajan, Chief Executive Officer-Executive Director, discussed the importance of focusing on solutions to provide more equitable homeownership opportunities and explored concepts related to counseling, down payment assistance, housing production, sustainability, and marketing and outreach.

Ms. Maura Martin, Managing Director of Administration, and Mr. Hazim Taib, Chief Financial Officer, discussed some available tools for building organizational capacity in the current job market.

Mr. Marcus Smith, Director of Research, Marketing and Outreach, and Isabel Diaz, Marketing Manager, provided updates on the rebranding process.

There being no further business to discuss, the retreat concluded at 4:40 p.m.