

MINUTES  
MORTGAGE COMMITTEE OF THE  
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)  
REGULAR MEETING  
November 18, 2021

Directors Present: Heidi DeWyngaert, Vice Chairperson of CHFA and Chairperson of the  
(In Person) Mortgage Committee

Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner  
of the Department of Housing

(Virtually) Wendy Clarke  
Kiley Gosselin  
Lisa Tepper Bates  
Gregory Ugalde

Directors Absent: Cindy Butts

Staff Present: Nandini Natarajan, Chief Executive Officer-Executive Director  
(In Person)

(Virtually) Deborah Alter, Manager 1, Multifamily  
Kristen Boyle, Senior Counsel, Legal  
Tina Brockett, Assistant Counsel, Legal  
Andrew Ceppos, Senior Counsel, Legal  
Lisa Hensley, Managing Director, Homeownership Programs  
Robert Hicks, Deputy General Counsel, Legal  
Jennifer Landau, Director, Multifamily  
Seema Malani, Architect 3  
Maura Martin, Managing Director, Administration  
Robert Michalik, Director, Government Relations  
Wendy Moores, Director, Multifamily  
Masouda Omar, Managing Director, Multifamily  
Rebekah Rolle, Paralegal 3, Legal  
Colette Slover, HTCC Program Manager  
Marcus Smith, Director, Planning, Research and Evaluation  
Joe Voccio, Director, Multifamily

Ms. DeWyngaert, Vice Chairperson, Chairperson of the Mortgage Committee, called the meeting to order at 9:05 a.m. A roll call of committee members was conducted and a quorum was present.

Colette Slover presented the resolution to approve tax exempt bond proceeds for a permanent first mortgage loan of up to \$22,247,000 for Clay Arsenal Renaissance Apartments located in Hartford, Connecticut. Discussion ensued regarding the loan amount ratios, development team experience, closing contingencies, and policy implications of urban and suburban financing of affordable housing.

Upon a motion made by Mr. Ugalde, seconded by Ms. Clarke, the Mortgage Committee members voted by roll call and were in favor of recommending the resolution for Clay Arsenal Renaissance Apartments, located in Hartford, Connecticut, to the Board of Directors for consideration. Ms. Gosselin abstained from voting.

Masouda Omar presented the proposed Mortgage Committee meeting calendar for 2022 stating that, in response to committee feedback to meet in advance of the Board meeting and to give Finance/Audit Committee members the opportunity to attend, Mortgage Committee meetings are scheduled to convene two days prior to the Board meeting. After discussion and upon unanimous consent, the committee recommended that the meeting calendar be moved forward for Board consideration.

Ms. DeWyngaert asked the Mortgage Committee members to consider the minutes from the October 28, 2021 meeting.

Upon a motion made by Mr. Ugalde, seconded by Ms. Gosselin, the Mortgage Committee members were unanimously in favor of adopting the minutes of October 28, 2021.

Wendy Moores provided an update of the past month's multifamily activities summarizing the status of the of the upcoming 9% tax credit round and taxable bond financing applications, closings and overview sessions attended by staff.

There being no further business to discuss, upon a motion made by Ms. Tepper Bates, seconded by Ms. Gosselin, the meeting adjourned by unanimous consent at 9:45 a.m.