

MINUTES  
MORTGAGE COMMITTEE OF THE  
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)  
REGULAR MEETING  
October 28, 2021

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

Directors Absent: Wendy Clarke  
Lisa Tepper Bates

Staff Present: Kristen Boyle, Senior Counsel, Legal  
(Virtually) Anne Conners, Underwriter 2, Development  
Maura Hayden-Walker, Underwriter III, Multifamily  
James Kinyon, Senior Counsel, Legal  
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  
Michelle Onofrio, Manager, Multifamily  
Rebekah Rolle, Paralegal 3, Legal  
Marcus Smith, Director, Planning, Research and Evaluation  
Joe Voccio, Director, Multifamily

By video conference due to the COVID-19 public health crisis and in accordance with Section 149 of Public Act 21-2, Ms. DeWyngaert, Vice Chairperson, Chairperson of the Mortgage Committee, called the meeting to order at 9:02 a.m. A roll call of committee members was conducted and a quorum was present.

Michelle Onofrio presented the resolution to modify and subordinate the five million dollar (\$5,000,000) Financing Adjustment Factor loan and authorize the CEO-Executive Director to modify the construction loan and permanent loan for Cherry Street Lofts, Phase I, located in Bridgeport, Connecticut. Discussion ensued regarding the terms of the CHFA repayment.

Upon a motion made by Mr. Ugalde, seconded by Ms. Gosselin, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution for Cherry Street Lofts, Phase I, located in Bridgeport, Connecticut, to the Board of Directors for consideration.

Maura Hayden-Walker presented the resolution to approve tax exempt bond proceeds for a construction first mortgage leasehold loan of up to \$5,800,000 for the preservation of Edith

Johnson Tower, located in New Haven, Connecticut. Discussion ensued regarding the cash reserves in place to address future capital needs.

Upon a motion made by Mr. Ugalde, seconded by Ms. DeWyngaert, the Mortgage Committee members voted by roll call and were unanimously in favor of recommending the resolution for Edith Johnson Tower, located in New Haven, Connecticut, to the Board of Directors for consideration.

Ms. DeWyngaert asked the Mortgage Committee members to consider the minutes from the September 30, 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 September 30, 2021.

Wendy Moores provided an update of the past month's multifamily activities reporting on the status of the 9% Low-Income Housing Tax Credit (LIHTC) Round, final closings and staff presentations at conferences. She stated that staff has begun to collect annual tenant profile and waiting list information for all properties in the CHFA portfolio for inclusion in the C.G.S. 8-37bb Fair Housing Choice, Racial and Economic Integration Report. It was also noted that the preliminary application for the 9% LIHTC Round is a new change made specifically in response to the development community to provide them the opportunity to describe their projects before investing their money in pre-development costs.

There being no further business to discuss, the meeting adjourned by unanimous consent at 9:31 a.m.