

DRAFT MINUTES
MORTGAGE COMMITTEE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
November 19, 2024

Committee Members

Present: (Virtually) Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner of the Department of Housing
Claudio Gualtieri, Undersecretary of Health and Human Services, representing Jeffrey R. Beckham, Secretary, Office of Policy and Management
Gregory Ugalde

Committee Members

Absent: Cindy Butts
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

CHFA Participants

(Virtually): Pasquale Guliano, Managing Director of Multifamily
Lisa Hensley, Managing Director of Homeownership Programs
Nandini Natarajan, Chief Executive Officer – Executive Director
Kelly Ryder, Senior Program Officer, Special Programs
Joe Voccio, Senior Program Officer - Underwriting
Kyle Walker, Underwriter I

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

Mr. Walker presented the resolution authorizing approval of tax-exempt bond proceeds in an aggregate principal amount not to exceed \$9,075,000 for financing of Northeast Hartford Affordable Housing, located in Hartford, Connecticut.

Upon a motion made by Mr. Ugalde, seconded by Undersecretary Gualtieri, the Mortgage Committee members voted unanimously in favor of recommending the resolution for financing of Northeast Hartford Affordable Housing, located in Hartford, Connecticut, to the Board of Directors for consideration.

Mr. Voccio presented the resolution authorizing reservation of low-income housing tax credits for various projects including 340+ Dixwell located in New Haven, Connecticut, Cedar Pointe, located in Newington, Connecticut, Hill Central, Phase I, located in New

Haven, Oak Woods Apartments, located in Plymouth, Connecticut, and Veterans Terrace III, located in East Hartford, Connecticut.

Upon a motion made by Mr. Ugalde, seconded by Undersecretary Gualtieri, the Mortgage Committee members voted unanimously in favor of recommending the resolution for the reservation of low-income housing tax credits for various projects to the Board of Directors for consideration.

Ms. Hensley presented the resolution adopting amendments and authorizing a public comment period for proposed amendments, both to the Authority's Single Family Program Procedures.

Upon a motion made by Mr. Ugalde, seconded by Undersecretary Gualtieri, the Mortgage Committee members voted unanimously in favor of recommending the resolution adopting amendments and authorizing a public comment period for proposed amendments to the Authority's Single Family Program Procedures to the Board of Directors for consideration.

Ms. Ryder presented the resolution authorizing the Housing Opportunity Navigator Initiative Pilot Counseling Program. Discussion followed regarding the parameters of the program's proposed funding and counseling agency participation.

Upon a motion made by Mr. Ugalde, seconded by Undersecretary Gualtieri, the Mortgage Committee members voted unanimously in favor of recommending the resolution authorizing the Housing Opportunity Navigator Initiative Pilot Counseling Program to the Board of Directors for consideration.

Commissioner Mosquera-Bruno asked Mortgage Committee members to consider the minutes from the Mortgage Committee meeting held on October 29, 2024.

Upon a motion made by Mr. Ugalde, seconded by Undersecretary Gualtieri, the Mortgage Committee members voted unanimously in favor of approving the October 29, 2024 Mortgage Committee minutes.

There being no further business to discuss, upon a motion made by Undersecretary Gualtieri, seconded by Mr. Ugalde, the meeting adjourned by unanimous consent at 1:38 p.m.