MINUTES OF THE 490th TELECONFERENCE
BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
November 4, 2021

MEMBERS:

* Lieutenant Governor Sheila Y. Oliver, Commissioner, DCA
** Aimee Manocchio Nason, Deputy Attorney General, Division of Law, (representing Andrew Buck, Acting Attorney General)
*** Robert Shaughnessy, Assistant Deputy Director, Department of Treasury (representing Elizabeth Maher Muoio, State Treasurer)
**** Paulette Sibblies-Flagg, Administrator of Accreditation, Department of Banking and Insurance (representing Marlene Caride, Commissioner, Department of Banking and Insurance)
***** Eric Kaufmann (representing Sarah Adelman, Acting Commissioner Department of Human Services)

Dorothy Blakeslee

HMFA STAFF
PRESENT:

Melanie Walter, Executive Director
Laura Shea, Chief of Legal and Regulatory Affairs
Deb Urban, Chief of Programs
John Murray, Chief Financial Officer
Jeanette Nieves, Executive Board Secretary
Tanya Hudson-Murray - Managing Director of Multifamily Programs
Candice Alfonso, Chief of Staff
Donna Spencer –Director of Multifamily Programs
Joseph Heath, Director of Capital Markets
Catherine Bernard, Assistant Director of MF Program Funding
Jonathan Sternsky, Manager of Policy and Legislative Affairs
Darryl Applegate, Director of Regulatory Affairs
Matthew Gelman, General Services Assistant III
Sean Palombi, General Services Assistant
Harry Stevens, General Services Assistant
Rosy Dafonseca, Assistant Director of Multifamily
Teresa White, Manager of Portfolio Control
Jennifer Linett, Director of Loan Closings
Stephen Madsen, Research Coordinator
Gloria Mehnert, Senior Paralegal
Natasha Encarnacion, Assistant Director of Programs  
Peter Ysenchak, Legal Research Analyst/OPRA Custodian I  
Susan Tonry, Bond Analyst I  
Radica Ghooray, Director of Information Technology

OTHERS PRESENT:

George Loeser, Deputy Attorney General, Attorney General’s Office  
Rudy Rodas, Assistant Counsel, Governor’s Authority Unit  
Melisa Easaw, Deputy Attorney General, Attorney General’s Office  
Alyson Cofran, Deputy Attorney General, Attorney General’s Office

MEMBERS OF THE PUBLIC:

Tricia Gasparine Chiesa Shahinian & Giantomasi PC  
Charlie Katovelli, Burlington County

* Letter of December 4, 2018 designating Sean Thompson to represent Lieutenant Governor Sheila Y. Oliver, Commissioner, DCA Attorney General  
** Letter of August 31, 2021 designating Aimee Manocchio Nason to represent Andrew Buck, Acting Attorney General  
*** Letter of January 19, 2018 designating Robert Shaughnessy to represent the State Treasurer, Elizabeth Maher Muoio  
**** Letter of January 17, 2020 designating Paulette Sibblies – Flagg to represent Marlene Caride, Commissioner, Department of Banking and Insurance  
***** Letter of April 9, 2021 designating Eric Kaufmann to represent Sarah Adelman, Acting Commissioner, Department of Human Services
Sean Thompson, Director of Local Planning Services, Department of Community Affairs read the following into the minutes

**NOTICE OF PUBLIC MEETING**

The New Jersey Housing and Mortgage Finance Agency gave notice of the time, place and date of this meeting by electronic mail, regular mail and hand delivery October 29, 2021 to the Secretary of State of New Jersey, The Star Ledger, The Times, and the Courier Post, and by posting the notice at the office of the Agency in Trenton, New Jersey. Pursuant to the New Jersey Open Public Meetings Act, a resolution must be passed by the New Jersey Housing and Mortgage Finance Agency in order to hold a session from which the public is excluded.

I will remind our Board members and any members of the public that may have joined the meeting to please keep your line on mute to eliminate unnecessary background noise. I will ask the Board members to identify themselves before they speak so that the minutes accurately reflect who is speaking.

**ROLL CALL**

**APPROVAL OF MINUTES**


*Robert Shaughnessy moved and Paulette Sibblies – Flagg seconded.* 1. Approval of the Public Session Minutes of the September 23, 2021 Teleconference Meeting of the HMFA Board

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann

Nay – None

Abstained- None
SINGLE FAMILY

Single Family Items 2A (Approval to Enter Into a Contract with NeighborWorks America for the Housing Stability Program) has been submitted separately for early approval.

APPROVAL OF THE HOMEOWNER’S ASSISTANCE FUND PROGRAM GUIDELINES - ITEM 2B

ITEM PULLED

APPROVAL TO ENTER INTO AN MOU WITH DCA TO TRANSFER REMAINING HAF FUNDS - ITEM 2C

ITEM PULLED
HMFA #07703 – AMITY HEIGHTS APARTMENTS – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 3A.

Paulette Sibblies – Flagg moved and Dorothy Blakeslee 1. Approval of a mortgage commitment for an estimated amount of $25,500,000 in construction only financing from the Conduit Bond Program for a project known as Amity Heights, HMFA #07703 (the “Project”), upon the terms and conditions set forth below.

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained – None

HMFA #07743 – SUMMER HILL APARTMENTS – APPROVAL OF A DECLARATION OF INTENT - ITEM 3B

Robert Shaughnessy moved and Aimee Manocchio Nason seconded. Approval of a “Declaration of Intent” stating the intention of the Agency, subject to the availability of volume cap, to issue tax-exempt bonds in an estimated amount not to exceed $16,448,000 in permanent financing for a project known as Summer Hill Apartments, HMFA #07743 (the “Project”). Approval of this "Declaration of Intent" is intended to establish for tax purposes the eligibility for reimbursement with the proceeds of the Bonds of certain costs paid prior to the issuance of the Bonds (the “Original Expenditures”) associated with pre-bond sale and development work on the Project. By this action, the Board expresses its present intent to issue the Bonds for the Project and its reasonable expectation that it will reimburse Original Expenditures with proceeds of the Bonds, and declares its intent that the Declaration of Intent be determined to be a declaration of official intent under Treas. Reg. Section 1.150-2 (the “Reimbursement Regulations”) promulgated under the Internal Revenue Code of 1986, as amended (the “Code”).

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained – None
MULTI FAMILY- FOUR PERCENT TAX CREDIT

HMFA #03525 – PRINCETON SENIOR LIVING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 4A

*Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded.* 1. Approval of a mortgage commitment for an estimated $10,764,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as Princeton Senior Living, HMFA #03525 (the “Project”), upon the terms and conditions set forth below. 2. Approval of a subsidy mortgage loan commitment for an estimated $375,000 in permanent financing from the Money Follows the Person Housing Partnership Program (“MFPHPP”) for the Project, upon the terms and conditions set forth below.

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None

HMFA #07726 – TERRELL HOMES PHASE I – APPROVAL OF A DECLARATION OF INTENT - ITEM 4B

*Dorothy Blakeslee moved and Robert Shaughnessy seconded.* Approval of a Declaration of Intent stating the intention of the Agency, subject to the availability of volume cap, to issue tax-exempt bonds in an estimated amount not to exceed $14,090,000 in permanent financing for a project known as Terrell Homes Phase I, HMFA #07726 (the “Project”). Approval of this Declaration of Intent is intended to establish for tax purposes, the eligibility for reimbursement with the proceeds of the Bonds of certain costs paid prior to the issuance of the Bonds (the “Original Expenditures”) associated with pre-bond sale and development work on the Project. By this action, the Board expresses its present intent to issue the Bonds for the Project and its reasonable expectation that it will reimburse Original Expenditures with proceeds of the Bonds, and declares its intent that the Declaration of Intent be determined to be a declaration of official intent under Treas. Reg. Section 1.150-2 (the “Reimbursement Regulations”) promulgated under the Internal Revenue Code of 1986, as amended (the “Code”).

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None
DELINQUENT ASSETS

CHOICE #13-01 – LEEWOOD RENAISSANCE AT FRANKLIN PHASES D1, D2, AND C3 –APPROVAL OF A MORTGAGE EXTENSION - ITEM 5A

*Dorothy Blakeslee moved and Paulette Sibblies – Flagg seconded.* 1. Approval of an extension of the note and mortgage maturity dates upon the terms and conditions set forth below for the project known as CHOICE #13-01, Leewood Renaissance at Franklin, Phases D1, D2, and C1 (the “Project”). 2. Approval for the Executive Director, in consultation with the Attorney General’s Office, to take any action that is necessary to effectuate this transaction.

*Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None

HMFA #1284 – ASSISTED LIVING AT HOWELL –APPROVAL OF A DECLARATION OF DEFAULT AND WORKOUT - ITEM 5B

*Robert Shaughnessy moved and Aimee Manocchio Nason seconded.* 1. Approval of a Declaration of Default against BAL Howell LLC (the “Owner”) regarding Assisted Living at Howell Project, HMFA #1284 (the “Project”) which is in default of certain provisions of the Loan Documents (as defined below). 2. Authorization for the New Jersey Housing and Mortgage Finance Agency (the “Agency”) to exercise remedies under the Loan Documents including but not limited to declaring the outstanding principals plus accrued and unpaid interest and servicing fee and all other liabilities under the Loan Documents to be immediately due and payable. 3. Delegation to and authorization for the Executive Director, Chief Financial Officer, the Chief of Legal and Regulatory Affairs, and/or the Chief of Multifamily Programs to negotiate and implement a workout plan with the Owner for the Project to satisfy its obligations under the Loan Documents as described below (the “Workout Plan”). 4. Authorization for the Executive Director, Chief Financial Officer, the Chief of Legal and Regulatory Affairs, and/or the Chief of Multifamily Programs to execute any and all documents necessary to effectuate the above actions.

*Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- Paulette Sibblies- Flagg*
HMFA #2827 – CLIFTON MAIN MEWS / HMFA #3257- CLIFTON MAIN MEWS II – APPROVAL OF CAPITAL IMPROVEMENTS ASSISTANCE PROGRAM (CIAP) SUBORDINATE MORTGAGE LOANS - ITEM 5C

Paulette Sibblies – Flagg moved and Robert Shaughnessy seconded. 1. Approval of a Capital Improvements Assistance Program (CIAP) subordinate mortgage loan, in an amount not to exceed $426,934, to Clifton Main Mews, LLC, regarding Clifton Main Mews, HMFA #2827 and a CIAP subordinate mortgage loan, in an amount not to exceed $513,066, to Clifton Main Mews II, LLC regarding Clifton Main Mews II, HMFA #3257, to finance needed physical improvements and related soft costs consistent with program guidelines. 2. Approval for the Executive Director, Chief Financial Officer, Chief of Legal and Regulatory Affairs, and/or Chief of Multifamily Programs to amend the lists of capital improvements for other capital needs of the developments or to reallocate any remaining funds to the Repair and Replacement accounts. 3. Authorization for the Executive Director, Chief Financial Officer, Chief of Legal and Regulatory Affairs, and/or Chief of Multifamily Programs to execute any and all documents necessary to effectuate the above actions.

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None

REGULATORY AFFAIRS

HMFA #1456 –OAKVIEW APARTMENTS– APPROVAL OF THE SALE OF PROJECT – ITEM 6A

Robert Shaughnessy moved and Dorothy Blakeslee seconded. 1. Board approval of the transfer of ownership of the Oakview Apartments project, HMFA #1456 from Oakview Apartments, LLC to Radiant Oakview Apartments, LLC. 2. Authorization for the Executive Director, Chief Financial Officer, the Chief of Legal and Regulatory Affairs and the Chief of Multifamily Programs to execute any and all documents necessary to effectuate the above actions.

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None
CAPITAL MARKETS

HMFA #07714 –CHERRY GARDEN APARTMENTS– APPROVAL OF CONDUIT NOTE DOCUMENTS – ITEM 7A

Aimee Manocchio Nason moved and Dorothy Blakeslee seconded. Approval of the attached Resolution Authorizing and Directing the Execution, Delivery, Issuance and Sale of the New Jersey Housing and Mortgage Finance Agency’s Multifamily Tax-Exempt Conduit Revenue Bonds (Cherry Garden Apartments), Series 2021-B (the “Resolution”) under the Agency’s Multifamily Conduit Bond Program in a Principal Amount Not to Exceed $45,235,200 and Authorizing and Approving the Execution and Delivery of a Trust Indenture and Related Instruments; and Authorizing Other Matters in Connection Therewith.

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None

HMFA #07713 –MORRISTOWN SENIOR VILLAGE - APPROVAL OF CONDUIT NOTE DOCUMENTS – ITEM -7B

Paulette Sibblies- Flagg moved and Robert Shaughnessy seconded. Approval of the attached Resolution Authorizing and Directing the Execution, Delivery, Issuance and Sale of the New Jersey Housing and Mortgage Finance Agency’s Multifamily Conduit Revenue Note (Morristown Senior Village Project), in an aggregate principal amount not to exceed $38,052,000; and Authorizing and Approving the Execution and Delivery of a Funding Loan Agreement, a Project Loan Agreement, and Related Documents and Authorizing Other Matters in Connection Therewith (the “Resolution”).

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None
APPROVAL OF THE POOLED MULTIFAMILY BONDS – ITEM -7C

Aimee Manocchio Nason moved and Dorothy Blakeslee seconded. Approval of the attached New Jersey Housing and Mortgage Finance Agency Series Resolution Authorizing the Issuance of Not to Exceed $150,000,000 New Jersey Housing and Mortgage Finance Agency Multi-Family Revenue Bonds, 2021 Series (the “2021 Series Resolution”).

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None

OTHER BUSINESS

APPROVAL OF CANDICE M ALFONSO AS AN ASSISTANT SECRETARY AND ASSISTANT TREASURER – ITEM -8A

Robert Shaughnessy moved and Paulette Sibblies-Flagg seconded. Appointment of Candice M. Alfonso, Chief of Staff, as an Assistant Secretary and an Assistant Treasurer of the New Jersey Housing and Mortgage Finance Agency.

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None
APPROVAL TO ACCEPT AND ADMINISTER PROJECT RENTAL ASSISTANCE FUNDS FROM HUD’S SECTION 811 PROGRAM– ITEM -8B

Dorothy Blakeslee moved and Robert Shaughnessy seconded. 1. Authorization for the Executive Director, Chief of Legal and Regulatory Affairs or the Chief of Multifamily Programs to enter into a Cooperative Agreement, in consultation with the Office of the Attorney General, on behalf of the New Jersey Housing and Mortgage Finance Agency (“NJHMFA”) with the US Department of Housing and Urban Development (“HUD”) for the Frank Melville Supportive Housing Investment Act of 2010, Project Rental Assistance of Section 811 Supportive Housing for Persons with Disabilities Program. 2. Authorization for NJHMFA to receive and administer 100 Project Rental Assistance (PRA) vouchers representing a total of $6,878,923 for the term of the FY 2019 Section 811 PRA Award. 3. Authorization for the Executive Director to take any and all steps necessary to implement the actions set forth above.

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None

RESOLUTION OF APPRECIATION FOR FRANK TUCCI – ITEM -8C

Robert Shaughnessy moved and Paulette Sibblies- Flagg seconded.

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None

MOTION TO ADJOURN

Dorothy Blakeslee moved and Robert Shaughnessy seconded a Motion to Adjourn at 10:55 a.m.

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann
Nay – None
Abstained- None
January 25, 2021

Melanie Walter, Executive Director
NJ Housing and Mortgage Finance Agency
PO Box 18550
Trenton, New Jersey 08625

Dear Executive Director Walter:

Please accept this letter as notification that Sean Thompson will serve as my alternate at the NJHMFA Meetings.

If you have any questions, please do not hesitate to call my office.

Sincerely,

Lt. Governor Sheila Y. Oliver
Commissioner
Sheila Y. Oliver, Lieutenant Governor
Chair
New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
P.O. Box 18550
Trenton, New Jersey 08650-2085

Dear Lieutenant Governor Oliver:

I am writing to appoint my designee to serve on the board of the New Jersey Housing and Mortgage Finance Agency (the "Agency").

I hereby appoint Susan K. Fischer, Assistant Attorney General as my designee to serve on the board of the Agency. AAG Fischer is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of AAG Fischer's absence, Aimee Manocchio Nason, Deputy Attorney General is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of the absence of AAG Fischer and DAG Manocchio Nason, Kavin K. Mistry, Assistant Attorney General & Deputy Director, Division of Law is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf.

Sincerely,

Gurbir S. Grewal
Attorney General

C: Michelle L. Miller, Director, Division of Law
Elissa Westbrook Smith, Chief of Staff, Division of Law
Kavin K. Mistry, Deputy Director, Division of Law
Susan K. Fischer, Assistant Attorney General
Aimee Manocchio Nason, Deputy Attorney General
Jonathan Garelick, Deputy Chief of Staff, Office of the Attorney General
Charles Richman, Executive Director, NJHMFA
January 19, 2018

Claudia Lovas, Acting Executive Director
NJ Housing and Mortgage Finance Agency
637 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650

Dear Acting Executive Director Lovas:

I hereby designate Robert Shaughnessy, Department of Treasury to act as my permanent designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency.

Sincerely,

Elizabeth Maher Muoio
Acting State Treasurer
January 17, 2020

Charles A. Richman, Executive Director
New Jersey Housing and Mortgage Finance Agency
537 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650

Re:  NJ HMFA Board Meeting Designee

Dear Mr. Richman:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Paulette Sibblies-Flagg of the Division of Banking.

Ms. Sibblies-Flagg can be reached at paulette.sibblies-flagg@dobi.nj.gov, telephone (609) 940-7347.

Very truly yours,

Marlene Caride
Commissioner

CC: Richard Mumford, Acting Director of Banking
Paulette Sibblies-Flagg, Division of Banking
April 9, 2021

Melanie R. Walter
Executive Director
New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650-2085

Dear Ms. Walter,

I am writing to update the Department of Human Services’ backup staff for the New Jersey Housing and Mortgage Finance Agency Board. As Acting Commissioner, I will continue to represent the Department at these meetings. The Department’s first and second backups are:

**Elisa Neira**
Deputy Commissioner
Elisa.Neira@dhs.nj.gov
609-984-5550

**Eric Kaufmann**
Director of Special Projects
Eric.Kaufmann@dhs.nj.gov
609-575-4187

*Mailing address:*
NJ Department of Human Services
PO Box 700
Trenton, NJ 08635-0700

Please let me know if you have any questions or need further information. Thank you.

Sincerely,

Acting Commissioner
MINUTES OF THE 490th TELECONFERENCE
BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
November 4, 2021

MEMBERS:  * Lieutenant Governor Sheila Y. Oliver, Commissioner, DCA)
          ** Aimee Manocchio Nason, Deputy Attorney General, Division of Law,
              (representing Andrew Buck, Acting Attorney General)
          *** Robert Shaughnessy, Assistant Deputy Director, Department of
              Treasury (representing Elizabeth Maher Muioio, State Treasurer)
          **** Paulette Sibbiles -Flagg, Administrator of Accreditation, Department
              of Banking and Insurance (representing Marlene Caride,
              Commissioner, Department of Banking and Insurance)
          ***** Eric Kaufmann (representing Sarah Adelman, Acting Commissioner
              Department of Human Services)

Dorothy Blakeslee

HMFA STAFF
PRESENT:

Melanie Walter, Executive Director
Laura Shea, Chief of Legal and Regulatory Affairs
Deb Urban, Chief of Programs
John Murray, Chief Financial Officer
Jeanette Nieves, Executive Board Secretary
Tanya Hudson -Murray - Managing Director of Multifamily
Programs
Candice Alfonso, Chief of Staff
Donna Spencer –Director of Multifamily Programs
Joseph Heath, Director of Capital Markets
Catherine Bernard, Assistant Director of MF Program Funding
Jonathan Sternesky, Manager of Policy and Legislative Affairs
Darryl Applegate, Director of Regulatory Affairs
Matthew Gelman, General Services Assistant III
Sean Palombi, General Services Assistant
Harry Stevens, General Services Assistant
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Stephen Madsen, Research Coordinator
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Natasha Encarnacion, Assistant Director of Programs
Peter Yasenchak, Legal Research Analyst/OPRA Custodian I
Susan Tonry, Bond Analyst I
Radica Ghooray, Director of Information Technology

OTHERS
PRESENT:
George Loeser, Deputy Attorney General, Attorney General’s Office
Rudy Rodas, Assistant Counsel, Governor’s Authority Unit
Melisa Easaw, Deputy Attorney General, Attorney General’s Office
Alyson Cofran, Deputy Attorney General, Attorney General’s Office

MEMBERS
OF THE PUBLIC:
Tricia Gasparine Chiesa Shahinian & Giantomasi PC
Charlie Katovelli, Burlington County

* Letter of December 4, 2018 designating Sean Thompson to represent Lieutenant Governor Sheila Y. Oliver, Commissioner, DCA Attorney General
** Letter of August 31, 2021 designating Aimee Manocchio Nason to represent Andrew Buck, Acting Attorney General
*** Letter of January 19, 2018 designating Robert Shaughnessy to represent the State Treasurer, Elizabeth Maher Muoio
**** Letter of January 17, 2020 designating Paulette Sibblies-Flagg to represent Marlene Caride, Commissioner, Department of Banking and Insurance
***** Letter of April 9, 2021 designating Eric Kaufmann to represent Sarah Adelman, Acting Commissioner, Department of Human Services
The following Single Family Item 2A (Approval to Enter Into Contract with NeighborWorks for the Housing Stability Program) has been excepted from the November 4, 2021 board meeting and submitted for early approval.

APPROVAL TO ENTER INTO A CONTRACT WITH NEIGHBORWORKS AMERICA FOR THE HOUSING STABILITY PROGRAM -ITEM 2A

Aimee Manocchio Nason moved and Dorothy Blakeslee seconded. 1. Approval for the Executive Director or her designee to enter into the Housing Stability Counseling Program (“HSCP”) Grant Agreement, in substantially final form as attached hereto, in consultation with the Attorney General’s Office, between Neighborhood Reinvestment Corporation, d/b/a NeighborWorks America (“NW”) and the New Jersey Housing and Mortgage Finance Agency (the “Agency”), in order to accept grant funds from NW in the amount of $2,858,550 for housing stability counseling. 2. Approval for the Executive Director to do all things, to take all actions, and to execute and deliver all agreements, certificates, instruments and other documents necessary in connection with the NeighborWorks America Housing Stability Counseling Program.

Aye – Lieutenant Governor Sheila Oliver, Robert Shaughnessy, Paulette Sibblies- Flagg, Aimee Manocchio Nason, Dorothy Blakeslee, Eric Kaufmann  
Nay – None  
Abstained- None
January 25, 2021

Melanie Walter, Executive Director  
NJ Housing and Mortgage Finance Agency  
PO Box 18550  
Trenton, New Jersey 08625

Dear Executive Director Walter:

Please accept this letter as notification that Sean Thompson will serve as my alternate at the NJHMFA Meetings.

If you have any questions, please do not hesitate to call my office.

Sincerely,

Lt. Governor Sheila Y. Oliver  
Commissioner
December 4, 2018

Sheila Y. Oliver, Lieutenant Governor  
Chair  
New Jersey Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
P.O. Box 18550  
Trenton, New Jersey 08650-2085

Dear Lieutenant Governor Oliver:

I am writing to appoint my designee to serve on the board of the New Jersey Housing and Mortgage Finance Agency (the “Agency”).

I hereby appoint Susan K. Fischer, Assistant Attorney General as my designee to serve on the board of the Agency. AAG Fischer is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of AAG Fischer’s absence, Aimee Manocchio Nason, Deputy Attorney General is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of the absence of AAG Fischer and DAG Manocchio Nason, Kavin K. Mistry, Assistant Attorney General & Deputy Director, Division of Law is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf.

Sincerely,

[Signature]
Gurbir S. Grewal  
Attorney General

C:  
Michelle L. Miller, Director, Division of Law  
Elissa Westbrook Smith, Chief of Staff, Division of Law  
Kavin K. Mistry, Deputy Director, Division of Law  
Susan K. Fischer, Assistant Attorney General  
Aimee Manocchio Nason, Deputy Attorney General  
Jonathan Garelick, Deputy Chief of Staff, Office of the Attorney General  
Charles Richman, Executive Director, NJHMFA
January 19, 2018

Claudia Lovas, Acting Executive Director
NJ Housing and Mortgage Finance Agency
637 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650

Dear Acting Executive Director Lovas:

I hereby designate Robert Shaughnessy, Department of Treasury to act as my permanent designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency.

Sincerely,

Elizabeth Maher Muoio
Acting State Treasurer
January 17, 2020

Charles A. Richman, Executive Director
New Jersey Housing and Mortgage Finance Agency
537 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650

Re: NJ HMFA Board Meeting Designee

Dear Mr. Richman:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Paulette Sibblies-Flagg of the Division of Banking.

Ms. Sibblies-Flagg can be reached at paulette.sibblies-flagg@dobi.nj.gov, telephone (609) 940-7347.

Very truly yours,

Marlene Caride
Commissioner

CC: Richard Mumford, Acting Director of Banking
Paulette Sibblies-Flagg, Division of Banking
April 9, 2021

Melanie R. Walter  
Executive Director  
New Jersey Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ  08650-2085

Dear Ms. Walter,

I am writing to update the Department of Human Services' backup staff for the New Jersey Housing and Mortgage Finance Agency Board. As Acting Commissioner, I will continue to represent the Department at these meetings. The Department's first and second backups are:

**Elisa Neira**  
Deputy Commissioner  
Elisa.Neira@dhs.nj.gov  
609-984-5550

**Eric Kaufmann**  
Director of Special Projects  
Eric.Kaufmann@dhs.nj.gov  
609-575-4187

*Mailing address:*  
NJ Department of Human Services  
PO Box 700  
Trenton, NJ  08635-0700

Please let me know if you have any questions or need further information. Thank you.

Sincerely,

Acting Commissioner