

**MINUTES OF THE 506th SPECIAL TELECONFERENCE
BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

May 25, 2023

MEMBERS:

- * Robert Long, Deputy Commissioner, DCA (representing Lieutenant Governor Sheila Y. Oliver. Commissioner, DCA)
- ** Philip Espinosa, Deputy Attorney General, Division of Law, (representing Matthew J. Platkin, Attorney General)
- *** Robert Tighue, Assistant Deputy Director, Department of Treasury (representing Elizabeth Maher Muoio, State Treasurer)
- **** Elisa Neira, Deputy Commissioner, Department of Human Services (representing Sarah Adelman Commissioner, Department of Human Services)

Dorothy Blakeslee
Stanley Weeks

**HMFA STAFF
PRESENT:**

Melanie R Walter, Executive Director
Laura Shea, Chief of Legal and Regulatory Affairs
John Murray, Chief Financial Officer
Deb Urban, Chief of Multifamily Programs
Jeanette Nieves, Executive Board Secretary
Robert Strycharski, Assistant Director of SF Program Funding
Rosy Dafonseca, Assistant Director of Multifamily/Supportive Housing and Lending
Donna Spencer, Director of Multifamily/Supportive Housing and Lending
Tanya Hudson-Murray, Managing Director of Multifamily Programs
Karen Becker, Administrative Assistant IV
Marlo Austell, Executive Assistant
Kathleen Annarelli, Policy Research Coordinator
Kyle Cruz, Technical Data Analyst
Rebecca Clayton, Junior Executive Assistant
Jonathan Sternesky, Director of Policy and Legislative Affairs

OTHERS
PRESENT:

Jamera Sirmans, Assistant Counsel, Governor's Authority Unit
George Loeser, Deputy Attorney General, Attorney General's Office
Vladimir Palma, Deputy Attorney General, Attorney General's Office

MEMBERS
OF THE PUBLIC:

- * Letter of October 21, 2022 designating Robert Long to represent Lieutenant Governor Sheila Y. Oliver, Commissioner, DCA
- ** Letter of January 27, 2023 designating Philip Espinosa to represent Matthew J. Platkin, Attorney General
- *** Letter of November 29, 2022 designating Robert Tighue to represent the State Treasurer, Elizabeth Maher Muoio
- **** Letter of November 7, 2018 designating Elisa Neira to represent Sarah Adelman, Commissioner, Department of Human Services

May 25, 2023

Robert Long, Deputy Commissioner, 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 on May 19, 2023 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

Executive Director Walter addressed the Board to provide the Executive Director's Update

APPROVAL OF MINUTES

APPROVAL OF THE PUBLIC SESSION MINUTES OF THE MAY 4, 2023 TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1A.

Robert Tighue moved and Dorothy Blakeslee seconded. 1. Approval of the Public Session Minutes of the May 4, 2023 Teleconference Meeting of the HMFA Board

*Aye – Robert Long, Philip Espinosa, Stanley Weeks, Dorothy Blakeslee, Elisa Neira, Robert Tighue
Nay – None
Abstained- None*

MULTIFAMILY

APPROVAL TO EXECUTE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING FOR THE MONEY FOLLOWS THE PERSON HOUSING PARTNERSHIP PROGRAM - ITEM 2A

Dorothy Blakeslee moved and Elisa Neira seconded 1. Authorization for the Executive Director to enter into an Amendment to the Memorandum of Understanding (“MOU”), in consultation with the Office of the Attorney General, on behalf of the New Jersey Housing and Mortgage Finance Agency (“NJHMFA”) with the New Jersey Department of Human Services, Division of Aging Services (“NJDHS/DoAS”) for the Money Follows the Person Housing Partnership Program (“MFPHPP”). 2. Approval to accept additional funds from NJDHS/DoAS in the amount of \$2,000,000 for the continuation of the MFPHPP. 3. Authorization for the Executive Director, or any Assistant Secretary of NJHMFA in consultation with the Attorney General’s Office, to execute and deliver the Amendment to the MOU and any and all documents necessary to effectuate the MOU.

Aye – Robert Long, Philip Espinosa, Stanley Weeks, Dorothy Blakeslee, Elisa Neira, Robert Tighue

Nay – None

Abstained- None

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MULTIFAMILY – NINE PERCENT TAX CREDITS

HMFA #07724– FAIR SHARE HOUSING PHASE II – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 3A

Robert Tighue moved and Dorothy Blakeslee seconded. 1. Approval of a mortgage commitment for an estimated \$1,662,000 in permanent financing from the Agency’s Revenue Bond Financing Program for a project known as Fair Share Senior Housing, Phase II, HMFA #07724 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$3,500,000 in permanent financing from the Affordable Housing Production Fund Set Aside (“AHPFSA”) Program for the Project, pursuant to the AHPFSA Program Guidelines.

Aye – Robert Long, Philip Espinosa, Stanley Weeks, Dorothy Blakeslee, Elisa Neira, Robert Tighue
Nay – None
Abstained- None

CAPITAL MARKETS

APPROVAL OF THE AWARD OF FINANCIAL PRINTING SERVICES CONTRACT - ITEM 4A

Dorothy Blakeslee moved and Stanley Weeks seconded. 1. Authorization for the New Jersey Housing and Mortgage Finance Agency (“Agency”) to award the financial printing services contract to McElwee & Quinn LLC to serve as the Agency’s financial printer for the printing of certain documents related to the sale of bonds for multi-family, single-family and conduit bond financing transactions for a three year period beginning July 1, 2023, with an additional option to extend the contract at the Agency’s option for two (2) additional one (1) year terms .2. Authorization for the Executive Director, the Chief of Staff, the Chief Financial Officer, or the Chief of Legal and Regulatory Affairs (each, an “Authorized Officer”) to execute a contract for financial printing services with McElwee & Quinn LLC, in substantially the form attached hereto, with such changes, revisions and omissions as approved by an Authorized Officer in consultation with the Attorney General’s Office.

Aye – Robert Long, Philip Espinosa, Stanley Weeks, Dorothy Blakeslee, Elisa Neira, Robert Tighue

Nay – None

Abstained- None

OTHER BUSINESS

APPROVAL TO ENTER INTO MOU (S) WITH DCA– ITEM 5A

Dorothy Blakeslee moved and Robert Tighue seconded. 1. Approval of and authorization for the New Jersey Housing and Mortgage Finance Agency (“Agency”) to enter into a Memorandum of Understanding (“MOU”) by and between the New Jersey Department of Community Affairs (“DCA”) and the Agency in consultation with the Office of the Attorney General, in order to transfer Transitional Aid funds to the Strategic Zone Lending Pool Program (“SZL Program”). 2. Authorization for the Executive Director to execute and deliver the MOU, provided that the Executive Director is hereby authorized, with the advice of the State Attorney General, to make such changes and insertions to and omissions from such form of the MOU as the Executive Director may deem appropriate. 3. Authorization for the Executive Director, in consultation with the Office of the Attorney General, to take any and all actions necessary and execute any and all documents necessary to effectuate the terms of the MOU between the DCA and the Agency.

Aye – Robert Long, Philip Espinosa, Stanley Weeks, Dorothy Blakeslee, Elisa Neira, Robert Tighue
Nay – None
Abstained- None

MOTION TO ADJOURN

Dorothy Blakeslee moved and Robert Tighue seconded a Motion to Adjourn at 10:13 a.m.

Aye – Robert Long, Philip Espinosa, Stanley Weeks, Dorothy Blakeslee, Elisa Neira, Robert Tighue
Nay – None
Abstained- None



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 800
TRENTON, NJ 08625-0800
(609) 292-6420

PHILIP D. MURPHY
Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

October 21, 2022

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 Deputy Commissioner Robert Long will serve as my designee at the NJHMFAs Meetings.

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

Sincerely,

A handwritten signature in cursive script that reads "Sheila Y. Oliver".

Lt. Governor Sheila Y. Oliver
Commissioner



State of New Jersey

OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF LAW AND PUBLIC SAFETY
PO BOX 080
TRENTON, NJ 08625-0080

MATTHEW J. PLATKIN
Attorney General

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

January 27, 2023

Lt. Governor Sheila Y. Oliver, Chair
New Jersey Housing and Mortgage Finance Agency
P.O. Box 18550
Trenton, NJ 08625

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 Aimee Manocchio Nason, Deputy Attorney General as my designee to serve on the board of the Agency. DAG Manocchio Nason 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 DAG Manocchio Nason's absence, Philip Espinosa, 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 both DAG Manocchio Nason and DAG Espinosa, Jonathan Peitz, 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.

Sincerely,

Matthew J. Platkin
Attorney General

c: Michael T.G. Long, Director, Division of Law
Sudha Raja, Deputy Chief of Staff, Division of Law
Aimee Manocchio Nason, Deputy Attorney General
Philip Espinosa, Assistant Attorney General
Jonathan Peitz, Deputy Attorney General
Jonathan Garelick, Chief of Staff
Melanie R. Walter, Executive Director, NJHMFA





State of New Jersey
Office of the State Treasurer
PO Box 002
TRENTON NJ 08625-0002

PHILIP D. MURPHY
Governor
Sheila Y. Oliver
Lt. Governor

Elizabeth Maher Muoio
State Treasurer

November 29, 2022

Melanie Walter, Executive Director
NJ Housing and Mortgage Finance Agency
637 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650

Dear Executive Director Walter:

I hereby designate Robert Tighue, Department of Treasury to act as my permanent designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency. Anthony Longo, Department of Treasury will be my back-up should Robert not be available to attend.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. Muoio", written in a cursive style.

Elizabeth Maher Muoio
State Treasurer



**State of New Jersey
Department of Human Services**

P.O. BOX 700
TRENTON NJ 08625-0700

PHILIP D. MURPHY
Governor

Carole Johnson
Commissioner

Sheila Y. Oliver
Lt. Governor

November 2, 2018

Charles A. Richman
Executive Director
New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
P.O. Box 18550
Trenton, NJ 08650-2085

Dear Mr. Richman:

Please be advised that I have designated Elisa Neira as the Department of Human Services' representative for the New Jersey Housing and Mortgage Finance Agency Board. Should Ms. Neira not be available, Steve Shultz will serve as the alternate.

Meeting materials should be sent to the following mailing address:

Elisa Neira
NJ Department of Human Services
P.O. Box 700
Trenton, New Jersey 08625
609-984-5550 – Office
Elisa.Neira@dhs.state.nj.us

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Carole Johnson".

Carole Johnson
Acting Commissioner

CJ/lk

c: Jill Shortway Ippolito
Elisa Neira
Steven Shultz
Lynn Kotch