

**MINUTES OF THE 513th BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**February 8, 2024**

**MEMBERS:**

- \* Kate McDonnell, Deputy Commissioner, DCA (representing Jacquelyn Suarez, Acting Commissioner, DCA)
- \*\* Aimee Manocchio-Nason, 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)
- \*\*\*\* Paulette Sibblies -Flagg, Administrator of Accreditation, Department of Banking and Insurance (representing Justin Zimmerman, Acting Commissioner, Department of Banking and Insurance)
- \*\*\*\*\* Eric Kaufman, Director of Special Projects, Department of Human Services (representing Sarah Adelman Commissioner, Department of Human Services)

Dorothy Blakeslee  
Stanley Weeks  
Diane Johnson

**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  
Terry Tucker, Chief of Staff  
Jeanette Nieves, Executive Board Secretary  
Tanya Hudson -Murray - Managing Director of Multifamily Programs  
Donna Spencer –Director of Multifamily Programs  
Rosy Dafonseca, Assistant Director of Multifamily  
Joseph Heath, Director of Capital Markets  
Catherine Bernard, Assistant Director of MF Program Funding  
Jonathan Sternesky, Manager of Policy and Legislative Affairs  
Matthew Gelman, General Services Assistant III  
Chai Respes, Director of Human Resources  
Radica Ghooray, Director of Information Technology  
Marlo Austell, Executive Assistant  
Victoria Lawson, Housing Program Administrator

Rebecca Errickson, Junior Executive Assistant  
Jamie Ding, Policy and Programs Analyst II  
Kathleen Annarelli, Policy Research Coordinator  
Kyle Cruz, Technical Data Analyst

**OTHERS  
PRESENT:**

Dorian Smith, Assistant Counsel, Governor's Authority Unit  
Vladimir Palma, Deputy Attorney General, Attorney General's Office  
Alyson Cofran, Deputy Attorney General, Attorney General's Office

**MEMBERS  
OF THE PUBLIC:**

Jennifer Roselle, Genova Burns  
Marty Bershtein, CAPREIT

- \* Letter of January 5, 2024 designating Kate McDonnell to represent Jacquelyn Suarez, Acting Commissioner, DCA
- \*\* Letter of January 27, 2023 designating Aimee Manocchio-Nason 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 January 17, 2020 designating Paulette Sibblies – Flagg to represent Justin Zimmerman, Acting Commissioner, Department of Banking and Insurance
- \*\*\*\*\* Letter of November 2, 2018 designating Eric Kaufman to represent Sarah Adelman, Commissioner, Department of Human Services

February 8, 2024

Kate McDonnell, 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 February 2, 2024 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**

*Are there any members of the public that wish to address the Board?*

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

**APPROVAL OF MINUTES**

**APPROVAL OF THE PUBLIC SESSION MINUTES OF THE JANUARY 11, 2024  
TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1A.**

*Robert Tighue moved and Dorothy Blakeslee seconded.* 1. Approval of the Public Session Minutes of the January 11, 2024 Teleconference Annual Meeting of the HMFA Board

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

## **EXECUTIVE SESSION**

### RESOLUTION OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY REGARDING APPROVAL TO ENTER INTO EXECUTIVE SESSION

WHEREAS, on February 8, 2024, a meeting of the Members of the New Jersey Housing and Mortgage Finance Agency was held; and

WHEREAS, the Members were asked to adopt a resolution regarding approval of a motion to adjourn to Executive Session.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY AS FOLLOWS:

WHEREAS, pursuant to N.J.S.A. 10:4-12 and 10:4-13 of the Open Public Meetings Act, the Agency intends to discuss contract negotiations and obtain legal advice regarding the CWA 1032 Professional Union Contract and the CWA 1032 Administrative/Clerical Union Contract.

NOW, THEREFORE, be it resolved by the Members of the New Jersey Housing and Mortgage Finance Agency as follows:

1. A closed session shall be held by the Agency for the purposes set forth above.
2. The discussions undertaken at the closed session will be disclosed when the need for confidentiality no longer exists.

*Dorothy Blakeslee moved and Stanley Weeks seconded a motion into Executive Session at 10:08 am.*

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

## **RECONVENE TO PUBLIC SESSION**

*Dorothy Blakeslee moved and Aimee Manocchio Nason seconded a motion to Reconvene into Public Session at 10:32 am.*

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**CWA 1032 PROFESSIONAL UNIT UNION CONTRACT –ITEM 3A**

*Paulette Sibblies Flagg moved and Dorothy Blakeslee seconded.* 1. Approval by the New Jersey Housing and Mortgage Finance Agency (“HMFA”) of the Memorandum of Agreement (“MOA”) between the HMFA and the Communications Workers of America, Local 1032, Professional (“CWA Professional Unit”) dated February 5, 2024, covering the time period July 1, 2023 to June 30, 2027, which is attached hereto. 2. Authorization for the Executive Director to execute the Collective Negotiations Agreement incorporating the terms set forth in the MOA.

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*



**CWA 1032 ADMINISTRATIVE/ CLERICAL UNIT UNION CONTRACT –ITEM 3B**

*Diane Johnson moved and Stanley Weeks seconded.* 1 Approval by the New Jersey Housing and Mortgage Finance Agency (“HMFA”) of the Memorandum of Agreement (“MOA”) between the HMFA and the Communications Workers of America, Local 1032, Professional (“CWA Administrative/Clerical Unit”) dated February 5, 2024, covering the time period July 1, 2023 to June 30, 2027, which is attached hereto.

2. Authorization for the Executive Director to execute the Collective Negotiations Agreement incorporating the terms set forth in the MOA.

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

## **MULTIFAMILY – FOUR PERCENT TAX CREDITS- DECLARATION OF INTENT**

### **HMFA #07745– THE WILLOWS AT SPRUCE RUN PHASE I – APPROVAL OF A DECLARATION OF INTENT - ITEM 4A**

*Aimee Manocchio Nason moved and Robert Tighue 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 \$12,387,000 in permanent financing for a project known as The Willows at Spruce Run Phase I, HMFA #07745 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07910– THE WILLOWS AT SPRUCE RUN PHASE 2 – APPROVAL OF A  
DECLARATION OF INTENT - ITEM 4B**

*Paulette Sibblies Flagg moved and Dorothy Blakeslee 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 \$12,387,000 in permanent financing for a project known as The Willows at Spruce Run Phase 2, HMFA #07910 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07886– GALLOWAY FAMILY APARTMENTS PHASE 2 – APPROVAL OF A  
DECLARATION OF INTENT - ITEM 4C**

*Robert Tighue moved and Paulette Sibblies Flagg 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 \$13,817,000 in permanent financing for a project known as Galloway Family Apartments Phase 2, HMFA #07886 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07887– GALLOWAY FAMILY APARTMENTS PHASE 3 – APPROVAL OF A DECLARATION OF INTENT - ITEM 4D**

*Aimee Manocchio Nason moved and Stanley Weeks 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 \$13,801,000 in permanent financing for a project known as Galloway Family Apartments, Phase 3, HMFA #07887 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07899– APARTMENTS AT THREE BRIDGES – APPROVAL OF A  
DECLARATION OF INTENT - ITEM 4E**

*Paulette Sibblies Flagg moved and Dorothy Blakeslee 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 \$16,912,000 in permanent financing for a project known as Apartments at Three Bridges, HMFA #07899 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07805– NEPTUNE COURT – APPROVAL OF A DECLARATION OF INTENT -  
ITEM 4F**

*Stanley Weeks moved and Robert Tighue 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 \$22,303,000 in permanent financing for a project known as Neptune Court, HMFA #07805 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07902– HAINESPORT FAMILY APARTMENTS – APPROVAL OF A  
DECLARATION OF INTENT - ITEM 4G**

*Aimee Manocchio Nason moved and Diane Johnson 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 \$15,825,000 in permanent financing for a project known as Hainesport Family Apartments, HMFA #07902 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*



**HMFA #07795– RANDOLPH SENIOR ESTATES – APPROVAL OF A DECLARATION OF INTENT - ITEM 4H**

*Robert Tighue moved and Paulette Sibblies Flagg 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 \$14,318,000 in permanent financing for a project known as Randolph Senior Estates, HMFA #07795 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07888– THE RESIDENCES AT LARISON’S FARM – APPROVAL OF A  
DECLARATION OF INTENT - ITEM 4I**

*Stanley Weeks moved and Dorothy Blakeslee 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 \$9,273,000 in permanent financing for a project known as The Residences at Larison’s Farm, HMFA #07888 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*  
*Nay – None*  
*Abstained- None*

**HMFA #07917– HERITAGE VILLAGE AT HOBOKEN – APPROVAL OF A  
DECLARATION OF INTENT - ITEM 4J**

*Dorothy Blakeslee moved and Paulette Sibblies Flagg 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 \$9,926,000 in permanent financing for a project known as Heritage Village at Hoboken, HMFA# (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*  
*Nay – None*  
*Abstained- None*

**HMFA #07915– GLENDENNING HOMES PHASE I – APPROVAL OF A DECLARATION OF INTENT - ITEM 4K**

*Aimee Manocchio Nason moved and Diane Johnson 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 \$17,311,000 in permanent financing for a project known as Glendenning Homes Phase I, HMFA #07915 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*  
*Nay – None*  
*Abstained- None*

**MULTIFAMILY – FOUR PERCENT TAX CREDITS – FINANCING COMMITMENTS**

**HMFA #07813– PARK VILLAGE AT GARDEN STATE PARK – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 5A**

*Aimee Manocchio Nason moved and Robert Tighue seconded.* 1. Approval of a mortgage loan commitment for an estimated \$12,136,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Park Village at Garden State Park HMFA #07813 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$10,000,000 in permanent only financing from the Affordable Housing Production Fund (“AHPF”) Program for the Project, pursuant to the AHPF Program Guidelines.

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07844– VICTORY COMMONS AT VOORHEES – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 5B**

*Paulette Sibblies Flagg moved and Stanley Weeks seconded.* 1. Approval of a mortgage loan commitment for an estimated \$14,958,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as Victory Commons at Voorhees, HMFA# 07844 (the “project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$750,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines. 3. Approval of a subsidy mortgage loan commitment for an estimated \$10,000,000 in permanent financing from the Affordable Housing Production Fund (“AHPF”) Program for the Project, pursuant to the AHPF Program Guidelines.

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07919– JUNIOR ONE MULTIFAMILY – APPROVAL OF A CONDITIONAL COMMITMENT - ITEM 5C**

***Item 5C has been submitted for Early Approval***

**HMFA #07800– UNION CITY – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT - ITEM 5D**

*Diane Johnson moved and Paulette Sibblies Flagg seconded.* 1. Approval of a mortgage loan recommitment for an estimated \$26,408,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Union City, HMFA #07800 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$3,704,000 in construction and permanent financing from the Affordable Housing Production Fund (“AHPF”) for the Project, pursuant to the AHPF Program Guidelines. 3. Approval of a subsidy mortgage loan recommitment for an estimated \$1,700,000 in construction and permanent financing from the Strategic Zone Lending Pool (“SZL”) Program for the Project, pursuant to the SZL Program Guidelines. 4. Approval of a subsidy mortgage loan recommitment for an estimated \$750,000 in construction and permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines. 5. Approval of a subsidy mortgage loan recommitment for an estimated \$1,500,000 in permanent only financing from the Affordable Housing Gap Subsidy (“AHGS”) Program for the Project, pursuant to the AHGS Program Guidelines.

*Aye –Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Diane Johnson*

*Nay – None*

*Abstained- Stanley Weeks*



## **MULTIFAMILY – CONDUIT FINANCING**

### **HMFA #07908– 430 MARKET STREET – APPROVAL OF A DECLARATION OF INTENT**

#### **- ITEM 6A**

*Robert Tighue moved and Paulette Sibblies Flagg 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 \$16,308,000 in permanent financing for a project known as 430 Market Street, HMFA #07908 (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 –Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Diane Johnson*

*Nay – None*

*Abstained- Stanley Weeks*

**HMFA #07916– BAYFRONT PROMENADE – APPROVAL OF A DECLARATION OF INTENT - ITEM 6B**

*Stanley Weeks moved and Diane Johnson 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 \$69,359,000 in construction and permanent financing for a project known as Bayfront Promenade, HMFA #07916 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07799– 22 FULTON STREET – APPROVAL OF A DECLARATION OF INTENT -  
ITEM 6C**

*Robert Tighue moved and Paulette Sibblies Flagg 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 \$33,996,000 in construction and permanent financing for a project known as 22 Fulton Street, HMFA #07799 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07904– 930 MCCARTER HIGHWAY – APPROVAL OF A DECLARATION OF INTENT - ITEM 6D**

*Diane Johnson moved and Stanley Weeks 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 \$24,876,000 in construction and permanent financing for a project known as 930 McCarter Highway, HMFA #07904 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #07898– 701 NEWARK AVENUE – APPROVAL OF A DECLARATION OF INTENT - ITEM 6E**

*Paulette Sibblies Flagg moved and Diane Johnson 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 \$25,338,000 in permanent financing for a project known as 701 Newark Avenue, HMFA #07898 (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 – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**MULTIFAMILY – NINE PERCENT TAX CREDITS –**

**HMFA #07751– SOUTH ORANGE COMMONS – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 7A**

*Dorothy Blakeslee moved and Stanley Weeks seconded.* 1. Approval of a mortgage loan commitment for an estimated \$538,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as South Orange Commons, HMFA #07751 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$1,777,000 in permanent only financing from the Affordable Housing Production Fund Set Aside (“AHPFSA”) Program for the Project, pursuant to the AHPFSA Program Guidelines. 3. Approval of a subsidy mortgage loan commitment for an estimated \$2,400,000 in construction and permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines.

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**HMFA #03518– APARTMENTS AT CLINTON – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 7B**

*Paulette Sibblies Flagg moved and Diane Johnson seconded.* 1. Approval of a mortgage commitment for an estimated \$12,273,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as Apartments at Clinton, HMFA #03518 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$300,000 in permanent financing from the Money Follows the Person Housing Partnership Program (“MFPHPP”) for the Project, pursuant to the MFPHPP Program Guidelines. 3. Approval of a subsidy mortgage loan recommitment for an estimated \$300,000 in permanent financing from the Special Needs Housing Trust Fund Program (“SNHTF”) for the Project, pursuant to the SNHTF Program Guidelines.

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**MULTIFAMILY**

**APPROVAL OF REVISIONS TO THE AFFORDABLE HOUSING PRODUCTION  
GUIDELINES - ITEM 8A**

*Aimee Manocchio Nason moved and Robert Tighue seconded.* 1. Approval to amend the Affordable Housing Production Fund Program (“AHPF Program”) Guidelines as set forth in the RFA. 2. Approval to apply the Mortgage Interest Rate amendments to the AHPF Guidelines retroactively to projects that have previously received Board approval for funding from the AHPF. 3. Approval to add \$60,000,000 of the \$100,000,000 supplemental allotment appropriated to the AHPF in the Fiscal Year 2024 budget. 4. Authorization for the Executive Director and the Chief of Programs to approve amendments to correct errors in or clarify the Guidelines, so long as such amendments do not result in a change in policy or implementation of the Guidelines as currently approved. Any amendments that would change the underlying policy or implementation of the Guidelines from the form in which it is now presented shall remain subject to Agency Board approval. 5. Authorization for the Executive Director, the Chief of Multifamily Programs, the Chief Financial Officer, the Chief of Legal and Regulatory Affairs, in consultation with the Attorney General’s Office, to execute any and all documents necessary to effectuate the above actions.

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*



**APPROVAL OF REVISIONS TO THE MULTIFAMILY GAP FINANCING PROGRAM**  
**(MGFP) GUIDELINES - ITEM 8B**

*Paulette Sibblies Flagg moved and Stanley Weeks seconded.* 1. Approval to amend the Multifamily Gap Financing Program (“MGFP”) Guidelines as set forth in the RFA. 2. Authorization for the Executive Director and the Chief of Programs to approve amendments to correct errors in or clarify the Guidelines, so long as such amendments do not result in a change in policy or implementation of the Guidelines as currently approved. Any amendments that would change the underlying policy or implementation of the Guidelines from the form in which it is now presented shall remain subject to Agency Board approval. 3. Authorization for the Executive Director, the Chief of Multifamily Programs, the Chief Financial Officer, the Chief of Legal and Regulatory Affairs, in consultation with the Attorney General’s Office, to execute any and all documents necessary to effectuate the above actions.

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

## CAPITAL MARKETS

### HMFA #01388A – WHITLOCK MILLS, HMFA #03360 SENCIT LIBERTY, HMFA # 03235- BRIDGETON VILLAS I, HMFA #03139 – KEANSBURG MIXED INCOME, HMFA #03489 – BALTIC PLAZA – APPROVAL OF AMENDMENTS TO THE CONDUIT BOND DOCUMENTS – ITEM 9A

*Diane Johnson moved and Dorothy Blakeslee seconded.* Approval of the attached Resolution Authorizing and Directing the Execution and Delivery of Amendments to the following Funding Loan Agreements and Borrower Loan Agreement, as applicable, for each of the following Agency Multifamily Conduit Revenue Note Issuances: Whitlock Mills, Series 2021-1, Sencit Liberty Apartments, Series 2019-4A and 4B, Bridgeton Villas I, Series 2017 4A and 4B, Baltic Plaza Apartments Series 2022-6 and Authorizing and Directing the Execution and Delivery of a First Supplemental Indenture for Keansburg Mixed Income Series 2016 I and authorizing other matters in connection therewith (the “Resolution”).

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**We will now move on to the OTHER BUSINESS portion of the agenda.**

***Is there any other business, which the Board would like to discuss at this time?***

**MOTION TO ADJOURN**

*Dorothy Blakeslee moved and Aimee Manocchio Nason seconded a motion to adjourn at 11:31am.*

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks, Diane Johnson*

*Nay – None*

*Abstained- None*

**MINUTES OF THE 513th BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**February 8, 2024**

**MEMBERS:**

- \* Kate McDonnell, Deputy Commissioner, DCA (representing Jacquelyn Suarez, Acting Commissioner, DCA)
- \*\* Aimee Manocchio-Nason, 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)
- \*\*\*\* Paulette Sibblies -Flagg, Administrator of Accreditation, Department of Banking and Insurance (representing Justin Zimmerman, Acting Commissioner, Department of Banking and Insurance)
- \*\*\*\*\* Eric Kaufman, Director of Special Projects, Department of Human Services (representing Sarah Adelman Commissioner, Department of Human Services)

Dorothy Blakeslee  
Stanley Weeks  
Diane Johnson

**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

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 Yasenchak, Legal Research Analyst/OPRA Custodian I  
Susan Tonry, Bond Analyst I  
Radica Ghooray, Director of Information Technology

OTHERS  
PRESENT:

Dorian Smith, Assistant Counsel, Governor's Authority Unit  
Vladimir Palma, Deputy Attorney General, Attorney General's Office  
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 January 5, 2024 designating Kate McDonnell to represent Jacquelyn Suarez, Acting Commissioner, DCA
- \*\* Letter of January 27, 2023 designating Aimee Manocchio-Nason 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 January 17, 2020 designating Paulette Sibblies – Flagg to represent Justin Zimmerman, Acting Commissioner, Department of Banking and Insurance
- \*\*\*\*\* Letter of November 2, 2018 designating Eric Kaufman to represent Sarah Adelman, Commissioner, Department of Human Services

**The following Multifamily Four Percent Tax Credit – Commitments Item 5c (HMFA #07919 – Junior One Multifamily – Approval of a Conditional Commitment) has been excepted from the February 8, 2024 board meeting and submitted for early approval.**

**HMFA #07919– JUNIOR ONE MULTIFAMILY – APPROVAL OF A CONDITIONAL COMMITMENT - ITEM 5C**

*Dorothy Blakeslee moved and Stanley Weeks seconded.* Approval of a conditional mortgage commitment for an estimated \$25,059,000 in construction and permanent financing for a project known as Junior One Multifamily, HMFA #07919 (the “Project”), upon the terms and conditions set forth below. If the Project is not awarded the HUD Choice Neighborhoods Implementation Grant, this commitment shall be null and void.

*Aye – Kate McDonnell, Aimee Manocchio Nason, Robert Tighue, Eric Kaufmann, Paulette Sibblies Flagg, Dorothy Blakeslee, Stanley Weeks*

*Nay – None*

*Abstained- Diane Johnson*



**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*

**TAHESHA L. WAY**  
*Lieutenant Governor*

**JACQUELYN A. SUÁREZ**  
*Acting Commissioner*

January 5, 2024

Melanie R. Walter  
Executive Director  
New Jersey Housing and Mortgage Finance Agency  
637 S. Clinton Avenue  
Trenton, NJ 08611

Dear Executive Director Walter:

Please accept this letter as formal notification that the Department of Community Affairs Deputy Commissioner Kate McDonnell will serve as my designee, and Chief of Staff Kia A. King will serve as my alternate designee on the New Jersey Housing and Mortgage Finance Agency Board. They are authorized to represent me in my absence and will have voting rights on behalf of myself and the Department of Community Affairs.

If you have any questions, please do not hesitate to call my office at 609-913-4785.

Sincerely,

A handwritten signature in black ink that reads "Jacquelyn A. Suárez".

Jacquelyn A. Suárez  
Acting Commissioner

c: Kate McDonnell  
Kia A. King





*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 BANKING AND INSURANCE  
DIVISION OF BANKING  
PO BOX 040  
TRENTON, NJ 08625-0040

PHIL MURPHY  
*Governor*

MARLENE CARIDE  
*Commissioner*

SHEILA OLIVER  
*Lt. Governor*

TEL (609) 292-7272  
FAX (609) 292-5461

RICHARD MUMFORD  
*Acting Director of Banking*

January 17, 2020

Charles A. Richman, Executive Director  
New Jersey Housing and Mortgage Finance Agency  
637 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](mailto: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



PHILIP D. MURPHY  
Governor

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

SARAH ADELMAN  
Acting Commissioner

P.O. BOX 700  
TRENTON, NJ 08625-0700

SHEILA Y. OLIVER  
Lt. Governor

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](mailto:Elisa.Neira@dhs.nj.gov)  
609-984-5550

**Eric Kaufmann**  
Director of Special Projects  
[Eric.Kaufmann@dhs.nj.gov](mailto: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