

**MINUTES OF THE 514th BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**March 28, 2024**

**MEMBERS:**

- \* Kate McDonnell, Deputy Commissioner, DCA (representing Jacquelyn Suarez, Acting 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)
- \*\*\*\* 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  
Matthew Gelman, General Services Assistant III  
Chai Respes, Director of Human Resources  
Radica Ghooray, Director of Information Technology  
Rebecca Errickson, Junior Executive Assistant  
Jamie Ding, Policy and Programs Analyst II  
Chalyn Toon, Credit Officer III  
Laura Shields, Assistant Director of Tax Credit Services

Gloria Mehnert, Senior Paralegal  
Lyndsey Carroll, Paralegal II  
Daryl Applegate, Director of Regulatory Affairs  
Pamela Delos Santos, Director of Technical Services  
Brad Leak, Director of Finance  
Katone Glover, Director of Asset Management

OTHERS  
PRESENT:

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

MEMBERS  
OF THE PUBLIC:

Tassos Efstratiades, Obermeyer  
Jim Crane, Project Freedom  
Mike Quagliarello, LNWA  
Mike Acciani, LNWA  
Mike Sawyer, JAS  
Lara Schwager, LJS Developer  
Uriel Burwell, BE  
Mike Knab, RPM

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

March 28, 2024

Kate McDonnell, Deputy Commissioner, Department of Community Affairs read the following into the minutes:

**FLAG SALUTE**

**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 March 22, 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.

**ROLL CALL**

***Item 2c (HMFA # 07798 The Place at East Windsor and Item 5a Approval of Revisions to the Multifamily Underwriting Guidelines and Financing Policy have been pulled from today's agenda.***

***Executive Director Walter provided the Executive Director's Update***

## **APPROVAL OF MINUTES**

### **APPROVAL OF THE PUBLIC SESSION MINUTES OF THE FEBRUARY 8, 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 February 8, 2024 Teleconference Annual Meeting of the HMFA Board

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

## **MULTIFAMILY – FOUR PERCENT TAX CREDITS**

### **HMFA #07897– GREATE BAY – APPROVAL OF A DECLARATION OF INTENT - ITEM 2A**

*Diane Johnson 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 \$12,055,000 in construction only financing for a project known as Greate Bay, HMFA #07897 (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, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

**HMFA #07781– LOUNSBERRY MEADOWS – APPROVAL OF A DECLARATION OF INTENT - ITEM 2B**

*Paulette Sibblies Flagg 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 \$7,296,000 in construction financing for a project known as Lounsberry Meadow, HMFA #07781 (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, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

**HMFA #07798– THE PLACE AT EAST WINDSOR – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 2C**

**THIS ITEM WAS PULLED FROM TODAY’S AGENDA**

**HMFA #07878 – BIRCHWOOD AT WASHINGTON TOWNSHIP – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT - ITEM 2D**

*Robert Tighue moved and Philip Espinosa seconded.* 1. Approval of a mortgage loan recommitment for an estimated \$16,238,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Birchwood at Washington Township, HMFA# 07878 (the “Project”), upon the terms and conditions set forth in the RFA. 2. 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”) for the Project, pursuant to the SNHTF Program Guidelines. 3. Approval of a subsidy mortgage loan recommitment for an estimated \$9,600,000 in construction and permanent financing from the Affordable Housing Production Fund (“AHPF”) Program, pursuant to the AHPF Program Guidelines.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*  
*Nay – None*  
*Abstained- None*

**MULTIFAMILY – FOUR PERCENT TAX CREDITS CONDUITS**

**HMFA #07858– TAMERLANE APARTMENTS – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 3A**

*Robert Tighue moved and Paulette Sibblies Flagg seconded.* Approval of a mortgage loan commitment for an estimated \$19,357,000 in construction and permanent financing from the Agency Conduit Bond Program for a project known as Tamerlane Apartments, HMFA #07858 (the “Project”), upon the terms and conditions set forth in the RFA.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*  
*Nay – None*  
*Abstained- None*

**HMFA #07783– LAFAYETTE VILLAGE – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 3B**

*Dorothy Blakeslee moved and Diane Johnson seconded.* 1. Approval of a mortgage loan commitment for an estimated \$31,117,000 in construction and permanent financing from the Agency Conduit Bond Program for a project known as Lafayette Village Apartments, HMFA #07783 (the “Project”), upon the terms and conditions set forth IN THE RFA. 2. Agency approval of the transfer of 100% ownership interest in the Project from Lafayette Community Limited Partnership (the “Seller”), to Preserve Lafayette Limited Partnership, (the “Buyer”). 3. Approval of a waiver from the Agency’s Required Payment and Repayments Regulation at N.J.A.C. 5:80-5.9(a)(1), pursuant to N.J.A.C. 5:80-19.1, to preserve the long-term affordability of the Project. 4. Subordination of the Agency’s prepayment Deed Restriction and Regulatory Agreement during the term of the new Agency financing, as applicable. 5. Authorization for the Executive Director or any Agency Chief to execute any and all documents necessary to effectuate the above actions.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

**HMFA #07904– 930 MCCARTER HIGHWAY– APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 3C**

*Robert Tighue moved and Stanley Weeks seconded.* Approval of a mortgage loan commitment for an estimated \$20,730,000 in construction and permanent financing from the Agency Conduit Bond Program for a project known as 930 McCarter Highway, HMFA #07904 (the “Project”), upon the terms and conditions set forth in the RFA.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*



**HMFA #07842 – PENNSAUKEN TOWERS – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT- ITEM 3D**

*Paulette Sibblies Flagg moved and Dorothy Blakeslee seconded.* Approval of a mortgage recommitment for an estimated \$17,592,000 in permanent only financing from the Agency Conduit Bond Program for a project known as Pennsauken Towers, HMFA #07842 (the “Project”), upon the terms and conditions set forth in the RFA.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

**HMFA #03349 – ASPEN STRATFORD – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT- ITEM 3E**

*Philip Espinosa moved and Paulette Sibblies Flagg seconded.* Approval of a mortgage recommitment for an estimated \$14,748,000 in permanent only financing from the Conduit Bond Program for a project known as Aspen Stratford, HMFA #03449 (the “Project”), upon the terms and conditions set forth RFA.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

**HMFA #07831 – FOREST HILL HOUSE – APPROVAL OF A MORTGAGE MODIFICATION- ITEM 3F**

*Robert Tighue moved and Stanley Weeks seconded.* Approval of a modification of the mortgage loan commitment for a project known as Forest Hill House, HMFA #07831 (the “Project”), upon the terms and conditions set forth in RFA.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

**MULTIFAMILY – NINE PERCENT TAX CREDITS**

**HMFA #03418– CONCORD RESIDENCES – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT - ITEM 4A**

*Diane Johnson moved and Paulette Sibblies Flagg seconded.* Approval of a mortgage recommitment for an estimated \$8,627,000 in permanent financing from the Agency Revenue Bond Financing Program, for a project known as Concord Street Residences, HMFA #03418 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage commitment for an estimated \$2,000,000 in permanent financing from the Affordable Housing Production Fund Set Aside (“AHPFSA”) for the Project, upon the terms and conditions set forth below. 3. Approval of subsidy mortgage commitment for an estimated \$1,500,000 in permanent financing from the Affordable Housing Gap Subsidy (“AHGS”) Program for the Project, upon the terms and conditions set forth below. 4. Approval of a subsidy mortgage commitment for an estimated \$450,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) for the Project, upon the terms and conditions set forth below. 5. Approval of a subsidy mortgage commitment for an estimated \$375,000 in permanent financing from the Money Follows the Person Partnership Program (“MFP”) for the Project, upon the terms and conditions set forth below.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*  
*Nay – None*  
*Abstained- Stanley Weeks*

**MULTIFAMILY**

**APPROVAL OF REVISIONS TO THE MULTIFAMILY UNDERWRITING GUIDELINES AND FINANCING POLICY - ITEM 5A**

**THIS ITEM WAS PULLED FROM TODAY’S AGENDA**

## **APPROVAL OF REVISIONS TO THE WORKFORCE HOUSING PROGRAM - ITEM 5B**

*Robert Tighue moved and Stanley Weeks seconded.* Approval to amend the Workforce Housing Program (“WHP”) 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, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

## **TAX CREDIT**

## **QUALIFIED ALLOCATION PLAN (QAP) – APPROVAL OF AMENDMENTS TO THE COST CONTAINMENTS LIMITS - ITEM 6**

*Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded.* Approval of a 10% increase to the Total Development Cost limits set forth at N.J.A.C. 5:80-33.4(a), 33.5(a), 33.6(a), and 33.8(a)1 as adopted and published in the New Jersey Register on March 4, 2024.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

## **REGULATORY AFFAIRS**

### **HMFA # 1338 – WILLOW POINT AT VISTA CENTER – APPROVAL OF SALE OF PROJECT AND ASSUMPTION OF AGENCY FINANCING - ITEM 7A**

*Stanley Weeks moved and Robert Tighue seconded.* 1. Board approval of the transfer of ownership of the Willow Point at Vista Center project, HMFA #1338, from Willow Point at Vista Center, LLC to Willow Point 15 LLC. 2. Approval of the assumption of the existing Agency financing by the Buyer of the Project and any applicable amendment of the mortgage loan documents. 3. Authorization for the Executive Director, Chief Financial Officer, Chief of Staff, Chief of Legal and Regulatory Affairs and Chief of Multifamily Programs to execute any and all documents necessary to effectuate the above actions.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

### **HMFA # 2815 – CHESTNUT PARK APARTMENTS – APPROVAL OF A TRANSFER OF MANAGING MEMBER INTEREST- ITEM 7B**

*Paulette Sibblies Flagg moved and Dorothy Blakeslee seconded.* 1. Board approval of the transfer of the managing member interest held by MM CNP 2 Limited Liability Company (the “Seller”) in CNP 2 Limited Liability Company (“Owner”), the owner of the Chestnut Park Apartments project, HMFA #02815, to Chestnut Park MM LLC (the “Buyer”). 2. Authorization for the Executive Director, Chief Financial Officer, Chief of Staff, Chief of Legal and Regulatory Affairs and Chief of Multifamily Programs to execute any and all documents necessary to effectuate the above actions.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

## **CAPITAL MARKETS**

### **HMFA #2869– WESTMONT STATION, HMFA #3046 – MONTGOMERY FAMILY PHASE I. HMFA #3209 CEDAR MEADOW APARTMENTS – APPROVAL OF AMENDMENTS TO THE CONDUIT BOND DOCUMENTS – ITEM 8A**

*Robert Tighue moved and Diane Johnson seconded.* 1. Approval of the attached Resolution Authorizing and Directing the Execution and Delivery of Amendments to the Funding Loan Agreement the Agency’s Multifamily Conduit Revenue Note Issuance: Cedar Meadows Apartments, Series 2017-11A and 11B and the Supplements to the Trust Indentures for the following Agency Multifamily Conduit Bond Issuances: Montgomery Gardens Family Phase I, Series 2016M and Westmont Station, 2016J (Federally Taxable) and I and authorizing other matters in connection therewith (the “Resolution”).

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*  
*Nay – None*  
*Abstained- None*

### **HMFA #7842– PENNSAUKEN TOWERS – APPROVAL OF CONDUIT BOND DOCUMENTS – ITEM 8B**

*Paulette Sibblies Flagg moved and Stanley Weeks seconded.* 1. 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 Bonds (Pennsauken Towers Project), Tax-Exempt Bonds in an aggregate principal amount not to exceed \$19,351,200; and Authorizing and Approving the Execution and Delivery of a Trust Indenture, Loan Agreement, Forward Bond Purchase Agreement and Related Documents and Authorizing Other Matters in Connection Therewith (the “Resolution”).

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*  
*Nay – None*  
*Abstained- None*

**HMFA #3069– PARAGON SENIOR LIVING – APPROVAL OF CONDUIT NOTE  
EXTENSIONS – ITEM 8C**

*Diane Johnson moved and Robert Tighue seconded.* Approval is requested of a Resolution Authorizing and Directing the Execution and Delivery of a Third Supplemental Indenture of the New Jersey Housing and Mortgage Finance Agency’s Tax-Exempt Multifamily Conduit Revenue Bonds, Paragon Village Senior Living Campus Project Series 2015 Q-1, Taxable Multifamily Conduit Revenue Bonds, Series 2015 Q-2 and Tax-Exempt Subordinate Multifamily Conduit Revenue Bonds, Series 2015 Q-3 and related documents under the Agency’s Multifamily Conduit Bond Program.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

**APPROVAL OF SINGLE- FAMILY BOND DOCUMENTS – ITEM 8D**

*Paulette Sibblies Flagg moved and Philip Espinosa seconded.* Approval of the New Jersey Housing and Mortgage Finance Agency Series Resolution Authorizing the Issuance of Not to Exceed \$700,000,000 New Jersey Housing and Mortgage Finance Agency Single Family Housing Revenue Bonds, Series 2024 (the “2024 Series Resolution”).

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

## **OTHER BUSINESS**

### **APPROVAL TO ENTER INTO AN MOU WITH DRM FOR THE FORECLOSURE INTERVENTION PROGRAM – ITEM 9A**

*Dorothy Blakeslee moved and Robert Tighue seconded.* Approval to execute and delivery of a Memorandum of Understanding (“MOU”) with the New Jersey Department of Community Affairs, Division of Recovery and Mitigation (“DCA/DRM”), in substantially the form attached hereto, for the Urban Foreclosure Intervention Fund (“FIF”). 2. Authorization for the Executive Director, Chief of Multifamily Programs and the Chief of Legal and Regulatory Affairs to approve any amendments or to correct errors in the MOU, so long as such amendments do not result in a change in policy or implementation of the MOU. Any amendments that would change the underlying policy or implementation of the MOU the form in which it is presented at this meeting shall remain subject to Agency Board approval.

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

### **APPROVAL TO ENTER INTO AN MOU TO TRANSFER FUNDS TO DCA – ITEM 9B**

*Paulette Sibblies Flagg moved and Stanley Weeks seconded.* 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 Five Million Dollars (\$5,000,000) from the Agency General Fund to the Downtown Living 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 – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*Nay – None*

*Abstained- None*

**MOTION TO ADJOURN**

*Diane Johnson moved and Robert Tighue seconded a motion to adjourn at 11:00 am.*

*Aye – Kate McDonnell, Paulette Sibblies-Flagg, Robert Tighue, Stanley Weeks, Diane Johnson, Dorothy Blakeslee, Philip Espinosa, Eric Kaufmann*

*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*

**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*

SHEILA OLIVER  
*Lt. Governor*

MARLENE CARIDE  
*Commissioner*

RICHARD MUMFORD  
*Acting Director of Banking*

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

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

Sincerely,

Acting Commissioner