

**MINUTES OF THE 527th
TELECONFERENCE BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

July 17, 2025

MEMBERS:

- * Janel Winter, Deputy Commissioner, DCA (representing Jacquelyn Suarez, Commissioner, DCA)
 - ** Aimee Manocchio Nason, Deputy Attorney General, Division of Law, (representing Matthew J. Platkin, Attorney General)
 - *** Paulette Sibblies-Flagg, Administrator of Accreditation, Department of Banking and Insurance (representing Commissioner Justin Zimmerman, Department of Banking and Insurance)
 - **** Robert Tighue, Assistant Deputy Director, Department of Treasury (representing Elizabeth Maher Muoio, State Treasurer)
 - ***** Eric Kaufman, Director of Special Projects, Department of Human Services (representing Sarah Adelman Commissioner, Department of Human Services)
- Diane Johnson
Dorothy Blakeslee

**HMFA STAFF
PRESENT:**

Melanie Walter, Executive Director
Laura Shea, Chief of Legal and Regulatory Affairs
Deb Urban, Chief of Multifamily Programs
Jeanette Nieves, Executive Board Secretary
Donna Spencer –Director of Multifamily Programs
Jonathan Sternesky, Manager of Policy and Legislative Affairs
Darryl Applegate, Director of Regulatory Affairs
Teresa White, Assistant Director of Risk Management & Special Program
Jaime Ding, Policy and Programs Analyst II
Pam DeLosSantos, Director of Technical Services
Jordan Moskowitz, Managing Director of Single -Family Programs
Nicholas Amendola - Multifamily Program Coordinator
Jesse Crawford - Manager of Marketing and Communications
Alex Hao - Policy & Programs Analyst II
Gloria Mehnert - Senior Paralegal
Lyndsey Carroll- Paralegal II
Jordan Moskowitz - Managing Director of Single Family Programs
Jesskomar Velarde Gargot - Honors Fellow
Ahsan Zia - Business Strategy and Project Manager
Mary Miller - Director of Operations
Radica Ghooray – Director of Information Technology
Anika Kapoor - Honors Fellow
Daisy Lopez Ortiz - Honors Fellow
Idanis Peter - Credit and Business Analyst

OTHERS
PRESENT:

Vladimir Palma, Deputy Attorney General, Attorney General's Office
Dorian Smith, Senior Counsel, Governors Authority Unit

MEMBERS
OF THE PUBLIC:

Miles Berger, Berger Organization
Carly De La Hoz, Goldman Sachs

- * Letter of December 9, 2024 designating Janel Winter to represent Jacquelyn Suarez, Commissioner, DCA
- ** Letter of January 27, 2023 designating Aimee Manocchio Nason to represent Matthew J. Platkin, Attorney General
- *** Letter of January 17, 2020 designating Paulette Sibblies Flagg to represent Justin Zimmerman, Commissioner, Department of Banking and Insurance
- **** Letter of November 29, 2022 designating Robert Tighue to represent the State Treasurer, Elizabeth Maher Muoio
- ***** Letter of November 2, 2018 designating Eric Kaufman to represent Sarah Adelman, Commissioner, Department of Human Services

Janel Winter, 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 on July 11, 2025 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

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

Executive Director Walter will now provide the Executive Director's Update

APPROVAL OF MINUTES

APPROVAL OF THE PUBLIC SESSION MINUTES OF THE JUNE 12, 2025 TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1A.

Diane Johnson moved and Dorothy Blakeslee seconded. 1. Approval of the Public Session Minutes of the June 12, 2025 Meeting of the HMFA Board

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

MULTIFAMILY – FOUR PERCENT TAX CREDITS- DECLARATION OF INTENT

The following project is seeking approval of the issuance of a declaration of intent. The declaration of intent is the preliminary step in the mortgage commitment process. The following project will be presented to the Board at a subsequent meeting for approval of a mortgage financing commitment.

HMFA #08028– CARROLL STREET HOUSES – APPROVAL OF A DECLARATION OF INTENT - ITEM 2A

Robert Tighue 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 \$23,874,000 in permanent financing for a project known as Carroll Street Houses, HMFA #08028 (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 – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

MULTIFAMILY – FOUR PERCENT TAX CREDITS-CONDUIT

HMFA #07799– 22 FULTON STREET – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 3A

Aimee Manocchio Nason moved and Paulette Sibblies Flagg seconded. Approval of a mortgage loan commitment for an estimated \$28,145,000 in construction and permanent financing from the Agency Conduit Bond Program for a project known as 22 Fulton Street, HMFA #07799 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

MULTIFAMILY – NINE - PERCENT TAX CREDITS

HMFA #03524– WILLOWS AT GREENWICH – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 4A

Diane Johnson moved and Dorothy Blakeslee seconded. Approval of a mortgage loan commitment for an estimated \$4,114,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Willows at Greenwich, HMFA #03524 (the “Project”), upon the terms and conditions set forth in the RFA. 2 Approval of a subsidy mortgage loan commitment for an estimated \$375,000 in permanent only financing from the Money Follows the Person Partnership Housing Partnership Program (“MFPHPP”) for the Project, pursuant to the MFPHPP Program Guidelines. 3 Approval of a subsidy mortgage loan commitment for an estimated \$2,000,000 in permanent financing from the Affordable Housing Production Fund Set Aside (“AHPFSA”) Program for the Project, pursuant to the AHPFSA Program Guidelines. 4. Approval of a subsidy mortgage loan commitment for an estimated \$3,715,000 in permanent only financing from the Affordable Housing Gap Subsidy (“AHGS”) Program for the Project, pursuant to the AHGS Program Guidelines.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

HMFA #07954– SPRINGVIEW–APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 4B

Dorothy Blakeslee moved and Robert Tighue seconded. Approval of a mortgage loan commitment for an estimated \$5,522,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Springview, HMFA #07954 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$450,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

MULTIFAMILY – NINE - PERCENT TAX CREDIT ONLY

HMFA #07790– SADDLE RIVER FAMILY – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 5A

Robert Tighue moved and Dorothy Blakeslee seconded. Approval of a subsidy mortgage loan commitment \$1,500,000 from the Affordable Housing Gap Subsidy Program (“AHGS”) for the Project, upon the terms and conditions set forth in the RFA. 2. Approval to exempt the AHGS loan from certain sections of NJSA 55:14k-6, -7, and -8 pursuant to N.J.S.A. 55:14k-5.4 as detailed below. 3. Approval of a subsidy mortgage loan commitment of \$2,000,000 from the Affordable Housing Production Fund Set Aside (“AHPFSA”) for a project known as Saddle River Family, HMFA #07790 (the “Project”), upon the terms and conditions set forth in the RFA. 4. Approval to deem the AHPFSA loan exempt from certain statutory requirements as permitted by P.L. 2021, c.372.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

HMFA #07791– THE CROSSINGS AT BRICK CHURCH STATION–APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 5B

Aimee Manocchio Nason moved and Paulette Sibblies Flagg seconded. Approval of a mortgage subsidy loan commitment for an estimated \$3,456,000 from the Affordable Housing Gap Subsidy Program (“AHGS”) for the Project, upon the terms and conditions set forth in the RFA. 2. Approval to exempt the AHGS loan from certain sections of NJSA 55:14k-6, -7, and -8 pursuant to N.J.S.A. 55:14k-5.4 as detailed below.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

HMFA #07787– FAIRVIEW HEIGHTS–APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 5C

Diane Johnson moved and Dorothy Blakeslee seconded. Approval of a mortgage subsidy loan commitment for an estimated \$2,330,000 from the Affordable Housing Gap Subsidy Program (“AHGS”) for the Project, upon the terms and conditions set forth in the RFA. 2. Approval to exempt the AHGS loan from certain sections of NJSA 55:14k-6, -7, and -8 pursuant to N.J.S.A. 55:14k-5.4 as detailed below.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

HMFA #07792– STIRLINGSIDE RESIDENCES–APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 5D

Robert Tighue moved and Dorothy Blakeslee seconded. Approval of a subsidy mortgage loan commitment for an estimated \$1,500,000 from the Affordable Housing Gap Subsidy Program (“AHGS”) for the Project, upon the terms and conditions set forth in the RFA. 2. Approval to exempt the AHGS loan from certain sections of NJSA 55:14k-6, -7, and -8 pursuant to N.J.S.A. 55:14k-5.4 as detailed below.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

REGULATORY AFFAIRS

HMFA #0276– ASBURY PARK GARDENS – APPROVAL OF A SALE OF THE PROJECT - ITEM 6A

Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded. Board approval of the transfer of ownership of the Asbury Park Gardens project, HMFA #2726 from APNJ Partners, L.P. to Asbury Park Gardens Preservation, 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 – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

HMFA #03011/SSNHTF #49– EMERSON VETERAN SUPPORTIVE HOUSING – APPROVAL OF RELEASE OF PART MORTGAGED PREMISES - ITEM 6B

Dorothy Blakeslee moved and Aimee Manocchio Nason seconded. Approval of a release of a portion of the project collateral from the lien of the existing Agency Mortgage on the Emerson Veterans Supportive Housing Project, HMFA #0011 SSNHTF #49 (the “Project”), and related Agency regulatory controls. 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 – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

HMFA #00059– RAHWAY PLAZA – DETERMINATION THAT DISPUTE OF RENT INCREASE CONSTITUTES A CONTESTED CASE- ITEM 6C

Dorothy Blakeslee moved and Aimee Manocchio Nason seconded. Determination that the dispute by Lower Main Street Associates, LP (“LMSA” or the “Sponsor”), the project sponsor of the above-referenced project (the “Rahway Plaza Apartments” or “Project”), of the rent increase approved by Agency staff constitutes a “contested case.” 2. Authorization for Agency staff to transmit to the Office of Administrative Law (“OAL”), for a hearing by it as a contested case, the disputation and appeal by LMSA of the grant by staff of a three percent rental increase in the face of LMSA’s request for an eleven percent increase or, in the alternative, that the Board itself schedule and conduct a hearing on the appeal. 3. Authorization for the Executive Director, any chief, or staff, as appropriate, in consultation with the Attorney General’s office, to prepare, execute and submit any and all documentation necessary to effectuate the Board’s action.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

CAPITAL MARKETS

APPROVAL OF AN AMENDMENT TO SINGLE FAMILY WAREHOUSE LINE OF CREDIT - ITEM 7A

Robert Tighue moved and Diane Johnson seconded. Approval of the New Jersey Housing and Mortgage Finance Agency (the “Agency”) to enter into a Second Amendment to Second Amended and Restated Revolving Line of Credit and Security Agreement (the “Second Amendment to Second Amended and Restated Agreement”) between the Agency and Wells Fargo Bank, National Association (“Wells Fargo”), in the form substantially as presented at this meeting. 2. Approval of the Agency for the Executive Director, the Chief Financial Officer or the Chief of Legal and Regulatory Affairs (each, an “Authorized Officer”) to execute and deliver the Second Amendment to Second Amended and Restated Agreement and the Third Amended and Restated Revolving Line of Credit Note evidencing the debt due and payable under the Second Amendment to Second Amended and Restated Agreement

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

HMFA #0276– ASBURY PARK GARDENS, 2012 A (#2725) – APPROVAL OF A RESOLUTION / DEFEASANCE - ITEM 7B

Robert Tighue moved and Aimee Manocchio Nason seconded. Approval of the attached Resolution Authorizing and Directing the Defeasance and Redemption of the New Jersey Housing and Mortgage Finance Agency's Multifamily Conduit Revenue Bonds (Asbury Park Gardens Housing Project) Series 2012A, and Authorizing and Approving the Execution and Delivery of an Escrow Deposit Agreement and Related Documents and Authorizing Other Matters in Connection Therewith (the "Resolution").

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

SPECIAL PROGRAMS

FIP #013 – 25 HART AVENUE – APPROVAL OF A FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP) – ITEM 8A

Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded. Approval to enter into a grant agreement for an amount not to exceed \$207,000 (Two Hundred Seven Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program ("FIP") for the property located at 25 Hart Ave, Trenton, New Jersey (the "Project"), upon the terms and conditions set forth in the RFA.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

FIP #015 – 55 KLAGG AVENUE – APPROVAL OF A FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP) – ITEM 8B

Dorothy Blakeslee moved and Diane Johnson seconded. Approval to enter into a grant agreement for an amount not to exceed \$114,000 (One Hundred Thirteen Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program ("FIP") for the property located at 55 Klagg Ave, Trenton, New Jersey (the "Project"), upon the terms and conditions set forth in the RFA.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

FIP #014 – 53 KLAGG AVENUE – APPROVAL OF A FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP) – ITEM 8C

Dorothy Blakeslee moved and Robert Tighue seconded. Approval to enter into a grant agreement for an amount not to exceed \$200,000 (Two Hundred Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 53 Klagg Ave, Trenton, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

FIP #016 – 59 KLAGG AVENUE – APPROVAL OF A FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP) – ITEM 8D

Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded. Approval to enter into a grant agreement for an amount not to exceed \$275,000 (Two Hundred Seventy-Five Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 59 Klagg Ave, Trenton, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

FIP #009 – 43 CORTLAND STREET – APPROVAL OF A FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP) – ITEM 8E

Dorothy Blakeslee moved and Aimee Manocchio Nason seconded. Approval to enter into a grant agreement for an amount not to exceed \$343,000 (Three Hundred Forty-Three Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 43 Cortland Street, Newark, NJ (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

FIP #010 – 43.5 CORTLAND STREET – APPROVAL OF A FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP) – ITEM 8F

Dorothy Blakeslee moved and Diane Johnson seconded. Approval to enter into a grant agreement for an amount not to exceed \$334,000 (Three Hundred Thirty-Four Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 43 Cortland Street, Newark, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

FIP #023 – 192 N GREEN STREET – APPROVAL OF A FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP) – ITEM 8G

Dorothy Blakeslee moved and Paulette Sibbles Flagg seconded. Approval to enter into a grant agreement for an amount not to exceed \$400,00 (Four Hundred Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 192 N. Green St., Clayton, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, Robert Tighue

Nay – None

Abstained- None

MOTION TO ADJOURN

Diane Johnson moved and Robert Tighue seconded. moved and seconded a motion to adjourn at 10:47 am

Aye – Janel Winter, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Eric Kaufman, Paulette Sibblies Flagg, 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

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

December 9, 2024

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

Dear Executive Director Walter:

Please accept this letter as formal notification that Department of Community Affairs Assistant Commissioner Janel Winter 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 609-913-4800.

Sincerely,

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

Jacquelyn A. Suárez
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
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 Sibbles-Flagg of the Division of Banking.

Ms. Sibbles-Flagg can be reached at paulette.sibbles-flagg@dob.nj.gov, telephone (609) 940-7347.

Very truly yours,

Marlene Caride
Commissioner

cc: Richard Mumford, Acting Director of Banking
Paulette Sibbles-Flagg, Division of Banking



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

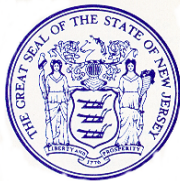
Dear Executive Director Walter:

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 be "E. Muoio".

Elizabeth Maher Muoio
State Treasurer



PHILIP D. MURPHY
Governor

State of New Jersey
Department of Human Services

SARAH ADELMAN
Acting Commissioner

SHEILA Y. OLIVER
Lt. Governor

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

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