

**MINUTES OF THE 536TH
TELECONFERENCE BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

June 11, 2026

MEMBERS:

- * Janel Winter, Deputy Commissioner, DCA (representing Jacquelyn Suarez, Commissioner, DCA)
- ** Aimee Manocchio Nason, Deputy Attorney General, Division of Law, (representing Jennifer Davenport, Attorney General)
- *** Paulette Sibblies-Flagg, Administrator of Accreditation, Department of Banking and Insurance (representing Commissioner Susan Ochs, Department of Banking and Insurance)
- **** Robert Tighue, Assistant Deputy Director, Department of Treasury (representing Aaron Binder, State Treasurer)
- ***** Jade Bechelli, Deputy Chief of Staff, Department of Human Services (representing Dr Stephen Cha, Commissioner, Department of Human Services)
- Dorothy Blakeslee
- Diane Johnson

**HMFA STAFF
PRESENT:**

Melanie Walter, Executive Director
Terry Tucker, Chief of Staff
Laura Shea, Chief of Legal and Regulatory Affairs
John Murray – Chief Financial Officer
Deb Urban – Chief of Multifamily
Jeanette Nieves, Executive Board Secretary
Tyler Bell- Policy Data Analyst
Matthew Boyle – Director of Finance
Donna Spencer- Director of Multifamily/Supported Housing and Lending
Tanya Hudson Murray - Managing Director of Multifamily Programs
Sean Dell’Arena-General Services Assistant II
Katone Glover – Director of Asset Management
Teresa White – Assistant Director Special Programs
Gloria Mehnert – Senior Paralegal
Lyndsey Carroll - Paralegal II
Radica Ghooray- Director of Information Technology
Pamela DeLosSantos - Director of Technical Services
Mary Miller - Director of Operations
Gerald Boone - Credit Officer III
Daisy Lopez-Ortiz – Honors Fellow
Ethan Rivera – Honors Fellow
Christina Midgette– Honors Fellow

OTHERS
PRESENT:

Samuel.Kovach-Orr, Senior Special Counsel, Governor's Authorities Unit
Vladimir Palma, Deputy Attorney General, Attorney General's Office

- * 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 Jennifer Davenport, Attorney General
- *** Letter of April 23, 2026 designating Paulette Sibblies Flagg to represent Commissioner Susan Ochs, Department of Banking and Insurance
- **** Letter of March 9, 2026 designating Robert Tighue to represent Aaron Binder, Department of Treasury (representing Aaron Binder, State Treasurer)
- ***** Letter of January 2, 2026 designating Jade Bechelli to represent Dr Stephen Cha, 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 delivery on June 8, 2026 to the Secretary of State of New Jersey, and by posting the notice on the website of the New Jersey Housing and Mortgage Finance 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

Executive Director Walter provided the Executive Director's Update

APPROVAL OF MINUTES

APPROVAL OF THE PUBLIC SESSION MINUTES OF THE MAY 4, 2026 TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1A.

Aimee Manocchio Nason moved and Jade Bechelli seconded. 1. Approval of the Public Session Minutes of the May 4, 2026 Meeting of the HMFA Board

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

Nay – None

Abstained-None

APPROVAL OF THE EXECUTIVE SESSION MINUTES OF THE MAY 4, 2026 TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1B.

Dorothy Blakeslee moved and Diane Johnson seconded. 1. Approval of the Executive Session Minutes of the May 4, 2026 Meeting of the HMFA Board

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

Nay – None

Abstained-None

SPECIAL NEEDS

HMFA#08040-WALDWICK SUPPORTIVE HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - 2A

Robert Tighue moved and Paulette Sibblies- Flagg seconded. Approval of a mortgage loan commitment for an estimated \$1,051,000 in construction and permanent financing from the Special Needs Housing Trust Fund Program (“SNHTF”) for a project known as Waldwick Supportive Housing, HMFA #08040 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, Jade Bechelli

Nay – None

Abstained-None

Recusal - Dorothy Blakeslee

HMFA#08114- 104 CLEVELAND AVENUE HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – 2B

Aimee Manocchio-Nason moved and Robert Tighue seconded. Approval of a mortgage subsidy loan commitment for an estimated \$750,000 in construction and permanent financing from the from the Special Needs Housing Trust Fund (“SNHTF”) for a project known as 104 Cleveland Avenue SN Housing, HMFA #08114 (the “Project”), upon the terms and conditions set forth in the RFA.

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

Nay – None

Abstained-None

MULTIFAMILY – FOUR PERCENT – 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 projects will be presented to the Board at a subsequent meeting for approval of a mortgage financing commitment.

HMFA#08125- HERITAGE HOUSE APARTMENTS – APPROVAL OF A DECLARATION OF INTENT – 3A

Diane Johnson 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 \$24,600,000 in construction and permanent financing for a project known as Heritage House Apartments, HMFA #08125 (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, Diane Johnson, Dorothy Blakeslee, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, Jade Bechelli
Nay – None
Abstained-None

FOUR PERCENT TAX CREDIT

HMFA #08059 – TOTOWA AFFORDABLE HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – 4A

Jade Bechelli moved and Dorothy Blakeslee seconded. Approval of a mortgage loan commitment for an estimated \$18,168,000, in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Totowa Affordable Housing, HMFA #08059 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Janel Winter, Diane Johnson, Dorothy Blakeslee, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, Jade Bechelli
Nay – None
Abstained-None

HMFA#07973 -WILLOWS AT SADDLEBROOK -APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT- 4B

Dorothy Blakeslee moved and Diane Johnson seconded. Approval of a mortgage loan commitment for an estimated \$18,168,000, in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Totowa Affordable Housing, HMFA #08059 (the “Project”), upon the terms and conditions set forth in the RFA

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

Nay – None

Abstained-None

NINE PERCENT TAX CREDIT

HMFA #07737- THE PLACE AT MANALAPAN -APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT- 5A

Robert Tighue moved and Paulette Sibblies Flagg seconded. Approval of a mortgage recommitment for an estimated \$8,788,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as The Place at Manalapan, HMFA #07737 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$1,200,000 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 recommitment for an estimated \$3,500,000 in permanent financing from the Affordable Housing Production Fund Set Aside (“AHPFSA”) Program for the Project, pursuant to the AHPFSA Program Guidelines.

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

Nay – None

Abstained-None

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

Diane Johnson moved and Dorothy Blakeslee seconded. 1. Approval of a mortgage subsidy loan recommitment 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 in the RFA.

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

Nay – None

Abstained-None

HMFA#03504- HENDERSON ROAD PHASE II SUPPORTIVE HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – 5C

Aimee Manocchio Nason moved and Robert Tighue seconded. 1. Approval of a mortgage loan commitment for an estimated \$5,808,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as Henderson Road Phase II Supportive Housing, HMFA #03504 (the “Project”), upon the terms and conditions set forth below. 2. 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. 3. Approval of a subsidy mortgage loan commitment for an estimated \$1,288,000 in permanent financing from the Affordable Housing Gap Subsidy (“AHGS”) Program for the Project, pursuant to the AHGS Program Guidelines.

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

Nay – None

Abstained-None

SPECIAL PROGRAMS

FIP #033 –115 BANWELL LANE -APPROVAL OF A FINANCING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM -- 6A

Diane Johnson moved and Paulette Sibblies Flagg seconded. 1. Approval to enter into a Financing commitment for an amount not to exceed \$400,000.00 (Four Hundred Thousand Dollars and Zero Cents) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 115 Banwell Lane, Mount Laurel, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

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

Nay – None

Abstained-None

FIP#034– 44 MAYFAIRE CIRCLE -APPROVAL OF A FINANCING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM – 6B

Diane Johnson moved and Paulette Sibblies Flagg seconded. 1 Approval to enter into a Financing commitment for an amount not to exceed \$400,000.00 (Four Hundred Thousand Dollars and Zero Cents) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 44 Mayfaire Circle, Westampton, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

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

Nay – None

Abstained-None

REGULATORY AFFAIRS

HMFA #1310– BROWN WOODS APARTMENTS -APPROVAL OF A SALE OF TRANSFER OF MANAGING MEMBER INTEREST - 7A

Aimee Manocchio Nason moved and Diane Johnson seconded. 1. Board approval of the transfer of the managing member interest of BWA-Browns Mills MM, LLC (the “Seller”) in BWA-Browns Mills, LLC (the “Owner”), the owner of the Browns Woods Apartments, HMFA #01310, to Standard Browns Woods GP LLC (the “Buyer”). 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, Diane Johnson, Dorothy Blakeslee, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, Jade Bechelli

Nay – None

Abstained-None

HMFA #882– SEBASTIAN VILLA - APPROVAL OF A SALE OF TRANSFER OF MANAGING MEMBER INTEREST – 7B

Robert Tighue moved and Diane Johnson seconded. 1. Board approval of the transfer of the managing member interest of Sebastian-Neptune MM, LLC (the “Seller”) in Sebastian-Neptune Urban Renewal, LLC (the “Owner”), the owner of the Sebastian Villas project, HMFA #00882, to Standard Silver Vistas GP LLC (the “Buyer”). 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, Diane Johnson, Dorothy Blakeslee, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, Jade Bechelli

Nay – None

Abstained-None

DELINQUENT ASSETS

HMFA #2388/ SNHTF #153– LINKS II APPROVAL OF A WORKOUT PLAN - 8A

Robert Tighue moved and Diane Johnson seconded. 1. Approval of an extension of the Special Needs Housing Trust Fund loan for a project known as Links II, HMFA #02388 / SNHTF #153 (“the Project”). This request is for authorization to extend the maturity date of the Note and the mortgage lien to October 22, 2038. 2. Authorization for the Executive Director, Chief Financial Officer, the Chief of Legal and Regulatory Affairs, the Chief of Multifamily Programs or the Chief of Staff to execute any and all documents necessary to effectuate the above actions.

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

Nay – None

Abstained-None

HMFA #2528/ THP #37/ SNRLP # 12– C.R.I.B. HOUSING - APPROVAL OF A WORKOUT PLAN – 8B

Diane Johnson moved and Dorothy Blakeslee seconded. 1. Approval of a workout plan to discharge the Transitional Housing Revolving Loan Program Mortgage Note and other Loan Documents covering the project known as the C.R.I.B., HMFA #02528 / THP#37) (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a workout plan to discharge the Special Needs Revolving Loan Program. Mortgage Note and other Loan Documents covering the project known as the C.R.I.B., HMFA #02528 / THP#37) (the “Project”), upon the terms and conditions set forth in the RFA. 3. Authorization for the Executive Director, Chief Financial Officer, the Chief of Legal and Regulatory Affairs, the Chief of Multifamily Programs or the Chief of Staff to execute any and all documents necessary to effectuate the above actions.

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

Nay – None

Abstained-None

CAPITAL MARKETS

HMFA #08007–PAULSBORO GARDEN APARTMENTS -APPROVAL OF CONDUIT NOTE DOCUMENTS – 9A

Aimee Manocchio Nason moved and Dorothy Blakeslee seconded. 1. Approval of the attached Resolution Authorizing and Directing the Execution, Delivery, and Issuance of the New Jersey Housing and Mortgage Finance Agency’s Multifamily Conduit Revenue Notes (Paulsboro Gardens Apartments Project), with such Series designations as determined by the Agency, under the Agency’s Multifamily Conduit Bond Program, in a Total Principal Amount Not to Exceed \$28,974,000 and Authorizing and Approving the Execution and Delivery of a Forward Lending Agreement, a Funding Loan Agreement, a Project Loan Agreement and Related Documents and Authorizing Other Matters in Connection Therewith (the “Resolution”).

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

Nay – None

Abstained-None

TAX CREDIT

APPROVAL OF REVISIONS TO THE STATE TAX CREDIT SUBSIDY PROGRAM AUCTION GUIDELINES – ITEM 10A

Aimee Manocchio Nason moved and Diane Johnson seconded. Approval to amend the State Tax Credit Subsidy (STCS) Program Auction Guidelines (the “Auction Guidelines”) for the purposes as set forth in the RFA. 2. Authorization for the Executive Director and the Director of Policy and External Affairs 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 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 – Janel Winter, Diane Johnson, Dorothy Blakeslee, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, Jade Bechelli

Nay – None

Abstained-None

MOTION TO ADJOURN

Diane Johnson moved and Robert Tighue seconded a Motion to Adjourn at 10:41 am

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

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

MIKIE SHERRILL
Governor
Dr. Dale G. Caldwell
Lt. Governor

Aaron Binder
State Treasurer

March 9, 2026

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

Sincerely,

A handwritten signature in blue ink that reads "Aaron Binder".

Aaron Binder
State Treasurer



State of New Jersey

DEPARTMENT OF BANKING AND INSURANCE

OFFICE OF THE COMMISSIONER

PO Box 325

TRENTON, NJ 08625-0325

TEL (609) 633-7667

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

SUSAN OCHS
Acting Commissioner

April 23, 2026

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

Re: NJHMFA Board Meeting Designee

Dear Mrs. Walter:

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@dob.nj.gov, telephone (609) 940-7347.

Very truly yours,

A handwritten signature in black ink, appearing to be "SO", with a long horizontal line extending to the right.

Susan Ochs
Acting Commissioner



State of New Jersey

DEPARTMENT OF HUMAN SERVICES

P.O. Box 700

Trenton, NJ 08625-0700

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

STEPHEN CHA, MD, MHSR
Acting Commissioner

January 30, 2026

Ms. Jeanette Nieves
Executive Board
637 South Clinton Avenue
Trenton, New Jersey 08611

Dear Ms. Nieves:

As Acting Commissioner of the Department of Human Services, I am writing to formally notify you that I have appointed Jade Bechelli to serve as my designee to the NJ Housing and Mortgage Finance Agency. She can be reached at Jade.Bechelli@dhs.nj.gov.

If you have any questions, please contact Jennifer Gavilanes, Executive Assistant at Jennifer.Gavilanes@dhs.nj.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Cha".

Stephen Cha, MD, MHSR
Acting Commissioner