MINUTES OF THE 538TH
TELECONFERENCE BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY

September 3, 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
Katone Glover – Director of Asset Management
Teresa White – Assistant Director Special Programs
Radica Ghooray- Director of Information Technology
Mary Miller - Director of Operations
Matthew Gelman- General Services Supervisor
Joseph Heath- Director of Capital Markets
Catherine Bernard- Assistant Director of MF Program Funding
Jamie Ding – Multifamily and Tax Credit Program Administrator
Tina Vignali – Senior Compliance Officer
Sameer Ullah – Multifamily Analyst I
Shanisha Mack – Credit and Business Analyst
Kathleen Annarelli – Policy Research Coordinator
Jenifer Riley – Multifamily Mortgage Processor
Jonathan Sternesky – Director of Agency Policy & External Affairs

Karen Becker- Administrative Assistant IV
Julianne Reese – Assistant Director of Finance
Kelly Klaus- Paralegal III
Kimberly McMillan - Assistant Director of Finance

OTHERS PRESENT:

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

MEMBERS OF THE PUBLIC:

Alexander Cordaro – Walters Group
Daniel Dixon – Affordable Housing Development

* 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 August 31, 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 JULY 23, 2026 TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1A.

Robert Tighue moved and Aimee Manocchio Nason seconded. 1. Approval of the Public Session Minutes of the July 23, 2026 Meeting of the HMFA Board

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

SINGLE- FAMILY

APPROVAL OF AMENDMENTS TO THE PARTICIPATING LENDERS GUIDE - 2A

Dorothy Blakeslee moved and Jade Bechelli seconded. 1. Approval of revisions to the New Jersey Housing and Mortgage Finance Agency's Mortgage Program Policy and Procedures for Participating Lenders (the "Participating Lender's Guide") in the form attached hereto.2. Authorization for the Executive Director to approve amendments to correct errors in or clarify the Participating Lender's Guide, so long as such amendments do not result in a change in policy or implementation of the documents as currently approved. Specifically, the Executive Director would be authorized to approve corrections in spelling, punctuation, and misnumbering. Any amendments that would change the underlying policy or implementation of the Participating Lender's Guide from the forms in which they are now approved shall remain subject to Agency Board approval.

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

APPROVAL OF AMENDMENTS TO THE FORECLOSURE MEDIATION ASSISTANCE PROGRAM (FMAP) GUIDELINES – 2B

Dorothy Blakeslee moved and Diane Johnson seconded. 1. Approval by the New Jersey Housing and Mortgage Finance Agency ("Agency") of revisions to the Foreclosure Mediation Assistance Program ("FMAP") program guidelines as outlined in the attached revised FMAP Program Guidelines and in accordance with P.L.2026, c.54. 2. Approval by the Agency to amend the FMAP contracts currently held by participating housing counseling agencies to include reimbursement for pre-purchase and post-purchase follow-up counseling and homebuyer education services and to provide these services under a one-year pilot program. Upon completion of the pilot period, Agency staff will provide the Board with an update on the status and success of the pilot and, with Board Approval, permanently add the expansion. 3. Approval by the Agency to add a "reset date" for those who have previously received housing counseling through FMAP, have encountered a new circumstance or hardship, and need further assistance after a certain period of time, determined by the Agency. 4. Authorization for the Executive Director and Managing Director of Single Family to approve any amendments or to correct errors in or clarify the Program Guidelines, so long as such amendments do not result in a change in policy or implementation of the Program Guidelines as currently approved. Any amendments that would change the underlying policy or implementation of the Program Guidelines from the form in which it is presented at this meeting shall remain subject to Agency Board approval.

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

AUTHORIZATION TO EXECUTE FREDDIE MAC FORM 988SF – HFA / FREDDIE MAC CERTIFICATE OF INCUMBENCY – 2C

Dorothy Blakeslee moved and Aimee Manocchio Nason seconded. Approval to execute and deliver the Federal Home Loan Mortgage Corporation ("Freddie Mac") Form 988SF-HFA Certificate of Incumbency for Housing Finance Authority (the "Form 988SF-HFA") (attached hereto). 2. Authorization for the Executive Director, Chief Financial Officer, Chief of Legal and Regulatory Affairs, Chief of Staff, and Managing Director of Single Family to execute and deliver the Freddie Mac Form 988SF-HFA, in consultation with the Attorney General's Office. 3. Authorization for each Authorized Employee identified by title above, and further identified by name and title on Form 988SF-HFA, to be authorized and empowered, individually and singularly, to: (a) execute any and all instruments, documents, forms, Records and Electronic Records necessary or proper or required by Freddie Mac to effectuate the authority set forth in the attached Resolution by: (i) affixing his or her original written signature to paper instruments, documents, forms and/or other records, and/or (ii) attaching their Electronic Signature to or logically associating their Electronic Signature with Electronic Records that contain or communicate instructions (or modified instructions) to transfer funds (cash or securities) by wire transfer, ACH or other funds transfer system expressly approved by and designated by Freddie Mac, and (b) deliver any and all executed instruments, documents, forms, Records and Electronic Records to Freddie Mac. 4. Authorization for the Managing Director of Single Family; Director of Capital Markets and Bond Compliance Reporting; Assistant Director of Single Family Programs; Assistant Director of Servicing; Supervisor of Securitization and Collateral; and Single Family Coordinator to be authorized to grant access to Authorized Employees with the External Seller Setup Manager role within Loan Selling Advisor. Any Authorized Employee designated as an External Seller Setup Manager has the ability to effect funds transfers via Loan Selling Advisor. 5.Authorization for the Executive Director, Chief Financial Officer, Chief of Legal and Regulatory Affairs, Chief of Staff and Managing Director of Single Family to take any and all steps necessary to implement the actions set forth above.

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

MULTIFAMILY

APPROVAL OF REVISIONS TO THE MULTIFAMILY UNDERWRITING GUIDELINES AND FINANCING POLICY - 3A

Robert Tighue moved and Paulette Sibblies-Flagg seconded. 1. Approval to amend the Multifamily Underwriting Guidelines and Financing Policy (the "Multifamily Guidelines") for the Multifamily Programs and Lending 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 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, Paulette Sibblies-Flagg, Robert Tighue, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Jade Bechelli
Nay – None
Abstained- None

APPROVAL OF REVISIONS TO THE MULTIFAMILY CONDUIT BOND PROGRAM GUIDELINES - 3B

Jade Bechelli moved and Robert Tighue seconded. 1. Approval to amend the Multifamily Conduit Bond Program Guidelines (the "Guidelines") as set forth below. 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 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, Paulette Sibblies-Flagg, Robert Tighue, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Jade Bechelli
Nay – None
Abstained- None

SPECIAL NEEDS

(Donna Spencer will present the following items)***

HMFA#08109- BROWERTOWN PILLAR SUPPORTIVE HOUSING– APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT - 4A

Aimee Manocchio- Nason moved and Paulette Sibblies-Flagg seconded. Approval of a mortgage subsidy loan commitment for an estimated $774,000 in construction and permanent financing from the Special Needs Housing Trust Fund Program (the "SNHTF") for a project known as Browertown Pillar Supportive Housing, HMFA #08109 (the "Project"), upon the terms and conditions set forth in the RFA.

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

MULTIFAMILY – FOUR PERCENT – DECLARATION OF INTENT

The following projects are 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 #08102- RICHMOND TOWER APARTMENTS – APPROVAL OF A DECLARATION OF INTENT – 5A

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 $34,814,000 in construction and permanent financing for a project known as Richmond Towers Apartments, HMFA #08102 (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, Paulette Sibblies-Flagg, Robert Tighue, Aimee Manocchio Nason, Dorothy Blakeslee, Jade Bechelli
Nay – None
Abstained- None

Diane Johnson recused herself due to a conflict

HMFA #08106- CAMDEN HEIGHTS – APPROVAL OF A DECLARATION OF INTENT – 5B

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 $34,583,000 in construction and permanent financing for a project known as Camden Heights, HMFA #08106 (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, Paulette Sibblies-Flagg, Robert Tighue, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Jade Bechelli
Nay – None
Abstained- None

HMFA #08142- ROHRER TOWERS II – APPROVAL OF A DECLARATION OF INTENT – 5C

Paulette Sibblies-Flagg 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 $25,164,000 in construction and permanent financing for a project known as Rohrer Towers II, HMFA #08142 (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, Paulette Sibblies-Flagg, Robert Tighue, Aimee Manocchio Nason, Dorothy Blakeslee, Diane Johnson, Jade Bechelli
Nay – None
Abstained- None

FOUR PERCENT TAX CREDIT

HMFA #08034 – CHOICE JUNIOR ONE – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – 6A

Aimee Manocchio Nason moved and Dorothy Blakeslee seconded. Approval of a mortgage loan commitment for an estimated $15,768,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Choice Junior One, HMFA #08034 (the "Project"), upon the terms and conditions set forth in the RFA.

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

Diane Johnson recused herself due to a conflict

HMFA #07980 – NICHOLAS ANGELO DILELLA SENIOR HOUSING– APPROVAL OF A MORTGAGE FINANCING COMMITMENT – 6B

Diane Johnson moved and Paulette Sibblies-Flagg seconded. 1. Approval of a mortgage loan commitment for an estimated $11,052,000 in construction and permanent financing from the Agency Revenue Bond Financing Program for a project known as Nicholas Angelo DiLella Senior Housing, HMFA#07980 (the "Project"), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated $5,056,000 in permanent financing from the Strategic Zone Lending Pool ("SZL") Program for the Project, pursuant to the SZL Program Guidelines.

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

HMFA #07938 – PARKSIDE PLACE ONE AND TWO – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – 6C

Robert Tighue moved and Diane Johnson seconded. 1. Approval of a mortgage loan recommitment for an estimated $4,407,000 in construction and permanent financing from the Agency Revenue Bond Financing Program for a project known as Parkside Place One and Two, HMFA #07938 (the "Project"), upon the terms and conditions set forth in the RFA.

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

NINE PERCENT TAX CREDIT

HMFA #08029- SPRINGFIELD GATEWAY -APPROVAL OF A MORTGAGE FINANCING COMMITMENT- 7A

Dorothy Blakeslee moved and Paulette Sibblies - Flagg seconded. Approval of a mortgage loan commitment for an estimated $3,189,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Springfield Gateway, HMFA#08029 (the "Project"), upon the terms and conditions set forth in the RFA.

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

HMFA#07791- THE CROSSINGS AT BRICK CHURCH STATION – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – 7B

Robert Tighue moved and Diane Johnson 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 below. 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, Paulette Sibblies-Flagg, Robert Tighue, Aimee Manocchio Nason, Dorothy Blakeslee, Jade Bechelli, Diane Johnson
Nay – None
Abstained- None

SPECIAL PROGRAMS

FIP #037–4 HEATHER PLACE -APPROVAL OF A FINANCING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM -- 8A

Aimee Manocchio Nason moved and Paulette Sibblies Flagg seconded. Approval to enter into a Financing commitment for an amount not to exceed $322,400.00 (Three Hundred Twenty-Two Thousand Four Hundred Dollars and Zero Cents) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program ("FIP") for the property located at 4 Heather Place, Southampton, New Jersey (the "Project"), upon the terms and conditions set forth in the RFA.

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

FIP #038–22 N 30TH -APPROVAL OF A FINANCING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM – 8B

Diane Johnson moved and Paulette Sibblies-Flagg seconded. Approval to enter into a grant agreement for an amount not to exceed $312,000.00 (Three Hundred Twelve Thousand Dollars and Zero Cents) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program ("FIP") for the property located at 22 N 30th Street, Camden, New Jersey (the "Project"), upon the terms and conditions set forth below.

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

REGULATORY AFFAIRS

ROBIN AND JOSE SALADO, DENIAL OF APPLICATION FOR ERMA LOAN, DETERMINATION AS A CONTESTED CASE AND TRANSMITTAL TO OAL - 9A

Paulette Sibblies-Flagg moved and Robert Tighue seconded. 1. Determination that the denial of Robin and Jose Salado's (the "Salados") application for a New Jersey Emergency Rescue Mortgage Assistance (ERMA) loan constitutes a "contested case." 2. Authorization for Agency staff to transmit the denial by NJHMFA staff of the Salados' ERMA loan application to the Office of Administrative Law ("OAL") for a hearing as a contested case. 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 to OAL any and all documentation necessary to effectuate the Board's action.

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

CAPITAL MARKETS

APPROVAL OF POOLED BOND ISSUANCE – 10A

Diane Johnson moved and Jade Bechelli seconded. Approval of the New Jersey Housing and Mortgage Finance Agency Supplemental Resolution Supplementing the Series Resolution Adopted August 28, 2025 Authorizing the Issuance of New Jersey Housing and Mortgage Finance Agency Multi-Family Revenue Bonds, 2026 Series (the "2026 Supplemental Resolution").

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

MOTION TO ADJOURN

Diane Johnson moved and Jade Bechelli seconded a Motion to Adjourn at 10:40 am

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

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

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

MATTHEW J. PLATKIN
Attorney General

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

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

State of New Jersey
DEPARTMENT OF BANKING AND INSURANCE
OFFICE OF THE COMMISSIONER
PO BOX 325
TRENTON, NJ 08625-0325

TEL (609) 633-7667

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

Very truly yours,

Susan Ochs
Acting Commissioner

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,

Aaron Binder
State Treasurer

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

State of New Jersey
DEPARTMENT OF HUMAN SERVICES
P.O. Box 700
Trenton, NJ 08625-0700

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,



Stephen Cha, MD, MHSR
Acting Commissioner