

**MINUTES OF THE 511th BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**December 7, 2023**

**MEMBERS:**

- \* Kia King, Chief of Staff, DCA (representing Jacquelyn Suarez, Acting Commissioner, DCA)
- \*\* Aimee Manocchio-Nason, Deputy Attorney General, Division of Law, (representing Matthew J. Platkin, Attorney General)
- \*\*\* Robert Tighue, Assistant Deputy Director, Department of Treasury (representing Elizabeth Maher Muoio, State Treasurer)
- \*\*\*\* Paulette Sibbles -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

**HMFA STAFF  
PRESENT:**

Melanie R Walter, Executive Director  
Laura Shea, Chief of Legal and Regulatory Affairs  
Deb Urban, Chief of Multifamily Programs  
Jeanette Nieves, Executive Board Secretary  
Rosy Dafonseca, Assistant Director of Multifamily/Supportive Housing and Lending  
Donna Spencer, Director of Multifamily/Supportive Housing and Lending  
Tanya Hudson-Murray, Managing Director of Multifamily Programs  
Jonathan Sternesky, Director of Policy and Legislative Affairs  
Joseph Heath, Director of Capital Markets  
Darryl Applegate, Director of Regulatory Affairs  
Gloria Mehnert, Senior Paralegal  
Radica Ghooray, Director of Information Technology  
Brad Leak, Director of Finance  
Jamie Ding, Policy and Programs Analyst II  
Pamela DeLosSantos, Director of Technical Services  
Mary Miller, Director of Operations  
Charylene Matthews, Senior Procurement Officer  
Sylvia Allen, Records Management Analyst II  
Beatrice Smith, Receptionist  
Marcia Smith, Administrative Assistant II  
Marlo Austell, Executive Assistant  
Rebecca Clayton, Junior Executive Assistant

Torri Thompson, Assistant Director of Operations  
Catherine Bernard, Assistant Director of MF Program Funding  
Joseph Heath, Director of Capital Markets  
Kimberly McMillan, Assistant Director of Finance  
Sandra Scea, Program Assistant II  
Karen Becker, Administrative Assistant IV

**OTHERS  
PRESENT:**

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

**MEMBERS  
OF THE PUBLIC:**

N Risoli, CIS  
Terry Reid, CIS  
Anna Bafaloukas  
Michael Acciani, LNWA & Arbor Management

- \* Letter of December 7, 2022 designating Kia King to represent Jacquelyn Suarez, Acting Commissioner, DCA
- \*\* Letter of January 27, 2023 designating Aimee Manocchio-Nason to represent Matthew J. Platkin, Attorney General
- \*\*\* Letter of November 29, 2022 designating Robert Tighue to represent the State Treasurer, Elizabeth Maher Muoio
- \*\*\*\* Letter of January 17, 2020 designating Paulette Sibblies – Flagg to represent Justin Zimmerman, Acting Commissioner, Department of Banking and Insurance
- \*\*\*\*\* Letter of November 2, 2018 designating Eric Kaufman to represent Sarah Adelman, Commissioner, Department of Human Services

December 7, 2023

Kia King, Chief of Staff, Department of Community Affairs read the following into the minutes:

**NOTICE OF PUBLIC MEETING**

The New Jersey Housing and Mortgage Finance Agency gave notice of the time, place and date of this meeting by electronic mail, regular mail and hand delivery on December 1, 2023 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**

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

**APPROVAL OF MINUTES**

**APPROVAL OF THE PUBLIC SESSION MINUTES OF THE OCTOBER 19, 2023  
MEETING OF THE HMFA BOARD – ITEM 1A.**

*Aimee Manocchio-Nason moved and Robert Tighue seconded.* 1. Approval of the Public Session Minutes of the October 19, 2023 Teleconference Meeting of the HMFA Board

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

## SINGLE FAMILY

### APPROVAL OF REVISIONS TO SIGNATORIES ON FREDDIE MAC 98SF-HFA - ITEM 2A

*Stanley Weeks moved and Robert Tighue seconded.* 1. 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. 3. Authorization for the Managing Director, Single Family; Director of Capital Markets and Bond Compliance Reporting; Assistant Director of Servicing; Assistant Director of Single Family Programs; Program Manager of Single Family; 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 –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

## **MULTIFAMILY FOUR PERCENT TAX CREDITS**

### **HMFA #07891- THIRD AND WATER – APPROVAL OF A DECLARATION OF INTENT- ITEM 3A**

*Dorothy Blakeslee moved and Paulette Sibblies-Flagg seconded.* Approval of a “Declaration of Intent” stating the intention of the Agency, subject to the availability of volume cap, to issue tax- exempt bonds in an estimated amount not to exceed \$18,349,000 in permanent financing for a project known as Third and Water, HMFA #07891 (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 –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #07749- TEXAS AVENUE HOMES – APPROVAL OF A MORTGAGE FINANCING  
COMMITMENT- ITEM 3B**

*Aimee Manocchio-Nason moved and Paulette Sibblies-Flagg seconded.* 1. Approval of a mortgage loan commitment for an estimated \$11,234,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Texas Avenue Homes, HMFA #07749 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$6,993,000 in permanent only financing from the Affordable Housing Production Fund (“AHPF”) Program for the Project, pursuant to the AHPF Program Guidelines.

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann*

*Nay – None*

*Abstained- Stanley Weeks*



**HMFA #07797- WEST MAIN STREET RESIDENCES– APPROVAL OF A MORTGAGE FINANCING COMMITMENT- ITEM 3C**

*Dorothy Blakeslee moved and Robert Tighue seconded.* 1. Approval of a mortgage loan commitment for an estimated \$13,012,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as West Main Street Residences, HMFA #07797 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$4,000,000 in permanent financing from the Affordable Housing Production Fund (“AHPF”) Program for the Project, pursuant to the AHPF Program Guidelines. 3. Approval of a subsidy mortgage loan commitment for an estimated \$6,000,000 in permanent financing from the Multifamily Gap Financing Program (“MGFP”) for the Project, pursuant to the MGFP Program Guidelines. 4. Approval of a subsidy mortgage loan commitment for an estimated \$1,950,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) for the Project, pursuant to the SNHTF Program Guidelines.

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann*

*Nay – None*

*Abstained- Stanley Weeks*

**HMFA #07889- 27 BURNT TAVERN ROAD– APPROVAL OF A DECLARATION OF INTENT- ITEM 3D**

*Stanley Weeks moved and Dorothy Blakeslee seconded.* Approval of a “Declaration of Intent” stating the intention of the Agency, subject to the availability of volume cap, to issue tax-exempt bonds in an estimated amount not to exceed \$16,153,000 in permanent financing for a project known as 27 Burnt Tavern Road, HMFA #07889 (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 –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*  
*Nay – None*  
*Abstained- None*

**HMFA #07870- THE PLACE AT MARLBORO II- APPROVAL OF A MORTGAGE FINANCING COMMITMENT- ITEM 3E**

*Paulette Sibblies-Flagg moved and Dorothy Blakeslee seconded.* Approval of a mortgage loan commitment for an estimated \$16,910,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as The Place at Marlboro Phase II, HMFA #07870 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$7,345,000 in permanent only financing from the Affordable Housing Production Fund (“AHPF”) Program for the Project, pursuant to the AHPF Program Guidelines. 3. Approval of a subsidy mortgage loan commitment for an estimated \$750,000 permanent only financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines.

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

## **MULTIFAMILY FOUR PERCENT TAX CREDIT - CONDUITS**

### **HMFA #07893- NJPAC ARTS AND EDUCATION DISTRICT PHASE I – APPROVAL OF A DECLARATION OF INTENT- ITEM 4A**

*Aimee Manocchio-Nason moved and Robert Tighue seconded.* Approval of a “Declaration of Intent” stating the intention of the Agency, subject to the availability of volume cap, to issue tax- exempt bonds in an estimated amount not to exceed \$27,654,000 in permanent financing for a project known as NJPAC Arts and Education District Phase I, HMFA #07893 (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 –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

**MULTIFAMILY NINE PERCENT TAX CREDIT**

**HMFA #07811- FAIR SHARE SENIOR HOUSING PHASE III- APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT- ITEM 5A**

*Paulette Sibblies-Flagg moved and Stanley Weeks seconded.* Approval of a mortgage recommitment for an estimated \$1,961,000 in permanent financing from the Agency’s Revenue Bond Financing Program for a project known as Fair Share Senior Housing, Phase III, HMFA #07811 (the “Project”), upon the terms and conditions set forth in the RFA.

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Stanley Weeks*

*Nay – None*

*Abstained- None*

## **CAPITAL MARKETS**

### **HMFA #07831 – FOREST HILL HOUSE– APPROVAL OF CONDUIT BOND DOCUMENTS – ITEM 6A**

*Dorothy Blakeslee moved and Aimee Manocchio-Nason seconded.* 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 (Forest Hill House), Series 2024 A-1 and Series 2022 A-2 under the Agency’s Multi-Family Conduit Bond Program, in a principal amount not to exceed \$25,222,800, authorizing and approving the execution and delivery of two Trust Indentures and Related Instruments, and authorizing other matters in connection therewith (the “Resolution”).

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #07838 – RIVERVIEW TOWER APARTMENTS– APPROVAL OF CONDUIT BOND DOCUMENTS – ITEM 6B**

*Stanley Weeks moved and Paulette Sibblies-Flagg seconded.* 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 (Riverview Towers Apartments) Series 2024 B under the Agency’s Multi-Family Conduit Bond Program, in a principal amount not to exceed \$42,000,000, authorizing and approving the execution and delivery a Trust Indenture and Related Instruments, and authorizing other matters in connection therewith (the “Resolution”).

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

**APPROVAL OF MULTIFAMILY POOLED BONDS (SERIES 2023) – ITEM 6C**

*Robert Tighue moved and Dorothy Blakeslee seconded.* Approval of the New Jersey Housing and Mortgage Finance Agency Series Resolution Authorizing the Issuance of New Jersey Housing and Mortgage Finance Agency Multi-Family Revenue Bonds, 2023 Series (the “2023 Series Resolution”) in the maximum amount not to exceed \$160,000,000.

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*



**REGULATORY AFFAIRS**

**HMFA #2393 – PATRIOT’S COVE – APPROVAL OF A SALE OF THE PROJECT AND ASSUMPTION OF AGENCY FINANCING – ITEM 7A**

*Aimee Manocchio-Nason moved and Paulette Sibblies-Flagg seconded.* 1. Board approval of the transfer of the ownership of Patriot’s Cove, HMFA #2393 (“Project”) from Patriot’s Cove Urban Renewal Associates, LLC to Patriot’s Cove Barnegat Urban Renewal, 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. Approval of subordinate financing of the Project in the form of a Seller’s note that will be a second mortgage lien on the Project and land. 4. 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 –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*  
*Nay – None*  
*Abstained- None*

**HMFA #1339 – HOPEWELL GARDENS, HMFA #1325 – MAPLE TREE MANOR, HMFA #2320 – SCOTLAND COMMONS –APPROVAL OF AN INTERNAL TRANSFER OF INTEREST – ITEM 7B**

*Robert Tighue moved and Stanley Weeks seconded.* 1. Board approval of the transfer of ownership to Ingerman Holdings 2, LLC of the interests held by Ingerman Affordable Housing, Inc., as the managing member of Hopewell Gardens GP, L.L.C., which is the general partner of BI Beneficial Hopewell, L.P, which is the owner of Hopewell Gardens HMFA #1339; the general partner interest in Woodbridge Senior Housing Associates, L.P., which is the owner of Maple Tree Manor HMFA #1325; and the sole member interest of Scotland Commons MBI, LLC, which is the co-general partner of Scotland Commons, LP, which is the owner of Scotland Commons HMFA #3230. 2. Authorization for the Executive Director, Chief Financial Officer, Chief of Legal and Regulatory Affairs and Chief of Multifamily Programs to execute any and all documents necessary to effectuate the above actions.

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA#2090/SHTF#35/DMHS#35 – 110 SOUTH TERRACE, HMFA #2188/SNHTF #91 – MOUNT OLIVE SUPPORTIVE HOUSING, HMFA #2354/SNHTF #109 – EMMA PLACE SUPPORTIVE HOUSING, HMFA #2231/SNHTF #125 – JERSEY CITY TWINS SUPPORTIVE HOUSING, HMFA #380/SNHTF #150- GOLDMINE SUPPORTIVE HOUSING, HMFA #2450/SNHTF #174 – JERSEY CITY II SUPPORTIVE HOUSING, HMFA #2492/ SNHTF #193 – EVANS PLACE, HMFA #2501/SNHTF #207 – THE JULIET, HMFA #2671/SNHTF #271 – BOYD AVENUE – APPROVAL OF INTERNAL TRANSFER OF INTEREST– ITEM 7C**

*Dorothy Blakeslee moved and Paulette Sibblies -Flagg seconded.* 1. Board approval of the acquisition of the sole member interest by Christian Health Care Center in Newbridge Services, Inc., which is the owner of 110 South Terrace HMFA #2090/SNHTF#35/DMHS, Mt. Olive Supportive Housing HMFA #2188/SNHTF #91, Emma Place Supportive Housing HMFA #2354/SNHTF #109, Goldmine Supportive Housing HMFA #2380/SNHTF #150; and the interest held by Newbridge Services, Inc, in Easy Eagle Development Corp., which is the sole member Jersey City Two, L.L.C., which is the owner of Jersey City Twins Supportive Housing, HMFA #2234/SNHTF#125, Jersey City II Supportive Housing HMFA #2450/SNHTF #174 and Boyd Avenue HMFA #2671/SNHTF#271; and the interest held by New Bridge Services, Inc., in Evans Place Housing, Inc., which is the owner of Evans Place HMFA #2492/SNHTF #193; and the interest of Newbridge Housing, Inc, in The Juliet, LLC, which is the owner of The Juliet HMFA #2501/SNHTF #207

2. Authorization for the Executive Director, Chief Financial Officer, Chief of Legal and Regulatory Affairs and Chief of Multifamily Programs to execute any and all documents necessary to effectuate the above actions.

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

**FINANCE**

**APPROVAL OF THE AGENCY'S FISCAL YEAR 2024 BUDGET – ITEM 8A**

*Dorothy Blakeslee moved and Robert Tighue seconded.* Approval of the Fiscal Year 2024 Budget by the Agency Board.

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

**OTHER BUSINESS**

**RESOLUTION OF APPRECIATION FOR ANNA BAFALOUKAS – ITEM 9A**

*Paulette Sibblies – Flagg moved and Dorothy Blakeslee seconded.*

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

**RESOLUTION OF APPRECIATION FOR CHARYLENE MATTHEWS– ITEM 9B**

*Aimee Manocchio-Nason moved and Dorothy Blakeslee seconded.*

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*Nay – None*

*Abstained- None*

**MOTION TO ADJOURN**

*Robert Tighue moved and Dorothy Blakeslee seconded a Motion to Adjourn at 11:12 a.m.*

*Aye –Kia King, Paulette Sibblies-Flagg, Robert Tighue, Dorothy Blakeslee, Aimee Manocchio Nason, Eric Kaufmann, Stanley Weeks*

*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*

December 7, 2023

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 Kia A. King, Chief of Staff, Commissioner's Office, Department of Community Affairs, will serve as my designee on the New Jersey Housing and Mortgage Finance Agency Board. Kia A. King is 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 609-913-4048.

Sincerely,

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

Jacquelyn A. Suárez  
Acting Commissioner

c: 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".

Elizabeth Maher Muoio  
State Treasurer



**State of New Jersey**  
DEPARTMENT OF BANKING AND INSURANCE  
DIVISION OF BANKING  
PO BOX 040  
TRENTON, NJ 08625-0040

PHIL MURPHY  
*Governor*

MARLENE CARIDE  
*Commissioner*

SHEILA OLIVER  
*Lt. Governor*

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

RICHARD MUMFORD  
*Acting Director of Banking*

January 17, 2020

Charles A. Richman, Executive Director  
New Jersey Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650

Re: NJ HMFA Board Meeting Designee

Dear Mr. Richman:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Paulette Sibblies-Flagg of the Division of Banking.

Ms. Sibblies-Flagg can be reached at [paulette.sibblies-flagg@dobi.nj.gov](mailto:paulette.sibblies-flagg@dobi.nj.gov), telephone (609) 940-7347.

Very truly yours,

Marlene Caride  
Commissioner

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



PHILIP D. MURPHY  
Governor

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

SARAH ADELMAN  
Acting Commissioner

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

SHEILA Y. OLIVER  
Lt. Governor

April 9, 2021

Melanie R. Walter  
Executive Director  
New Jersey Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650-2085

Dear Ms. Walter,

I am writing to update the Department of Human Services' backup staff for the New Jersey Housing and Mortgage Finance Agency Board. As Acting Commissioner, I will continue to represent the Department at these meetings. The Department's first and second backups are:

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

**Eric Kaufmann**  
Director of Special Projects  
[Eric.Kaufmann@dhs.nj.gov](mailto:Eric.Kaufmann@dhs.nj.gov)  
609-575-4187

*Mailing address:*  
NJ Department of Human Services  
PO Box 700  
Trenton, NJ 08635-0700

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

Sincerely,

Acting Commissioner