

**MINUTES OF THE 473rd BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
SPECIAL TELECONFERENCE**

July 30, 2020

- MEMBERS:
- * Robert Long (representing Lt. Governor Sheila Y. Oliver, Commissioner, DCA)
 - ** Aimee Manocchio-Nason, Deputy Attorney General, (representing Gurbir S. Grewal, Attorney General)
 - *** Robert Shaughnessy, Assistant Deputy Director, Department of Treasury (representing Elizabeth Maher Muoio, State Treasurer)
 - **** Paulette Sibblies -Flagg, Administrator of Accreditation, Department of Banking and Insurance (representing Marlene Caride, Commissioner, Department of Banking and Insurance)
 - ***** Sarah Adelman, Deputy Commissioner (representing Carole Johnson, Commissioner, Department of Human Services)

Dorothy Blakeslee
Stanley Weeks

HMFA STAFF
PRESENT:

Charles A Richman, Executive Director
Deb Urban, Chief of Multifamily Programs
Katherine Brennan, Chief of Staff
Laura Shea, Chief of Legal and Regulatory Affairs
John Murray, Chief Financial Officer
Jeanette Nieves, Executive Board Secretary
Ann Sarnak, Policy Research Coordinator

OTHERS
PRESENT:

George Loeser, Deputy Attorney General, Attorney General's Office
Craig Ambrose, Assistant Counsel, Governor's Authority Unit
Kavin Mistry, Deputy Director, Attorney General's Office

- * Letter of February 20, 2018 designating Robert Long to represent Lt. Governor Sheila Y. Oliver, Commissioner
- ** Letter of December 4, 2018 designating Aimee Manocchio-Nason to represent Gurbir S. Grewal, Attorney General
- *** Letter of January 19, 2018 designating Robert Shaughnessy to represent the Acting State Treasurer, Elizabeth Maher Muoio
- **** Letter of January 17, 2020 designating Paulette Sibblies – Flagg to represent Marlene Caride, Commissioner, Department of Banking and Insurance
- ***** Letter of May 17, 2019, designating Sarah Adelman to represent, Carole Johnson, Commissioner, Department of Human Services

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 July 24, 2020 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 comment on any agenda items?

APPROVAL OF MINUTES

APPROVAL OF THE PUBLIC SESSION MINUTES OF THE JUNE 25, 2020 TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1A.

Aimee Manocchio-Nason moved and Dorothy Blakeslee seconded. 1. Approval of the Public Session Minutes of the June 25, 2020 Teleconference Meeting of the HMFA Board.

Aye – Robert Long, Robert Shaughnessy, Paulette Sibblies-Flagg, Stanley Weeks, Dorothy Blakeslee, Aimee Manocchio Nason, Sarah Adelman

Nay – None

Abstained- None

APPROVAL OF THE PUBLIC SESSION MINUTES OF THE JULY 1, 2020 SPECIAL TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1B.

Robert Shaughnessy moved and Paulette Sibblies-Flagg seconded. 1. Approval of the Public Session Minutes of the July 1, 2020 Special Teleconference Meeting of the HMFA Board.

Aye – Aye – Robert Long, Robert Shaughnessy, Paulette Sibblies-Flagg, Dorothy Blakeslee, Aimee Manocchio Nason, Sarah Adelman

Nay – None

Abstained- Stanley Weeks

APPROVAL OF THE EXECUTIVE SESSION MINUTES OF THE JULY 1, 2020 SPECIAL TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1C.

Sarah Adelman moved and Aimee Manocchio Nason seconded. 1. Approval of the Executive Session Minutes of the July 1, 2020 Special Teleconference Meeting of the HMFA Board.

Aye – Robert Long, Robert Shaughnessy, Paulette Sibblies-Flagg, Dorothy Blakeslee, Aimee Manocchio Nason, Sarah Adelman

Nay - None

Abstained- Stanley Weeks

OTHER BUSINESS

Robert Long, Deputy Commissioner advised the board that we will be taking the following agenda items in reverse order so we will first consider Item 2b- Approval of the Small Landlord Emergency Grant Program Guidelines:

APPROVAL OF THE SMALL LANDLORD EMERGENCY GRANT PROGRAM - ITEM 2B

Stanley Weeks moved and Dorothy Blakeslee seconded. 1. Approval by the New Jersey Housing and Mortgage Finance Agency of the Small Landlord Emergency Grant Program Guidelines (the “Program Guidelines”) in the form as attached hereto. 2. Authorization for the Executive Director, Chief of Multifamily Programs, Chief Financial Officer and/or the Chief of Legal and Regulatory Affairs to approve any amendments 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 – Robert Long, Robert Shaughnessy, Paulette Sibblies-Flagg, Stanley Weeks, Dorothy Blakeslee, Aimee Manocchio Nason, Sarah Adelman

Nay – None

Abstained- None

APPROVAL TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE STATE TREASURER - ITEM 2A

Robert Shaughnessy moved and Dorothy Blakeslee seconded. Authorization for the New Jersey Housing and Mortgage Finance Agency (the “Agency”) to enter into a Memorandum of Understanding (“MOU”), in consultation with the Office of the Attorney General, with the New Jersey Department of Treasury (“Treasury”), to accept Coronavirus Aid, Relief and Economic Security Act,” P.L. 116-136, codified at 134 Stat. 281 (the “CARES Act”) funding for the Small Landlord Emergency Grant (“SLEG”) Program. 2. Authorization for the Executive Director to execute and deliver the MOU. 3. Authorization for the Executive Director, in consultation with the Office of the Attorney General, to take any and all actions necessary and execute any and all documents necessary to effectuate the terms of the MOU between the Treasury and the Agency.

Aye – Robert Long, Robert Shaughnessy, Paulette Sibblies-Flagg, Stanley Weeks, Dorothy Blakeslee, Aimee Manocchio Nason, Sarah Adelman

Nay – None

Abstained- None

Is there any other business, which the Board would like to discuss at this time?

MOTION TO ADJOURN

Stanley Weeks moved and Dorothy Blakeslee seconded a Motion to Adjourn at 1:19 p.m.

Aye – Robert Long, Robert Shaughnessy, Paulette Sibblies-Flagg, Stanley Weeks, Dorothy Blakeslee, Aimee Manocchio Nason, Sarah Adelman

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

Lt. GOVERNOR SHEILA Y. OLIVER
Commissioner

February 20, 2018

Claudia Lovas, Acting Executive Director
NJ Housing and Mortgage Finance Agency
PO Box 18550
Trenton, New Jersey 08625

Dear Acting Executive Director Lovas:

Please accept this letter as formal notification that Deputy Commissioner Robert Long will represent me at the NJHMFA Board Meetings until further notice.

If you have any questions, please do not hesitate to call my office.

Sincerely,

Lt. Governor Sheila Y. Oliver
Commissioner





RECEIVED
DEC 07 2018
EXECUTIVE DIRECTOR

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

State of New Jersey
OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF LAW AND PUBLIC SAFETY
PO Box 080
TRENTON NJ 08625-0080

GURBIR S. GREWAL
Attorney General

December 4, 2018

Sheila Y. Oliver, Lieutenant Governor
Chair
New Jersey Housing and Mortgage Finance Agency
637-South Clinton Avenue
P.O. Box 18550
Trenton, New Jersey 08650-2085

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 Susan K. Fischer, Assistant Attorney General as my designee to serve on the board of the Agency. AAG Fischer 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 AAG Fischer's absence, Aimee Manocchio Nason, 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 AAG Fischer and DAG Manocchio Nason, Kavin K. Mistry, Assistant Attorney General & Deputy Director, Division of Law 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,

Gurbir S. Grewal
Attorney General

- c: Michelle L. Miller, Director, Division of Law
- Elissa Westbrook Smith, Chief of Staff, Division of Law
- Kavin K. Mistry, Deputy Director, Division of Law
- Susan K. Fischer, Assistant Attorney General
- Aimee Manocchio Nason, Deputy Attorney General
- Jonathan Garelick, Deputy Chief of Staff, Office of the Attorney General
- Charles Richman, 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
Acting State Treasurer

January 19, 2018

Claudia Lovas, Acting Executive Director
NJ Housing and Mortgage Finance Agency
637 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650

Dear Acting Executive Director Lovas:

I hereby designate Robert Shaughnessy, Department of Treasury to act as my permanent designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency.

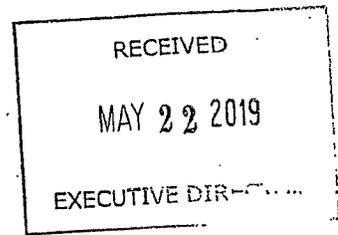
Sincerely,

A handwritten signature in black ink, appearing to read "E. Muoio", written over a horizontal line.

Elizabeth Maher Muoio
Acting State Treasurer



State of New Jersey
Department of Human Services
P.O. BOX 700
TRENTON NJ 08625-0700



PHILIP D. MURPHY
Governor

Carole Johnson
Commissioner

Sheila Y. Oliver
Lt. Governor

May 17, 2019

Charles A. Richman
Executive Director
New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650-2085

Dear Mr. Richman,

Please be advised that I have designated Sarah Adelman, Deputy Commissioner, to serve as the New Jersey Department of Human Services' representative for the New Jersey Housing and Mortgage Finance Agency Board. Below is her contact information:

Sarah Adelman
Deputy Commissioner
NJ Department of Human Services
PO Box 700
Trenton, NJ 08625-0700
609-292-6090 – office
Sarah.Adelman@dhs.state.nj.us

Elisa Neira, whose contact information you already have, will now serve as a backup.

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

Sincerely,

Carole Johnson
Commissioner

CJ/ik
c: Lt. Governor Sheila Y. Oliver
Jill Shortway Ippolito
Steve Shultz
Sarah Adelman
Elisa Neira
Lynn Kotch



State of New Jersey

DEPARTMENT OF BANKING AND INSURANCE

OFFICE OF THE COMMISSIONER

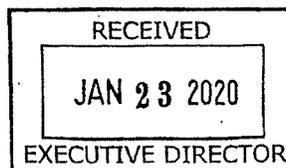
PO BOX 325

TRENTON, NJ 08625-0325

TEL (609) 292-7272

PHIL MURPHY
Governor

SHEILA OLIVER
Lt. Governor



MARLENE CARIDE
Acting Commissioner

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, telephone (609) 940-7347.

Very truly yours,

Marlene Caride
Commissioner

cc: Justin Zimmerman, Chief of Staff
Richard Mumford, Director of Banking
Paulette Sibblies-Flagg, Division of Banking