

**MINUTES OF THE 488th TELECONFERENCE
BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
August 12, 2021**

- MEMBERS:
- * Sean Thompson, Director, Office of Local Planning Services, DCA
(representing Lt. Governor Sheila Y. Oliver, Commissioner, DCA)
 - ** Aimee Manocchio Nason, Deputy Attorney General, Division of Law,
(representing Andrew Bruck, Acting 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)
 - ***** Eric Kaufmann (representing Sarah Adelman, Acting Commissioner
Department of Human Services)

Zenon Christodoulou
Stanley Weeks

HMFA STAFF
PRESENT:

Melanie Walter, Executive Director
Laura Shea, Chief of Legal and Regulatory Affairs
Deb Urban, Chief of Programs
John Murray, Chief Financial Officer
Jeanette Nieves, Executive Board Secretary
Tanya Hudson -Murray - Managing Director of Multifamily Programs
Donna Spencer –Director of Multifamily Programs
Joseph Heath, Director of Capital Markets
Catherine Bernard, Assistant Director of MF Program Funding
Jonathan Sternesky, Manager of Policy and Legislative Affairs
Darryl Applegate, Director of Regulatory Affairs
Matthew Gelman, General Services Assistant III
Rosy Dafonseca, Assistant Director of Multifamily
Lori Wysock, Deputy Director of Finance
Theresa Fink, Director of Finance
Teresa White, Manager of Portfolio Control
Stephen Madsen, Research Coordinator
Jordan Moskowitz, Managing Director of Single Family Programs
Michael Coe, Credit Officer I
Shanisha Mack,
Joel Silver, Tax Credit Officer I

Nancy Milonas, Executive Administrative Assistant
Amy Palmer, Head of Marketing and Communications
Gloria Mehnert, Senior Paralegal
Radica Ghooray, Director of Information Technology

OTHERS
PRESENT:

George Loeser, Deputy Attorney General, Attorney General's Office
Rudy Rodas, Assistant Counsel, Governor's Authority Unit
Melisa Easaw, Deputy Attorney General, Attorney General's Office
Alyson Cofran, Deputy Attorney General, Attorney General's Office

MEMBERS
OF THE PUBLIC:

Tricia Gasparine, Esq. - Chiesa, Shahinian & Giantomasi, P.C.
Victor Chiang - Caine Mitter
Ansel Caine - Caine Mitter
Jeremy Ostow, Jeremy Ostow, Esq.
Sheryl Krocee

- * Letter of December 4, 2018 designating Sean Thompson to represent Lieutenant Governor Sheila Y. Oliver, Commissioner, DCA Attorney General
- ** 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 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 April 9, 2021 designating Eric Kaufmann to represent Sarah Adelman, Commissioner, Department of Human Services

August 12, 2021

Sean Thompson, Director of Local Planning Services, 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 August 5, 2021 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.

I will remind our Board members and any members of the public that may have joined the meeting to please keep your line on mute to eliminate unnecessary background noise. I will ask the Board members to identify themselves before they speak so that the minutes accurately reflect who is speaking.

ROLL CALL

Prior to the Board meeting, the Board members were provided with a copy of a letter from Jeffrey Feld, Esquire, dated August 11, 2021 to Executive Director Melanie Walter. This document was provided to the Board members prior to the August 12, 2021 board meeting. Mr. Feld's submission was made a part of the record of this meeting.

APPROVAL OF MINUTES

APPROVAL OF THE PUBLIC SESSION MINUTES OF THE JULY 26, 2021 SPECIAL TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1A.

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. 1. Approval of the Public Session Minutes of the July 26, 2021 Special Teleconference Meeting of the HMFA Board

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Nay – None

Abstained- Zenon Christodoulou

We will now move on to the MULTI FAMILY –FOUR PERCENT TAX CREDIT-CONDUIT portion of the agenda.

*(***Donna Spencer, Director of Multifamily/Supportive Housing and Lending will present this portion of the agenda for the record)*

HMFA #07711– ESSEX PLAZA ONE – APPROVAL OF A MORTGAGE FINANCING COMMITMENT -ITEM 2A

Aimee Manocchio- Nason moved and Paulette Sibblies-Flagg seconded. 1.Approval of a mortgage commitment for an estimated \$70,500,000 in construction and permanent financing from the Agency Conduit Bond Program for a project known as Essex Plaza One, HMFA #07711 (the “Project”), upon the terms and conditions set forth below.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Zenon Christodoulou, Stanley Weeks

Nay – None

Abstained- None

HMFA #03530 – BROWNS WOODS APARTMENTS – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 2B

Stanley Weeks moved and Zenon Christodoulou seconded. 1. Approval of a mortgage commitment for an estimated amount of \$12,250,000 in construction only financing from the Conduit Bond Program for a project known as Browns Woods Apartments, HMFA #03530 (the “Project”), upon the terms and conditions set forth below. 2. Agency approval of the transfer of 100% ownership interest in the Project from Browns Mills Apartments, L.L.C. (the “Seller”), to BWA-Browns Mills, LLC (the “Buyer” or the “Borrower”, as applicable). 3. Approval of a waiver from the Agency’s Required Payment and Repayments Regulation at N.J.A.C. 5:80-5.9(a)(1), pursuant to N.J.A.C. 5:80-19.1, to preserve the long-term affordability of the Project. 4. Subordination of the Agency’s prepayment Deed Restriction and Regulatory Agreement during the term of the new Agency financing, as applicable. 5. Authorization for the Executive Director or any Agency Chief to execute any, and all documents necessary to effectuate the above actions.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Zenon Christodoulou, Stanley Weeks

Nay – None

Abstained- None

We will now move on to the MULTI FAMILY –NINE PERCENT - CONDITIONAL COMMITMENT-FAMILY CYCLE portion of the agenda.

Please refer to the chart entitled “Multifamily Conditional Commitments”. I will read the agenda item and Donna will provide project specific information for each item as displayed on the chart. We will vote on each item individually.

In order for a developer to submit an application for 9% tax credits, the developer must be able to provide evidence of funding commitments from the various funding sources listed in the tax credit application. Each of the following projects is being presented for a conditional mortgage commitment for inclusion in the application for 9% tax credits.

HMFA #07722 –VICTORY COMMONS AT VOORHEES –ITEM 3A

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

-

HMFA #07728 –CHATHAM FAMILY APARTMENTS –ITEM 3B

Robert Shaughnessy moved and Stanley Weeks seconded. 1. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines. 2. Approval of a conditional subsidy mortgage loan commitment from the Special Needs Housing Subsidy Loan Program (“SNHSLP”) for the Project, upon the terms and conditions set forth below.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07746 –HARPER APARTMENTS –ITEM 3C

Robert Shaughnessy moved and Paulette Sibbles-Flagg seconded. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibbles-Flagg, Eric Kaufmann,, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07750 – THE VISTA AT OLD BRIDGE - ITEM 3D

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. 1. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines. 2. Approval of a subsidy mortgage loan commitment from the Money Follows the Person Housing Partnership Program (“MFPHPP”) for the Project, upon the terms and conditions set forth below.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibbles-Flagg, Eric Kaufmann,, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07732 – THE PLACE AT EAST WINDSOR - ITEM 3E

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. 1. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines. 2. Approval of a conditional subsidy mortgage loan commitment from the Money Follows the Person Housing Partnership Program (“MFPHPP”) for the Project, upon the terms and conditions set forth below.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibbles-Flagg, Eric Kaufmann,, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07749 – TEXAS AVENUE HOMES– ITEM 3F

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann,, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07739 –WATERFORD FAMILY HOUSING – ITEM 3G

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann,, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07736– THE PLACE AT BURLINGTON – ITEM 3H

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. 1. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines. 2. Approval of a subsidy mortgage loan commitment from the Special Needs Housing Subsidy Loan Program (“SNHSLP”) for the Project, upon the terms and conditions set forth below.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann,, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07737 –THE PLACE AT MANALAPAN– ITEM 3I

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. 1. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines. 2. Approval of a conditional subsidy mortgage loan commitment from the Special Needs Housing Subsidy Loan Program (“SNHSLP”) for the Project, upon the terms and conditions set forth below.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann,, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07745 –THE WILLOWS AT SPRUCE RUN–ITEM 3J

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann,, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

We will now move on to the *MULTI FAMILY –NINE PERCENT – CONDITIONAL COMMITMENT SENIOR CYCLE* portion of the agenda.

HMFA #07724 –FAIR SHARE SENIOR HOUSING PHASE II –ITEM 4A

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann,, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07730 –MONTGOMERY SENIOR HOUSING– ITEM 4B

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann,, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07735–HERITAGE VILLAGE AT WALL–ITEM 4C

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. 1. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines. 2. Approval of a subsidy mortgage loan commitment from the Special Needs Housing Subsidy Loan Program (“SNHSLP”) for the Project, upon the terms and conditions set forth below.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07742 –BIRCHWOOD AT WASHINGTON TOWNSHIP– ITEM 4D

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07748 –RANDOLPH SENIOR ESTATES–ITEM 4E

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07733 –WEST MAIN STREET RESIDENCES - ITEM 4F

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07731 - FORTITUDE SUPPORTIVE HOUSING – ITEM 4G

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded 1. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines. 2. Approval of a conditional subsidy mortgage loan commitment from the Special Needs Housing Subsidy Loan Program (“SNHSLP”) for the Project, upon the terms and conditions set forth below.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07747 –BIRCHWOOD AT PHILLIPSBURG –ITEM 4H

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

We will now move on to the MULTI FAMILY –NINE PERCENT - CONDITIONAL COMMITMENT-SUPPORTIVE HOUSING CYCLE portion of the agenda.

HMFA #07721 –PROJECT FREEDOM AT HISTORIC ROEBLING – ITEM 5A

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. 1. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines. 2. Approval of a subsidy mortgage loan commitment from the Special Needs Housing Trust Fund (“SNHTF”) for the Project, upon the terms and conditions set forth below.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07744–WILLOWS AT SADDLEBROOK– ITEM 5B

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

HMFA #07751 – SOUTH ORANGE COMMONS –ITEM 5C

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded. 1. Approval of a conditional mortgage commitment from the Agency Revenue Bond Financing Program upon the terms and conditions set forth below pursuant to the Multifamily Programs and Lending Guidelines. 2. Approval of a conditional subsidy mortgage loan commitment from the Special Needs Housing Trust Fund (“SNHTF”) for the Project, upon the terms and conditions set forth below.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Stanley Weeks

Nay – None

Abstained- Zenon Christodoulou

We will now move on to the REGULATORY AFFAIRS portion of the agenda.

*(***Darryl Applegate, Director of Regulatory Affairs will present this portion of the agenda for the record)*

HMFA #437 – ELIZABETH SENIOR HOUSING – APPROVAL OF A SALE OF PROJECT- ITEM 6A

Paulette Sibblies- Flagg moved and Robert Shaughnessy seconded. 1. Board approval of the transfer of the ownership of Elizabeth Senior Citizens, HMFA #437 (the “Project”), from MMH II, LLC to Elizabeth Towers TG LLC. 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 – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Zenon Christodoulou, Stanley Weeks

Nay – None

Abstained- None

DELINQUENT ASSETS

*(***John Murray, Chief Financial Officer, will present this portion of the agenda for the record)*

APPROVAL OF THE NEW JERSEY FORECLOSURE PREVENTION FUNDING PLAN - ITEM 7A

Paulette Sibblies - Flagg moved and Zenon Christodoulou seconded. 1. Approval of The New Jersey Foreclosure Prevention Fund in the attached hereto. 2. Authorization for the Executive Director, the Chief Financial Officer, the Chief of Legal and Regulatory Affairs or the Chief of Multifamily Programs to execute any and all documents necessary to effectuate the above action.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Zenon Christodoulou, Stanley Weeks

Nay – None

Abstained- None

CAPITAL MARKETS

(***Joseph Heath, Director of Capital Markets will present this portion of the agenda for the record)

APPROVAL OF THE MULTIFAMILY 9% TAX CREDIT PROJECT RATE LOCK PROGRAM GUIDELINES 8A

Paulette Sibblies-Flagg moved and Robert Shaughnessy seconded. 1. Approval of a Resolution authorizing the adoption by the New Jersey Housing and Mortgage Finance Agency (the “Agency”) of the Multi-Family 9% Tax Credit Project Rate Lock Program Guidelines (the “Guidelines”) 2. Approval of delegated authority to the Executive Director and the Chief Financial Officer, in consultation with the Office of the Attorney General, to take any and all actions necessary to implement and effectuate the Program (as defined below) and the Guidelines.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Zenon Christodoulou, Stanley Weeks

Nay – None

Abstained- None

APPROVAL OF A SERIES RESOLUTION AUTHORIZING SWAP AGREEMENTS IN CONNECTION WITH MULTIFAMILY 9% TAX CREDIT PROJECT RATE LOCK GUIDELINES - 8B

Aimee Manocchio-Nason moved and Robert Shaughnessy seconded. 1. Approval of the New Jersey Housing and Mortgage Finance Agency Series Resolution Authorizing Amendments to Existing Swap Agreements and Entry into New Swap Agreements in connection with the Multi-Family 9% Tax Credit Project Rate Lock Program and Related Actions (the “Series Resolution”).

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Zenon Christodoulou, Stanley Weeks

Nay – None

Abstained- None

*(***Catherine Bernard, Assistant Director of Multifamily Program Funding will present this portion of the agenda for the record)*

HMFA #03360 –SENCIT LIBERTY APARTMENTS– APPROVAL OF CONDUIT BOND DOCUMENTS – ITEM 8C

Aimee Manocchio-Nason moved and Robert Shaughnessy seconded. Approval is requested of a Resolution Authorizing and Directing the Execution, Delivery, and Issuance of The New Jersey Housing And Mortgage Finance Agency’s Modification to the Funding Loan Agreement and its Multifamily Conduit Revenue Note (Sencit Liberty Apartments Project), Series 2019-4B and Related Documents under the Agency’s Multifamily Conduit Bond Program.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Zenon Christodoulou, Stanley Weeks

Nay – None

Abstained- None

OTHER BUSINESS

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

MOTION TO ADJOURN

Robert Shaughnessy moved and Aimee Manocchio-Nason seconded a Motion to Adjourn at 10:59 a.m.

Aye – Sean Thompson, Aimee Manocchio-Nason, Robert Shaughnessy, Paulette Sibblies-Flagg, Eric Kaufmann, Zenon Christodoulou, 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

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

January 25, 2021

Melanie Walter, Executive Director
NJ Housing and Mortgage Finance Agency
PO Box 18550
Trenton, New Jersey 08625

Dear Executive Director Walter:

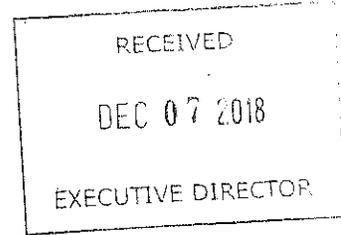
Please accept this letter as notification that Sean Thompson will serve as my alternate at the NJHMFA Meetings.

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

Sincerely,

A handwritten signature in blue ink that reads "Sheila Y. Oliver".

Lt. Governor Sheila Y. Oliver
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

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 "Elizabeth Maher Muoio".

Elizabeth Maher Muoio
Acting State Treasurer



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

PHIL MURPHY
Governor

SHEILA OLIVER
Lt. Governor

MARLENE CARIDE
Commissioner

RICHARD MUMFORD
Acting Director of Banking

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

January 17, 2020

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

Re: NJ HMFA Board Meeting Designee

Dear Mr. Richman:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Paulette 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: 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
609-984-5550

Eric Kaufmann
Director of Special Projects
Eric.Kaufmann@dhs.nj.gov
609-575-4187

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

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

Sincerely,

Acting Commissioner