

**MINUTES OF THE 502nd TELECONFERENCE
BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
January 12, 2023**

- MEMBERS:
- * Robert Long, Deputy Commissioner, DCA (representing Lieutenant Governor Sheila Y. Oliver, 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 Sibblies -Flagg, Administrator of Accreditation, Department of Banking and Insurance (representing Marlene Caride, 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
John Murray, Chief Financial Officer
Deb Urban, Chief of Multifamily Programs
Jeanette Nieves, Executive Board Secretary
Tanya Hudson-Murray, Managing Director of Multifamily Programs
Jonathan Sternesky, Manager of Policy and Legislative Affairs
Jamie Ding, Policy and Programs Analyst
Catherine Bernard, Assistant Director of MF Program Funding
Gloria Mehnert, Senior Paralegal
Matthew Gelman, General Services Assistant III
Karen Becker, Administrative Assistant IV
Joseph Heath, Director of Capital Markets
Rosy Dafonseca, Assistant Director of Multifamily/Supportive Housing and Lending
Donna Spencer, Director of Multifamily/Supportive Housing and Lending
Mary Miller, Director of Operations
Hannah Adkins, Paralegal II
Stephen Madsen, Research Coordinator
Tina Vignalli, Project Management Officer
Teresa White, Assistant Director of Risk Management & Special Program Administrator
Radica Ghooray, Director of Information Technology
Katone Glover, Assistant Director of Servicing
Mary Miller, Director of Operations
Parth Patel, Multifamily Analyst
Latoya Adams, Credit Officer I
Laura Shields, Assistant Director of Tax Credit

OTHERS
PRESENT:

Robert Long, Deputy Commissioner, DCA
Dorian Smith, Assistant Counsel, Governor's Authority Unit
George Loeser, Assistant Attorney, Attorney General's Office
Vladimir Palma, Deputy Attorney General, Attorney General's Office
Melisa Easaw, Deputy Attorney General, Attorney General's Office

MEMBERS
OF THE PUBLIC:

Donna Jackson, Public
Casandra Dock, Public
Terry Reid, Public
Deanna Shipman, Public
Mark Gioioso, Public

- * Letter of October 21, 2022 designating Robert Long to represent Lieutenant Governor Sheila Y. Oliver, Commissioner, DCA
- ** Letter of December 4, 2018 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 Marlene Caride, Commissioner, Department of Banking and Insurance
- ***** Letter of November 2, 2018 designating Eric Kaufman to represent Sarah Adelman, Commissioner, Department of Human Services

Robert Long, 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 mail, regular mail and hand delivery on January 6, 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.

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

Item 4A (Kingsbury Towers- HMFA #1) was pulled from today's agenda

Item 6A (Approval of the publication of the 2023 Low Income Housing Tax Credit Qualified Allocation Plan ("QAP")) was pulled from today's agenda

Executive Director Walter provided the Executive Director's Update to the board.

APPROVAL OF MINUTES

APPROVAL OF THE PUBLIC SESSION MINUTES OF THE DECEMBER 15, 2022 TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1A.

Aimee Manocchio Nason moved and Robert Tighue seconded. 1. Approval of the Public Session Minutes of the December 15, 2022 Teleconference Meeting of the HMFA Board

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

Nay – None

Abstained- None

MULTIFAMILY

APPROVAL OF REVISIONS TO THE AFFORDABLE HOUSING PRODUCTION FUND (AHPF) GUIDELINES – ITEM 2A

Dorothy Blakeslee moved and Paulette Sibblies – Flagg seconded. 1. Approval to amend the Affordable Housing Production Fund Program (“AHPF Program”) 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 Multifamily 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 – Robert Long, Robert Tighue, Paulette Sibblies-Flagg, Stanley Weeks, Aimee Manocchio-Nason, Dorothy Blakeslee, Eric Kaufmann

Nay – None

Abstained- None

ANNUAL MEETING

APPROVAL OF THE SCHEDULE OF REGULAR BOARD MEETINGS FOR 2023 AND DESIGNATION OF THE AGENCY’S OFFICIAL NEWSPAPERS – ITEM 3A

Aimee Manocchio-Nason moved and Dorothy Blakeslee seconded. 1. Approval of the schedule of regular Agency Board meetings for the calendar year 2023. 2. Approval to designate The Star Ledger, The Courier Post, and The Times as the Agency's official newspapers.

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

Nay – None

Abstained- None

APPROVAL OF THE ELECTION OF THE VICE CHAIR – ITEM 3B

Dorothy Blakeslee moved and Robert Tighue seconded. 1. Election of the Vice-Chair for the New Jersey Housing and Mortgage Finance Agency.

Aimee Manocchio-Nason nominated Paulette Sibblies - Flagg for Vice-Chair and Stanley Weeks seconded the nomination

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

Nay – None

Abstained- None

APPROVAL OF ASSISTANT SECRETARIES AND ASSISTANT TREASURERS – ITEM 3C

Robert Tighue moved and Dorothy Blakeslee seconded. 1. Appointment of Tanya Hudson-Murray, Managing Director of Multifamily Programs, and Jordan Moskowitz, Managing Director of Single-Family Programs, each as an Assistant Secretary and an Assistant Treasurer of the New Jersey Housing and Mortgage Finance Agency.

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

Nay – None

Abstained- None

CAPITAL IMPROVEMENT ASSISTANCE PROGRAM

HMFA# 1 – KINGSBURY TOWERS – APPROVAL OF A CIAP LOAN– ITEM 4A

THIS ITEM WAS PULLED FROM THE AGENDA

FINANCE

APPROVAL OF REVISIONS TO SIGNATORIES – ITEM 5A

Dorothy Blakeslee moved and Aimee Manocchio-Nason seconded. 1. Approval of the attached Resolution authorizing revisions to the Authorized Signatories of the Bank Accounts of the New Jersey Housing and Mortgage Finance Agency (the “Agency”).

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

Nay – None

Abstained- None

TAX CREDITS

APPROVAL OF THE PUBLICATION OF THE 2023 LOW INCOME HOUSING TAX CREDIT QUALIFIED ALLOCATION PLAN (QAP) – ITEM 6A

THIS ITEM WAS PULLED FROM THE AGENDA

OTHER BUSINESS

MOTION TO ADJOURN

Dorothy Blakeslee moved and Stanley Weeks seconded a Motion to Adjourn at 10:50 a.m.

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

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

October 21, 2022

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 Deputy Commissioner Robert Long will serve as my designee at the NJHMFAs Meetings.

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

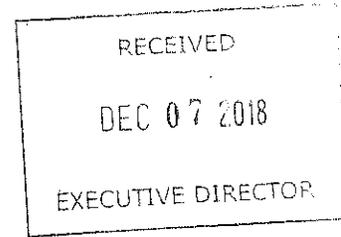
Sincerely,

A handwritten signature in cursive script 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
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", written in a cursive style.

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

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