

**MINUTES OF THE 537TH
TELECONFERENCE BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

July 23, 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)
- ***** David Drescher, Deputy Chief Financial Officer, 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
Jeanette Nieves, Executive Board Secretary
Matthew Boyle – Director of Finance
Donna Spencer- Director of Multifamily/Supported Housing
Tanya Hudson Murray - Managing Director of Multifamily Programs
Katone Glover – Director of Asset Management
Teresa White – Assistant Director Special Programs
Lyndsey Carroll - Paralegal II
Radica Ghooray- Director of Information Technology
Pamela DeLosSantos - Director of Technical Services
Jamie Ding - Multifamily and Tax Credit Program Administrator
Albert Peasco – Senior Legal Research Analyst II
Julianne Reese – Assistant Director of Finance
Matthew Gelman- General Services Supervisor
Rosy Dafonseca – Assistant Director of Multifamily/Supported Housing
Chai Respes – Director of Human Resources
Tina Vignalli – Senior Compliance Officer
Susan Tonry – Bond Analyst II
Marlo Austell – Senior Executive Assistant
Kelly Klaus – Paralegal III
Sameer Ullah – Multifamily Analyst I

Mary Miller - Director of Operations
Jonathan Sternesky - Director of Agency Policy & External Affairs
Pam DeLosSantos – Director of Technical Services
Jesse Crawford- Manager of Marketing and Communications
Shaheed Morris – Shaheed Morris <SMorris@njhmfa.gov>
Anika Kapoor – Honors Fellow
Brinda Gopalakrishna – Multifamily Analyst I
Robert Strycharski - Assistant Director of SF Program Funding

OTHERS
PRESENT:

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

MEMBERS
OF THE PUBLIC:

Kevin Dowd – Walters Group
Tassos Efstratiades – Obermeyer Rebmann Maxwell & Hippell LLP
Alexander Cordero – Walters Group
Daulton Bennett – Department of Treasury
Jeremy Berinson – NVR Inc

- * 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 July 17, 2026 designating David Drescher 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 July 20, 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 JUNE 11, 2026 MEETING OF THE HMFA BOARD – ITEM 1A.

Dorothy Blakeslee moved and Robert Tighue seconded. 1. Approval of the Public Session Minutes of the June 11, 2026 Meeting of the HMFA Board

Aye – Janel Winter, Diane Johnson, Dorothy Blakeslee, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher

Nay – None

Abstained-None

MULTIFAMILY –APPROVAL OF MORTGAGE RECOMMITMENTS FOR AFFORDABLE HOUSING PRODUCTION FUND (AHPF) PROGRAM PROJECTS

Items 2A through 2J have been submitted for Early Approval

MULTIFAMILY –APPROVAL OF MORTGAGE RECOMMITMENTS FOR URBAN PRESERVATION FUND (UPP) PROGRAM PROJECTS

Items 3A through 3C have been submitted for Early Approval

MULTIFAMILY FOUR PERCENT TAX CREDIT

HMFA #07795 – RANDOLPH SENIOR ESTATES – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4A.

Diane Johnson moved and Paulette Sibblies – Flagg seconded. Approval of a mortgage loan recommitment for an estimated \$8,718,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Randolph Senior Estates, HMFA #07795 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$900,000 in construction and permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines. 3. Approval of a subsidy mortgage loan recommitment for an estimated \$6,000,000 in construction and permanent financing from the Affordable Housing Production Fund (“AHPF”) Program for the Project, pursuant to the AHPF Program Guidelines. 4. Approval of a subsidy mortgage loan recommitment for an estimated \$4,000,000 in construction and permanent financing from the Multifamily Gap Financing Program (“MGFP”) Program for the Project, pursuant to the MGFP Program Guidelines.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #07745 – THE WILLOWS AT SPRUCE RUN PHASE I – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4B.

Robert Tighue moved and Dorothy Blakeslee seconded. 1. Approval of a mortgage loan recommitment for an estimated \$8,068,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as The Willows at Spruce Run Phase 1 HMFA #07745 (the “Project”), upon the terms and conditions set forth below. The Agency’s loan committed by this action is expected to be evidenced by three mortgage notes. Note I is anticipated to be in an amount of \$5,407,444 and funded with tax-exempt bond proceeds. Note II is anticipated to be in an amount of \$165,033 and funded with tax-exempt bond proceeds. Note III is anticipated to be in an amount of \$2,494,999 and funded with taxable bond proceeds. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$7,200,000 in construction and 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 recommitment for an estimated \$750,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines.

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

HMFA #07910 – THE WILLOWS AT SPRUCE RUN PHASE II– APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4C.

Paulette Sibblies Flagg moved and Dorothy Blakeslee seconded. 1. Approval of a mortgage loan recommitment for an estimated \$8,013,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as The Willows at Spruce Run Phase 2 HMFA #07910 (the “Project”), upon the terms and conditions set forth below. The Agency’s loan committed by this action is expected to be evidenced by three mortgage notes. Note I is anticipated to be in an amount of \$5,407,444 and funded with tax-exempt bond proceeds. Note II is anticipated to be in an amount of \$139,143 and funded with tax-exempt bond proceeds. Note III is anticipated to be in an amount of \$2,465,866 and funded with taxable bond proceeds. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$7,200,000 in construction and 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 recommitment for an estimated \$750,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines.

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

HMFA #07927 – BIRCHWOOD AT FAIRMOUNT HOTEL – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4D.

Robert Tighue moved and Paulette Sibblies Flagg seconded. 1. Approval of a mortgage loan recommitment for an estimated \$6,324,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as Birchwood at Fairmount Hotel, HMFA #07927 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$8,850,000 in construction and permanent financing from the Urban Preservation Program (“UPP”) Program for the Project, pursuant to the UPP Program Guidelines.

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

HMFA #07942 – THE WILLOWS AT POHATCONG PHASE I – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4E.

Dorothy Blakeslee moved and Diane Johnson seconded. 1. Approval of a mortgage loan recommitment for an estimated \$5,633,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as The Willows at Pohatcong Phase I, HMFA #07942 (the “Project”), upon the terms and conditions set forth in the RFA 2. Approval of a subsidy mortgage loan recommitment for an estimated \$1,050,000 in construction and permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines. 3. Approval of a subsidy mortgage loan recommitment for an estimated \$7,200,000 in construction and permanent financing from the Affordable Housing Production Fund (“AHPF”) Program for the Project, pursuant to the AHPF Program Guidelines.

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

HMFA #07943 – THE WILLOWS AT POHATCONG PHASE II– APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4F.

Paulette Sibblies Flagg moved and Diane Johnson seconded. 1. Approval of a mortgage loan recommitment for an estimated \$5,617,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as The Willows at Pohatcong Phase II, HMFA #07943 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$1,050,000 in construction and permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines. 3. Approval of a subsidy mortgage loan recommitment for an estimated \$7,200,000 in construction and permanent financing from the Affordable Housing Production Fund (“AHPF”) Program for the Project, pursuant to the AHPF Program Guidelines.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #07949 – BERNARDSVILLE FAMILY– APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4G.

Diane Johnson moved and Paulette Sibblies – Flagg seconded. 1. Approval of a mortgage loan recommitment for an estimated \$15,874,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as Bernardsville Family, HMFA #07949 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$750,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines. 3. Approval of a subsidy mortgage loan commitment for an estimated \$8,850,000 in construction and permanent financing from the Affordable Housing Production Fund (“AHPF”) Program for the Project, pursuant to the AHPF Program Guidelines.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #07797 – WEST MAIN STREET RESIDENCES– APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4H.

Paulette Sibblies-Flagg moved and Diane Johnson seconded. 1. Approval of a mortgage loan recommitment for an estimated \$14,452,000 in permanent financing from the Agency Revenue Bond Financing for a project known as West Main Residences, HMFA #07797 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$4,000,000 in construction and 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 recommitment 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 recommitment 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 – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #07749 – TEXAS AVENUE HOMES– APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4I.

Robert Tighue moved and Paulette Sibblies-Flagg seconded. 1. Approval of a mortgage loan recommitment for an estimated \$13,486,000 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 recommitment for an estimated \$6,993,000 in construction and permanent financing from the Affordable Housing Production Fund (“AHPF”) Program for the Project, pursuant to the AHPF Program Guidelines.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #07976 – VINELAND GARDENS – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4J.

Dorothy Blakeslee moved and Paulette Sibblies-Flagg seconded. 1. Approval of a mortgage loan recommitment for an estimated \$5,704,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as Vineland Gardens, HMFA #07976 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$5,464,000 in construction and permanent financing from the Urban Preservation Program (“UPP”) for the Project, pursuant to the UPP Program Guidelines.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #07870 – THE PLACE AT MARLBORO PHASE II – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4K.

Aimee Manocchio Nason moved and Paulette Sibblies Flagg seconded. 1. Approval of a mortgage loan recommitment for an estimated \$17,187,000 in permanent only 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 recommitment for an estimated \$750,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”), pursuant to the SNHTF Program Guidelines. 3. Approval of a subsidy mortgage loan recommitment for an estimated \$7,345,000 in construction and permanent financing from the Affordable Housing Production Fund (“AHPF”) Program for the Project, pursuant to the AHPF Program Guidelines.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #07846 – HERITAGE VILLAGE AT MOORESTOWN – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4L.

Paulette Sibblies-Flagg moved and Robert Tighue seconded. 1. Approval of a mortgage loan recommitment for an estimated \$11,750,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as Heritage Village at Moorestown, HMFA #07846 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$8,964,000 in construction and 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 recommitment for an estimated \$750,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

MULTIFAMILY FOUR PERCENT TAX CREDIT- CONDUIT

HMFA #08003 – THE CROSSINGS AT BRICK CHURCH STATION 1B – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 5A.

Diane Johnson moved and Dorothy Blakeslee seconded. Approval of a mortgage loan recommitment for an estimated \$29,415,000 in construction and permanent financing from the Agency Conduit Bond Financing Program for a project known as The Crossings at Brick Church Station 1B, HMFA #08003 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

MULTIFAMILY NINE PERCENT TAX CREDIT

HMFA #08051 – HAMILTON SENIOR APARTMENTS – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 6A.

Paulette Sibblies Flagg moved and Diane Johnson seconded. 1. Approval of a mortgage loan commitment for an estimated \$1,865,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as Hamilton Senior Apartments, HMFA #08051 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$600,000 in permanent financing from The Money Follows the Person Housing Partnership Program (“MFPHPP”) for the Project, pursuant to the MFPHPP Program Guidelines

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #08107 – BRIDGETON PHOENIX SENIOR VILLAGE – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 6B.

Aimee Manocchio Nason moved and Dorothy Blakeslee seconded. 1. Approval of a mortgage loan commitment for an estimated \$855,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Bridgeton Phoenix Senior Village HMFA #08107 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$1,200,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #08130 – WILLOWS AT JACKSON MILLS – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 6C.

Robert Tighue moved and Paulette Sibblies-Flagg seconded. 1. Approval of a mortgage loan commitment for an estimated \$3,771,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as Willows at Jackson Mills, HMFA #08130 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$1,800,000 in permanent financing from the Special Needs Housing Trust fund (“SNHTF”) Program the Project, pursuant to the SNHTF Program Guidelines.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #07746– HARPER APARTMENTS – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 6D.

Paulette Sibblies-Flagg moved and Aimee Manocchio Nason seconded. 1. Approval of a mortgage loan commitment for an estimated \$3,420,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as s Harper Apartments, HMFA #07746 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$3,500,000 in permanent financing from the Affordable Housing Production Fund Set Aside (“AHPFSA”) Program for the Project, pursuant to the AHPFSA Program Guidelines.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #7965– 150-170 SOUTH BROAD STREET – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 6E.

Diane Johnson moved and Dorothy Blakeslee seconded. 1. Approval of a mortgage loan recommitment for an estimated \$11,031,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as 150-170 South Broad Street, HMFA #07965 (the “Project”), upon the terms and conditions set forth in the RFA. 1. Approval of a subsidy mortgage loan recommitment for an estimated \$5,000,000 in permanent only financing from the Strategic Zone Lending Pool (“SZL”) Program for the Project, pursuant to the SZL Program Guidelines. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$5,100,000 in construction and permanent financing from the Workforce Housing (“WHP”) Program for the Project, pursuant to the WHP Program Guidelines.

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

SPECIAL PROGRAMS

FIP #035 –53 S WOODLAND AVENUE - APPROVAL OF A FINANCING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM -- 7A

Paulette Sibblies-Flagg moved and Dorothy Blakeslee seconded. 1. Approval to enter into a Financing commitment for an amount not to exceed \$361,000.00 (Three Hundred Sixty-One Thousand Dollars and Zero Cents) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 53 S. Woodland Ave., Woodbury, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

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

FIP #036 –7 ADAM COURT - APPROVAL OF A FINANCING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM – 7B

Paulette Sibblies – Flagg moved and Robert Tighue seconded. 1. Approval to enter into a Financing commitment for an amount not to exceed \$366,100.00 (Three Hundred Sixty-Six Thousand One Hundred Dollars and Zero Cents) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 7 Adam Court, Mount Holly, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

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

DELINQUENT ASSETS

HMFA #1129 – RUNSEN HOUSE - APPROVAL OF A WORKOUT PLAN - 8A

Paulette Sibblies Flagg moved and Diane Johnson seconded. Approval of a mortgage modification for the Second Amended and Restated Agency Take-Out Mortgage Note for a project known as Runsen House #1129 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of an extension of the maturity date of the Amended and Restated Rental Financing Revolving Loan Fund Mortgage Note so that its maturity date is coterminous with the Second Amended and Restated Agency Take-Out Mortgage Note. 3. Approval of an extension of the Amended and Restated Affordable Housing Program Mortgage Note so that its maturity date is coterminous with the Second Amended and Restated Agency Take-Out Mortgage Note. 4. Authorization for the Executive Director, Chief Financial Officer, the Chief of Legal and Regulatory Affairs, the Chief of Multifamily Programs or the Chief of Staff to execute any and all documents necessary to effectuate the above actions.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

CAPITAL MARKETS

HMFA #08003–THE CROSSINGS AT BRICK CHURCH STATION 1B -APPROVAL OF CONDUIT BOND DOCUMENTS – 9A

Diane Johnson moved and Robert Tighue 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 (The Crossings at Brick Church 1B), Series 2026 A-1 and Series 2025 A-2 under the Agency’s Multi-Family Conduit Bond Program, in a combined principal amount not to exceed \$35,172,000, authorizing and approving the execution and delivery of two Trust Indentures and Related Instruments, and authorizing other matters in connection therewith (the “Resolution”).

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

HMFA #3053–OAK LANE AT LITTLE EGG HARBOR -APPROVAL OF CONDUIT BOND DOCUMENTS – 9B

Aimee Manocchio Nason moved and Diane Johnson seconded. Approval of the attached Resolution Authorizing and Directing the Execution and Delivery of an Amendment to Supplement to Trust Indenture for the New Jersey Housing and Mortgage Finance Agency’s Multifamily Conduit Revenue Bonds (Oak Lane at Little Egg Harbor Project) Series 2017C in the Original Aggregate Principal Amount of \$8,976,885 Issued Under the Agency’s Multifamily Conduit Bond Program and Related Documents and Authorizing Other Matters in Connection Therewith (the “Resolution”).

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

APPROVAL OF SINGLE-FAMILY HOUSING REVENUE BOND SERIES RESOLUTION – 9C

Robert Tighue moved and Aimee Manocchio Nason seconded. Approval of the New Jersey Housing and Mortgage Finance Agency Series Resolution Authorizing the Issuance of Not To Exceed \$700,000,000 New Jersey Housing and Mortgage Finance Agency Single Family Housing Revenue Bonds, Series 2026 (the “2026 Series Resolution”).

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

REGULATORY AFFAIRS

HMFA #2398– BRICK TOWERS -APPROVAL OF THE TRANSFER OF MANAGING MEMBER INTEREST - 10A

Diane Johnson moved and Dorothy Blakeslee seconded. 1. Board approval of the transfer of the managing member interest of Uni-Penn, LLC (the “Seller”) in Montgomery Street Housing Urban Renewal LLC (the “Owner”), the owner of the Brick Towers, HMFA #2398 to Montgomery St. Dev. LLC (the “Buyer”). 2. 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 – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

FINANCE

APPROVAL OF SELECTION OF AGENCY AUDITOR - 11A

Robert Tighue moved and Dorothy Blakeslee seconded. Authorization to appoint Clifton Larson Allen LLP as the Agency's independent certified public accounting firm (the "Independent Auditor") to perform the annual financial audit of the Agency and other auditing and related services for fiscal years ending December 31, 2026, December 31, 2027 and December 31, 2028, with the option of the Agency to extend the term of the engagement of the Independent Auditor for two (2) consecutive one (1) year periods.

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

MOTION TO ADJOURN

Diane Johnson moved and Dorothy Blakeslee seconded a Motion to Adjourn at 11:02 am

Aye – Janel Winter, Diane Johnson, Aimee Manocchio Nason, Robert Tighue, Paulette Sibblies Flagg, David Drescher, Dorothy Blakeslee

Nay –None

Abstained-None

MULTIFAMILY-APPROVAL OF MORTGAGE RECOMMITMENTS FOR AFFORDABLE HOUSING PRODUCTION FUND (AHPF) PROGRAM PROJECTS

APPROVAL OF MORTGAGE RECOMMITMENTS FOR AFFORDABLE HOUSING PRODUCTION FUND (AHPF) PROGRAM

Items 2A through 2J have been submitted for Early Approval

HMFA #07751 – SOUTH ORANGE COMMONS – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 2A

HMFA #07862 – COLUMBUS CROSSING – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 2B

HMFA #07891 – THIRD AND WATER – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 2C

HMFA #07969 – CLOSTER SCHOOL VILLAGE – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 2D

HMFA #07859 – HERITAGE VILLAGE AT WALL – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 2E

HMFA #07928 – EAST GREENWICH FAMILY HOUSING – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 2F

HMFA #07899 – APARTMENT AT THREE BRIDGES – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 2G

HMFA #07975 – LILLEYS PLACE – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 2H

HMFA #07940 – PROJECT FREEDOM AT WALL TOWNSHIP - APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT- 2I

HMFA #07889 – 27 BURNT TAVERN - APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT- 2J

MULTIFAMILY –APPROVAL OF MORTGAGE RECOMMITMENTS FOR URBAN PRESERVATION FUND (UPP) PROGRAM PROJECTS

Items 3A through 3C have been submitted for Early Approval

HMFA #07921 – SALEM SENIOR VILLAGE - APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT- 3A

HMFA #007937 – JHRC SENIOR HOUSING – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT-3B

HMFA #07970 – HERITAGE VILLAGE AT ROSEGATE – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT-3C



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,

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

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

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

DEPARTMENT OF BANKING AND INSURANCE

OFFICE OF THE COMMISSIONER

PO Box 325

TRENTON, NJ 08625-0325

TEL (609) 633-7667

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

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

Very truly yours,

A handwritten signature in black ink, appearing to be "S. Ochs", with a long horizontal line extending to the right.

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,

A handwritten signature in blue ink that reads "Aaron Binder".

Aaron Binder
State Treasurer



MIKIE SHERRILL
Governor

State of New Jersey
DEPARTMENT OF HUMAN SERVICES

P.O. Box 700
Trenton, NJ 08625

STEPHEN CHA, MD, MHSR
Commissioner

DR. DALE G. CALDWELL
Lt. Governor

JADE M. BECHELLI
Chief of Staff

July 17, 2026

Ms. Jeanette Nieves
Executive Board
637 South Clinton Avenue
Trenton, New Jersey 08611

Dear Ms. Nieves:

Please be advised that I, Jade Bechelli will not be able to attend the NJ Housing and Mortgage Finance Agency meeting on July 21, 2026. In my absence, David Drescher will be my designee and will have full authority to represent and take action on matters related to the Department of Human Services. David can be reached at David.Drescher@dhs.nj.gov.

If you have any questions, please contact Jennifer Bryan at Jennifer.Bryan@dhs.nj.gov.

Sincerely,

Jade Bechelli

Jade M. Bechelli