

**MINUTES OF THE 428th BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

MEMBERS: Charles Richman, Commissioner, DCA  
\* Aimee Manocchio-Nason, Deputy Attorney General  
(representing Christopher Porrino, Attorney General)  
\*\* Peter Simon, Chief of Staff, Department of Treasury  
(representing Ford M. Scudder, State Treasurer)  
\*\*\* Thomas Hunt, Assistant Director of the Office of Consumer Finance,  
Department of Banking and Insurance  
(representing Richard J. Badolato, Commissioner, Department of Banking  
and Insurance)  
\*\*\*\* Harry Reyes , Acting Assistant Director, Division of Mental Health and  
Addiction Services, Department of Human Services  
(representing Elizabeth Connelly, Acting Commissioner, Department of  
Human Services)

Dorothy Blakeslee  
Stanley Weeks

PRESENT: Anthony Marchetta, Executive Director  
Claudia Lovas, Deputy Executive Director/Chief of Programs  
Donna Rendeiro, Chief of Administration  
James Robertson, Chief of Legal and Regulatory Affairs  
John Murray, Chief Financial Officer  
Joseph Robotin, Director of Single Family  
Katone Glover, Manager of Servicing  
Tanya Hudson - Murray, Director of Multifamily Programs and Lending  
Donna Spencer, Multifamily Loan Manager  
Yirgu Wolde, Director of Supported Housing & Special Needs  
Darryl Applegate, Director of Regulatory Affairs  
Kimberly Sked, Senior Compliance Officer  
Chalyn Toon, Credit Officer III  
Yadira Simmons, Assistant Director of Loan Closings  
Jennifer Linett, Director of Loan Closings  
Jim Peasco, Senior legal Research Analyst II  
Gloria Mehnert, Paralegal II  
Suzanne Plesnarski, Administrator of Regulatory Affairs Transactions  
Jeanette Nieves, Housing Program Assistant  
Barbara Dole, Program Support Assistant  
Lisa Callahan, Single Family Coordinator

OTHERS

PRESENT:

Kavin Mistry, AAG, Attorney General's Office  
Lisa LeBoeuf, Assistant Counsel, Governor's Authority Unit  
Leonard Labarbiera, Windells, Marx, Lane and Muttendorf  
Richard Fox, Hamilton Management Solutions /Hoboken Housing Authority

- \* Letter of February 23, 2016 designating Aimee Manocchio – Nason to represent John J. Hoffman, Attorney General
- \*\* Letter of February 11, 2016 designating Peter Simon to represent the State Treasurer, Ford M. Scudder
- \*\*\* Letter of January 25, 2017 designating Thomas Hunt to represent Richard J. Badolato, Commissioner, Department of Banking and Insurance
- \*\*\*\* Letter of November 12, 2015 designating Harry Reyes to represent Elizabeth Connelly, Acting Commissioner, Department of Human Services

March 2, 2017

Chairman Charles Richman read the following into the minutes:

**SUNSHINE ACT**

"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 February 23, 2017 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."

**APPROVAL OF MINUTES**

**APPROVAL OF THE PUBLIC SESSION MINUTES OF THE JANUARY 19, 2017 MEETING OF THE HMFA BOARD – ITEM 1A.**

*Thomas Hunt moved and Dorothy Blakeslee seconded.* 1. Approval of the Public Session Minutes of the January 19, 2017 meeting of the HMFA Board.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

**APPROVAL OF THE EXECUTIVE SESSION MINUTES OF THE JANUARY 19, 2017 MEETING OF THE HMFA BOARD – ITEM 1B.**

*Thomas Hunt moved and Harry Reyes seconded.* 1. Approval of the Executive Session Minutes of the January 19, 2017 meeting of the HMFA Board.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

**SINGLE FAMILY**

**CHOICE #13-10 – LOFTS AT LINCOLN PARK – APPROVAL TO EXTEND THE NOTE AND MORTGAGE MATURITY DATES – ITEM 2A**

*Peter Simon moved and Thomas Hunt seconded.* 1. Approval of an extension of the maturity date of the note for the project known as CHOICE # 13-10, Lofts at Lincoln Park to October 1, 2017. 2. Approval for the Executive Director, in consultation with the Attorney General’s Office, to take any action that is necessary to effectuate this transaction.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*  
*Nay- None*  
*Abstained- None*

**CHOICE #13-07 – F. BERG FACTORY CONDOMINIUMS – APPROVAL TO RELEASE THE LIEN ON THE COMMERCIAL PORTION OF THE PROJECT AND WAIVER OF CERTAIN 2013 GUIDELINES- ITEM 2B**

*Thomas Hunt moved and Dorothy Blakeslee seconded.* 1. Approval to release the Agency’s lien for the commercial portion of the project known as CHOICE #13-07, F. Berg Hat Factory Condominiums. 2. Approval to waive the portion of the CHOICE Guidelines regarding the reimbursement of CHOICE subsidy due to sales price increases. 3. Approval for the Executive Director, in consultation with the Attorney General’s Office, to take any action that is necessary to effectuate this transaction and authorization for the Executive Director, Deputy Executive Director, or any Agency Chief to execute any and all documents necessary to effectuate the above actions.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*  
*Nay- None*  
*Abstained- None*

**FORECLOSURE PREVENTION (HARDEST HIT FUNDS)**

**HOMESEEKER – APPROVAL OF AMENDMENTS TO THE PROGRAM GUIDELINES-  
ITEM 3A**

*Thomas Hunt moved and Aimee Manocchio Nason seconded.* 1. Approval of revisions to the New Jersey Home Seeker Down Payment Assistance Program Guidelines (“Guidelines”), attached to the Request for Action. 2. Authorization for the Executive Director 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.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes,  
Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

**DELINQUENT ASSETS**

**HMFA #01149- CAMDEN TOWNHOUSES – APPROVAL OF A MORTGAGE LOAN  
WORKOUT - ITEM 4A**

*Aimee Manocchio Nason moved and Dorothy Blakeslee seconded.* 1. Authorization for the New Jersey Housing and Mortgage Finance Agency to negotiate and execute a workout plan with Camden Townhouses Associates II, L.P. to satisfy its obligations under the Second Mortgage Loan Documents and implement the Workout Plan. 2. Authorization for the Executive Director, Deputy Executive Director, Chief Financial Officer, the Chief of Legal and Regulatory Affairs, or the Chief of Administration to execute any and all documents necessary to effectuate the above actions.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes,  
Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

**MULTI FAMILY- PHA –FRM**

**APPROVAL TO AMEND FRM- PHA GUIDELINES- ITEM 5A**

*Stanley Weeks moved and Harry Reyes seconded.* 1. Approval to amend the Fund for Restoration of Multi-Family Housing- Public Housing Authority Set-Aside (“FRM-PHA”) Guidelines for the Multifamily Programs and Lending as set forth in the Request for Action.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

**HMFA #03081- MONROE GARDENS – APPROVAL OF A PREDEVELOPMENT LOAN COMMITMENT - ITEM 5B.**

*Thomas Hunt moved and Dorothy Blakeslee seconded.* 1. Approval of a predevelopment loan commitment for an estimated \$49,000 in predevelopment financing from the Fund for Restoration of Multifamily Housing – Public Housing Authority Set-Aside Program (“FRM-PHA”) for a project known as Monroe Gardens HMFA #03081 pursuant to the FRM-PHA Program Guidelines. 2. Authorization for the Executive Director to add or delete any predevelopment items to this commitment and to reallocate surplus funds among items.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

**HMFA #03082- ANDREW JACKSON GARDENS – APPROVAL OF A PREDEVELOPMENT LOAN COMMITMENT - ITEM 5C.**

*Thomas Hunt moved and Harry Reyes seconded.* 1. Approval of a predevelopment loan commitment for an estimated \$497,000 in predevelopment financing from the Fund for Restoration of Multifamily Housing – Public Housing Authority Set-Aside Program (“FRM-PHA”) for a project known as Andrew Jackson Gardens, HMFA #03082 pursuant to the FRM-PHA Program Guidelines. 2. Authorization for the Executive Director to add or delete any predevelopment items to this commitment and to reallocate surplus funds among items.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

HMFA #03083- CHRISTOPHER COLUMBUS GARDENS – APPROVAL OF A PREDEVELOPMENT LOAN COMMITMENT - ITEM 5D.

*Harry Reyes moved and Thomas Hunt seconded.* 1. Approval of a predevelopment loan commitment for an estimated \$122,000 in predevelopment financing from the Fund for Restoration of Multifamily Housing – Public Housing Authority Set-Aside Program (“FRM-PHA”) for a project known as Christopher Columbus Gardens, HMFA #03083 pursuant to the FRM-PHA Program Guidelines. 2. Authorization for the Executive Director to add or delete any predevelopment items to this commitment and to reallocate surplus funds among items.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

HMFA #03078- ADAMS GARDENS – APPROVAL OF A PREDEVELOPMENT LOAN COMMITMENT - ITEM 5E.

*Stanley Weeks moved and Aimee Manocchio Nason seconded.* 1. Approval of a predevelopment loan commitment for an estimated \$81,000 in predevelopment financing from the Fund for Restoration of Multifamily Housing – Public Housing Authority Set-Aside Program (“FRM-PHA”) for a project known as Adams Gardens, HMFA #03078 pursuant to the FRM-PHA Program Guidelines. 2. Authorization for the Executive Director to add or delete any predevelopment items to this commitment and to reallocate surplus funds among items.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

HMFA #03079- HARRISON GARDENS – APPROVAL OF A PREDEVELOPMENT LOAN COMMITMENT - ITEM 5F.

*Harry Reyes moved and Dorothy Blakeslee seconded.* 1. Approval of a predevelopment loan commitment for an estimated \$257,000 in predevelopment financing from the Fund for Restoration of Multifamily Housing – Public Housing Authority Set-Aside Program (“FRM-PHA”) for a project known as Harrison Gardens, HMFA #03079 pursuant to the FRM-PHA Program Guidelines. 2. Authorization for the Executive Director to add or delete any predevelopment items to this commitment and to reallocate surplus funds among items.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

HMFA #02986- PECKS BEACH VILLAGE – APPROVAL OF A PREDEVELOPMENT LOAN COMMITMENT - ITEM 5G.

*Harry Reyes moved and Dorothy Blakeslee seconded.* 1. Approval of a predevelopment loan commitment for an amount not to exceed \$403,000 in predevelopment financing from the Fund for Restoration of Multifamily Housing – Public Housing Authority Set-Aside Program (“FRM-PHA”) for a project known as Pecks Beach Village, HMFA #02986 pursuant to the FRM-PHA Program Guidelines. 2. Authorization for the Executive Director to add or delete any predevelopment items to this commitment and to reallocate surplus funds among items.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

**MULTI FAMILY – FOUR PERCENT TAX CREDITS – CONDUIT**

HMFA #01149A- CAMDEN TOWNHOUSES – APPROVAL OF A FINANCING COMMITMENT - ITEM 6A.

*Thomas Hunt moved and Aimee Manocchio Nason seconded.* 1. Approval of a mortgage commitment for an estimated \$15,074,729 in construction only financing from the Conduit Bond Program for a project known as Camden Townhouses, HMFA #01149a upon the terms and conditions set forth in the Request for Action 2. Agency approval of the transfer of 100% ownership interest in the Project from Camden Townhouses Associates II, LP (the “Seller”), to Camden Associates 2016, LLC, (the “Buyer”). 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 Deed Restriction and Regulatory Agreement continuing the affordability and other requirements of the previous Agency first mortgage financing as applicable 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 – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

**MULTI FAMILY – FOUR PERCENT TAX CREDITS**

HMFA #03159- ROSA PARKS APARTMENTS - APPROVAL OF A DECLARATION OF INTENT - ITEM 7A.

*Aimee Manocchio Nason moved and Stanley Weeks seconded.* 1. 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 \$5,888,000 in construction and permanent financing for a project known as Rosa Parks Apartments, HMFA #03159 (the “Project”), upon the



terms and conditions set forth in the Request for Action. Approval of this "Declaration of Intent" will establish for tax purposes the eligibility of costs associated with pre-bond sale and development work on the Project. By this action, the Board expresses its present intent to issue bonds for this project, and declares its intent that the DOI be determined to be a declaration of official intent under Treas. Reg. ' 1.150-2 promulgated under the Internal Revenue Code of 1986, as amended. The ability of the Project to conform to the Agency's Multifamily Underwriting Guidelines and Financing Policy, as well as compliance with federal tax and other laws, has not yet been determined. This approval does not obligate the Agency to take any further action in connection with this Project, including any approval to allocate tax-exempt bond volume cap, to issue bonds or to provide first mortgage financing, gap financing or a tax credit allocation. This approval for a Declaration of Intent is not intended to give this Project any preference over any other project.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

### **MULTI-FAMILY – FOUR PERCENT TAX CREDITS - FRM 3B**

#### **HMFA # 03180 – WILLOWS AT WHITING – APPROVAL OF A MODIFICATION OF A RECOMMITMENT – ITEM 8A**

*Executive Director Marchetta stated that this action benefits the Developer. Due to the uncertain times with regard to the pricing of tax credits this structure helps to accelerate the tax credit process. However, this structure does require additional staff time because the tax form known as an 8609 must be issued for each apartment as opposed to one 8609 for the building. Mr. Marchetta stated that the Agency will consider increased fees for similar transactions in the future. Chairman Richman asked staff to estimate the additional staff time needed and to prepare a proposal to increase fees. HMFA Director Hudson-Murray advised the Board there is no increased risk to the Agency and that although the project will be formed as a condominium project it will be operated as a rental project.*

*Dorothy Blakeslee moved and Peter Simon seconded. 1. Approval of a modification of a recommitment for a project known as Willows at Whiting, HMFA #03180 (the "Project"), upon the terms and conditions set forth in the Request for Action. 2. Approval to authorize the Executive Director to execute any and all documents necessary to implement the above.*

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

## REGULATORY AFFAIRS

### HMFA #1190 – SUMMER HILL APARTMENTS – APPROVAL OF A TRANSFER OF OWNERSHIP AND ASSUMPTION OF AGENCY FINANCING - ITEM 9A.

*Thomas Hunt moved and Harry Reyes seconded.* 1. Board approval of the transfer of the ownership of Summer Hill, HMFA #1190 (“Project”) from Wayne Housing Limited Partnership to Summer Hill of Wayne, L.P. 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 purchase money mortgage that will be a third mortgage lien on the Project and land. 4. Waiver of the Portfolio Reserve Account payment required under N.J.A.C. 5:80-5.9(a)1. 5. Authorization for the Executive Director, the Deputy Executive Director, the Chief Financial Officer, the Chief of Administration, the Chief of Credit and Business Development, or the Chief of Legal and Regulatory Affairs (each, an “Authorized Officer”) to execute any and all documents necessary to effectuate the above actions.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

### DELEGATION OF AUTHORITY FOR THE EXECUTIVE DIRECTOR TO APPROVE AMENDMENTS TO EXISTING EASEMENTS AND THE MAKING OF NONDISTURBANCE AGREEMENTS - ITEM 9B.

*Thomas Hunt moved and Dorothy Blakeslee seconded.* 1. Delegation of authority for the Executive Director, the Deputy Executive Director, the Chief of Legal and Regulatory Affairs, the Chief Financial Officer, or the Chief of Administration to consent to the request of project owners for approval of modifications or amendments to existing easements that encumber Agency-financed projects. 2. Delegation of authority for the Executive Director, the Deputy Executive Director, the Chief of Legal and Regulatory Affairs, the Chief Financial Officer or the Chief of Administration to approve the making of or an amendment to a nondisturbance agreement between the Agency, as lender, and the project owner and/or easement beneficiary that provides for the continuation and nondisturbance of the easement upon a foreclosure of the Agency’s mortgage loan(s). 3. Authorization for the Executive Director, the Deputy Executive Director, the Chief of Legal and Regulatory Affairs, the Chief Financial Officer, or the Chief of Administration to execute any and all documents necessary to effectuate the above actions.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

*Abstained-*

HMFA #03097- THE PIERRE BUILDING - APPROVAL OF A FIVE YEAR MORTGAGE FORECLOSURE FORBEARANCE - ITEM 9C.

**ITEM 9C WAS PULLED FROM CONSIDERATION**

**CAPITAL MARKETS**

APPROVAL OF THE ASSIGNMENT AND TRANSFER OF CERTAIN REMARKETING AGREEMENTS - ITEM 10A.

*Chairman Richman asked how Merrill Lynch was chosen as the Remarketing Agent. HMFA Director Heath stated that the selection goes back in time to the original issuance of the bonds.*

*Thomas Hunt moved and Aimee Manocchio Nason seconded.* 1. Approval is requested for the New Jersey Housing and Mortgage Finance Agency's (the "Agency") consent to the assignment and transfer of certain Remarketing Agreements (the "Remarketing Agreements") with Merrill Lynch, Pierce, Fenner & Smith Incorporated ("Merrill Lynch") to BofAML Securities, Inc. ("BofAML") pertaining to the remarketing of certain of the Agency's Multi-Family Revenue Bonds and Single Family Housing Revenue Bonds currently outstanding in a variable rate mode. 2. Authorization and approval to enter into any and all documents necessary to effectuate the above action, including a Letter Agreement with Merrill Lynch and BofAML evidencing the Agency's consent to Merrill Lynch's assignment and transferring of the Remarketing Agreements to BofAML (the "Letter Agreement"), all in consultation with the Attorney General's Office.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

HMFA #1388A – WHITLOCK MILLS – APPROVAL TO MAKE AND FUND A PREVIOUSLY COMMITTED SUBORDINATE MORTGAGE LOAN - ITEM 10B.

*Thomas Hunt moved and Harry Reyes seconded.* 1. Approval is requested to make and fund a previously committed subordinate mortgage loan to Whitlock Mills, HMFA #1388A (the "Project") directly from the Agency's Multi-Family Housing Bond Resolution adopted on August 17, 1995 (the "1995 Multi-Family Resolution") in an amount not to exceed \$8,000,000.

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*

*Nay- None*

*Abstained- None*

## **OTHER BUSINESS**

*HMFA Executive Director Marchetta advised the Board that the Agency recently hosted a foreclosure prevention event in Trenton where approximately 35 homeowners were assisted. He stated that there is another event scheduled for April in Paulsboro to provide foreclosure prevention assistance and to introduce the Agency's new Down Payment Program. He also stated that staff was gearing up for the nine percent tax credit round. A workshop was held last month and applications are due May 2<sup>nd</sup>. There will be approximately \$29 million available in tax credits. Lastly he mentioned Board Member Monsignor Linder's recently published book.*

## **MOTION TO ADJOURN**

*Thomas Hunt moved and Harry Reyes seconded a motion to adjourn at 10:42 a.m.*

*Aye – Charles Richman, Aimee Manocchio-Nason, Peter Simon, Thomas Hunt, Harry Reyes, Stanley Weeks, Dorothy Blakeslee*



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

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

JOHN J. HOFFMAN  
Acting Attorney General

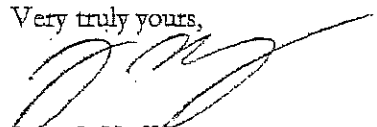
February 23, 2016

Charles A. Richman, Chairman  
New Jersey Housing and  
Mortgage Finance Agency  
637 South Clinton Avenue  
P.O. Box 18550  
Trenton, New Jersey 08650-2085

Dear Chairman Richtman:

I hereby designate Susan K. Fischer, Assistant Attorney General, to represent me in my absence at the meetings of the New Jersey Housing and Mortgage Finance Agency. In the event of AAG Fischer's absence, Aimee Manocchio Nason, Deputy Attorney General, is authorized to vote in my stead and to otherwise act on my behalf. In the event of the absence of both AAG Fischer and DAG Manocchio Nason, Kavin K. Mistry, Assistant Attorney General, is authorized to vote in my stead and to otherwise act on my behalf.

Very truly yours,

  
John J. Hoffman  
Acting Attorney General

c: Secretary of State  
Anthony Marchetta, Executive Director, NJHMFA  
Susan K. Fischer, Assistant Attorney General  
Kavin K. Mistry, Assistant Attorney General  
Aimee Manocchio Nason, Deputy Attorney General





**State of New Jersey**  
**Office of the State Treasurer**  
**PO BOX 002**  
**TRENTON NJ 08625-0002**

**CHRIS CHRISTIE**  
*Governor*  
**Kim Guadagno**  
*Lt. Governor*

**Ford M. Scudder**  
*Acting State Treasurer*

February 11, 2016

Anthony L. Marchetta, Executive Director  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650

Dear Mr. Marchetta:

I hereby designate Peter Simon, Department of Treasury to act as my permanent designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency. Robert Shaughnessy, Department of Treasury will serve as back-up should Peter not be available to attend.

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Sincerely,

A handwritten signature in black ink that reads "Ford M. Scudder".

Ford M. Scudder  
Acting State Treasurer



**State of New Jersey**

DEPARTMENT OF BANKING AND INSURANCE

OFFICE OF THE COMMISSIONER

PO Box 325

TRENTON, NJ 08625-0325

TEL (609) 292-7272

CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lt. Governor*

RICHARD J. BADOLATO  
*Commissioner*

January 25, 2017

Anthony L. Marchetta, Executive Director  
NJ Housing Mortgage and Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650

**Re: Board Meeting Designee**

Dear Mr. Marchetta:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Thomas M. Hunt, Assistant Division Director, Office of Consumer Finance, Division of Banking.

If you have any questions, please do not hesitate to call Mr. Hunt at (609) 292-7272, extension 50223.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard J. Badolato".

Richard J. Badolato  
Commissioner

RJB:AMR

cc: Thomas M. Hunt, Assistant Division Director, Office of Consumer Finance,  
Division of Banking



State of New Jersey  
DEPARTMENT OF HUMAN SERVICES  
PO BOX 700  
TRENTON, NJ 08625-0700

CHRIS CHRISTIE  
GOVERNOR

KIM GUADAGNO  
Lt. Governor

ELIZABETH CONNOLLY  
ACTING COMMISSIONER

July 13, 2016

Anthony Marchetta, Executive Director  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
Trenton, NJ 08650-2085

Dear Mr. Marchetta:

Please be advised that Harry Reyes, Acting Assistant Director, Office of Treatment and Recovery Support, Division of Mental Health and Addiction Services, will be the Department's representative for board meetings of the New Jersey Housing and Mortgage Finance Agency. In his absence, Cathy Boland will be his designee and will have full authority to represent and take action on matters related to the Department of Human Services.

We appreciate the opportunity to participate in meetings of the HMFA Board and look forward to continuing to promote affordable housing needs for our citizens.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Connolly".

Elizabeth Connolly  
Acting Commissioner

EC:3  
c: Valerie L. Mielke  
Harry Reyes  
Cathy Boland