

**MINUTES OF THE 459<sup>TH</sup> BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**SPECIAL TELECONFERENCE**

**August 21, 2019**

- MEMBERS:**
- 
- \* Robert Long (representing Lt. Governor Sheila Y. Oliver, Commissioner, DCA)
  - \*\* Kavin Mistry, Deputy Attorney General, (representing Gurbir S. Grewal, Attorney General)
  - \*\*\* Robert Shaughnessy, Assistant Deputy Director, Department of Treasury (representing Elizabeth Maher Muoio, State Treasurer)
  - \*\*\*\* Thomas Hunt, Assistant Director of the Office of Consumer Finance, Department of Banking and Insurance (representing Marlene Caride, Commissioner, Department of Banking and Insurance)
  - \*\*\*\*\* Sarah Adelman, Deputy Commissioner (representing Carole Johnson, Commissioner, Department of Human Services)

Stanley Weeks

**HMFA STAFF  
PRESENT:**

Charles A Richman, Executive Director  
Deb Urban, Chief of Legal and Regulatory Affairs  
John Murray, Chief Financial Officer  
Katherine Brennan, Chief of Staff  
Laura Shea, Chief of Programs  
Jourdan Campbell, Communications Analyst  
Jeanette Nieves, Executive Board Secretary  
Jim Peasco, Senior Legal Research Analyst II  
Darryl Applegate, Director of Regulatory Affairs  
Carmen Santiago, Assistant Director of Property Management  
Kimberly Sked, Senior Compliance Officer

OTHERS  
PRESENT:

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

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- \* Letter of February 20, 2018 designating Robert Long to represent Lt. Governor Sheila Y. Oliver, Commissioner
- \*\* Letter of February 23, 2016 designating Kavin Mistry to represent Gurbir S. Grewal, Attorney General
- \*\*\* Letter of February 23, 2018 designating Robert Shaughnessy to represent the Acting State Treasurer, Elizabeth Maher Muoio
- \*\*\*\* Letter of January 24, 2018 designating Thomas Hunt to represent Marlene Caride, Commissioner, Department of Banking and Insurance
- \*\*\*\*\* Letter of May 17, 2019 designating Sarah Adelman to represent Carole Johnson, Commissioner, Department of Human Services

August 21, 2018

Robert Long, Deputy Commissioner 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 August 13, 2019 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."

**REGULATORY AFFAIRS**

**APPROVAL OF THE ADOPTION OF AMENDMENTS TO THE QUALIFIED ALLOCATION PLAN TO CODIFY AS500 LEGISLATION- ITEM 1A**

*Thomas Hunt moved and Robert Shaughnessy seconded.* Approval of the adoption of amendments at N.J.A.C. 5:80-33.9(b) and 33.12(a) in substantially the form attached hereto to codify legislation sometimes known as A500 into the Low Income Housing Tax Credit Qualified Allocation Plan (QAP).  
2. Approval of the summaries and responses to public comments to the above amendment substantially in the form attached hereto in the New Jersey Register.

*Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Stanley Weeks, Sarah Adelman*

*Nay – None*

*Abstained- None*

**EXECUTIVE SESSION**

RESOLUTION OF THE NEW JERSEY HOUSING AND MORTGAGE  
FINANCE AGENCY REGARDING APPROVAL TO ENTER INTO  
EXECUTIVE SESSION

WHEREAS, on August 21, 2019, a meeting of the Members of the New Jersey Housing and Mortgage Finance Agency was held; and

WHEREAS, the Members were asked to adopt a resolution regarding approval of a motion to adjourn to Executive Session.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY AS FOLLOWS:

WHEREAS, pursuant to N.J.S.A. 10:4-12 and 10:4-13 of the Open Public Meetings Act, the Agency intends to obtain legal advice regarding litigation involving Jasontown II v. NJHMFA, HMFA #218.

NOW, THEREFORE, be it resolved by the Members of the New Jersey Housing and Mortgage Finance Agency as follows:

1. A closed session shall be held by the Agency for the purposes set forth above.
2. The discussions undertaken at the closed session will be disclosed when the need for confidentiality no longer exists.

*Stanley Weeks moved and Thomas Hunt seconded a motion to enter into Executive Session at 3:06 pm.*

*Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Stanley Weeks, Sarah Adelman*

*Nay – None*

*Abstained- None*

**RECONVENE TO PUBLIC SESSION**

*Thomas Hunt moved and Robert Shaughnessy seconded a motion to Reconvene to Public Session at 3:14 p.m.*

*Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Stanley Weeks, Sarah Adelman  
Nay – None  
Abstained- None*

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**HMFA #218 JASONTOWN II LP V. NJHMFA– ITEM 11A**

*Robert Shaughnessy moved and Thomas Hunt seconded. 1. Adoption of a Final Agency Decision and Order in the above-referenced matters substantially in form and content as attached hereto, as discussed in executive session.*

*Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Stanley Weeks, Sarah Adelman  
Nay – None  
Abstained- None*

**MOTION TO ADJOURN**

*Thomas Hunt moved and Kavin Mistry seconded a motion to adjourn at 3:18 p.m.*

*Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Stanley Weeks, Sarah Adelman  
Nay – None  
Abstained- None*



State of New Jersey  
DEPARTMENT OF COMMUNITY AFFAIRS  
101 SOUTH BROAD STREET  
PO Box 800  
TRENTON, NJ 08625-0800  
(609) 292-6420

PHILIP D. MURPHY  
*Governor*

LT. GOVERNOR SHEILA Y. OLIVER  
*Commissioner*

February 20, 2018

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

Dear Acting Executive Director Lovas:

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

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

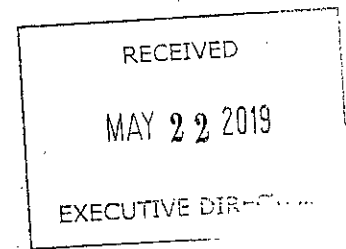
Sincerely,

Lt. Governor Sheila Y. Oliver  
Commissioner





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



PHILIP D. MURPHY  
Governor

Carole Johnson  
Commissioner

Sheila Y. Oliver  
Lt. Governor

May 17, 2019

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

Dear Mr. Richman,

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

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

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

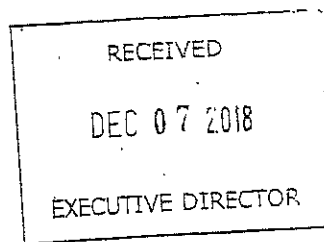
Please let me know if you have any questions or need further information. Thank you.

Sincerely,

Carole Johnson  
Commissioner

CJ/lk

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



PHILIP D. MURPHY  
*Governor*

SHEILA Y. OLIVER  
*Lt. Governor*

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

GURBIR S. GREWAL  
*Attorney General*

December 4, 2018

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

Dear Lieutenant Governor Oliver:

I am writing to appoint my designee to serve on the board of the New Jersey Housing and Mortgage Finance Agency (the "Agency").

I hereby appoint Susan K. Fischer, Assistant Attorney General as my designee to serve on the board of the Agency. AAG Fischer is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of AAG Fischer's absence, Aimee Manocchio Nason, Deputy Attorney General is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of the absence of AAG Fischer and DAG Manocchio Nason, Kavin K. Mistry, Assistant Attorney General & Deputy Director, Division of Law is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf.

Sincerely,

Gurbir S. Grewal  
Attorney General

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







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

**PHILIP D. MURPHY**  
*Governor*  
Sheila Y. Oliver  
*Lt. Governor*

**Elizabeth Maher Muoio**  
*Acting State Treasurer*

January 19, 2018

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

Dear Acting Executive Director Lovas:

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

Sincerely,

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

Elizabeth Maher Muoio  
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

PHIL MURPHY  
Governor

SHERA OLIVER  
Lt. Governor

MARLENE CARIDE  
Acting Commissioner

January 24, 2018

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

Re: NJ HMFA Board Meeting Designee

Dear Ms. Lovas:

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, Ext. 50223.

Very truly yours,

Marlene Caride  
Acting Commissioner

cc:

Patrick Mullen, Director of Banking  
Thomas M. Hunt, Assistant Division Director, Office of Consumer Finance,  
Division of Banking