

**MINUTES OF THE 441st BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

FEBRUARY 22, 2018

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

Dorothy Blakeslee
Stanley Weeks

OFFICIALS
PRESENT:

Charles A Richman, Executive Director
Claudia Lovas, Deputy Executive Director
Deb Urban, Chief of Legal and Regulatory Affairs
Donna Rendeiro, Chief of Administration
John Murray, Chief Financial Officer
Katherine Brennan, Chief of Staff
Laura Shea, Senior Programs Director
Michael Floyd, Chief of Property Management and Technical Services
Francis Thomas, Director of Contract Administration
Catherine Bernard, Assistant Director of MF Program Funding
Tanya Hudson-Murray, Director of MF Program Funding
Donna Spencer, Multifamily Loan Manager
Amy Palmer, Program Outreach Manager
Darryl Applegate, Director of Regulatory Affairs
Gloria Mehnert, Paralegal III
Suzanne Plesnarski, Manager of Regulatory Affairs
Joel Finkelstein, Legal Research Analyst II
Yirgu Wolde, Director of Supportive Housing and Special Needs
Julian Fowler, Manager of Supportive Housing and Special Needs
Yadira Simmons, Assistant Director of Loan Closings
Jennifer Linett, Director of Loan Closings
Kimberly Sked, Senior Compliance Officer
Joseph Heath, Director of Capital Markets and Board Compliance

Michael Acciani, Credit Officer II
Chalyn Toon, Credit Officer II
Nancy Kearny, Marketing and Communications Copywriter
Laura Swartz, Credit Officer II
Natasha Encarnacion, Assistant Director of Programs
Katone Glover, Assistant Director of Servicing
Anne Hamlin, Director of Tax Credit Services
Danielle Esser, Manager of Policy and Legislative Affairs
Jeanette Nieves, Executive Board Secretary

OTHERS

PRESENT:

Robert Purcell, Attorney General's Office
Craig Ambrose, Assistant Counsel, Governor's Authority Unit
Debbie Slivinsta, Public
Tim Egan, Citigroup
Lenny Labarbiera, Windels, Marx, Lane and Mittendorf
Eileen Henderson, Center for Family Services
Tom Clark, Homeless Solutions

- * Letter of February 20, 2018 designating Robert Long to represent Lt. Governor Sheila Y. Oliver, Commissioner, DCA
- ** Letter of February 23, 2016 designating Kavin Mistry to represent the Attorney General
- *** Letter of January 19, 2018 designating Robert Shaughnessy to represent the State Treasurer, Elizabeth Maher Muoio
- **** Letter of January 24, 2018 designating Thomas Hunt to represent Marlene Caride, Acting Commissioner, Department of Banking and Insurance
- ***** Letter of February 22, 2018 designating Elizabeth Connolly to represent Carole Johnson, Acting Commissioner, Department of Human Services

February 22, 2018

Deputy Commissioner Robert Long 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 13, 2018 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 12, 2018 MEETING OF THE HMFA BOARD – ITEM 1A.

Thomas Hunt moved and Stanley Weeks seconded approval of the Public Session Minutes of the January 12, 2018 meeting of the HMFA Board.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

APPROVAL OF THE PUBLIC SESSION MINUTES OF THE JANUARY 25, 2018 MEETING OF THE HMFA BOARD – ITEM 1B.

Thomas Hunt moved and Dorothy Blakeslee seconded approval of the Public Session Minutes of the January 25, 2018 meeting of the HMFA Board.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

SPECIAL NEEDS PROGRAMS

HMFA #03302/DDHP#39 – JASON CAMBRIDGE SUPPORTIVE HOUSING – APPROVAL OF A FINANCING COMMITMENT – ITEM 2A

Thomas Hunt moved and Stanley Weeks seconded approval of a mortgage commitment for an estimated \$500,000 in construction and permanent financing from the New Jersey Community Housing Demonstration Program

component of Developmental Disabilities Housing Program (“DDHP”) fund or any other funds available to the Agency, for a project known as Jackson Cambridge Supportive Housing, HMFA #03302, DDHP #39 (the “Project”), upon the terms and conditions set forth in the Request for Action.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

HMFA #03299/SNHTF #337 – ABBETT LINCOLN SUPPORTIVE HOUSING– APPROVAL OF A FINANCING COMMITMENT – ITEM 2B

Dorothy Blakeslee moved and Thomas Hunt seconded approval of a mortgage loan commitment for an estimated \$300,000 in permanent financing from the Special Needs Housing Trust Fund (SNHTF) Program for a project known as Abnett Lincoln Supportive Housing, HMFA #03299, SNHTF #337 pursuant to the SNHTF Program Guidelines.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

HMFA #02860/ SNHTF #48 – PATSY’S WAY (AKA CAPE MAY POINT)– APPROVAL OF A FINANCING RECOMMITMENT – ITEM 2C

Dorothy Blakeslee moved and Thomas Hunt seconded approval of a subsidy mortgage loan recommitment for an estimated \$1,148,000 in construction and permanent financing from the Sandy Special Needs Housing Fund-Community Development Block Grant Program (“SSNHF-CDBG”) for a project known as Patsy’s Way, HMFA#02860 SSNHF#48 (the “Project”), upon the terms and conditions set forth in the Request for Action.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

HMFA #02095/ DYFS #3 / SNHTF #21 – CAMDEN DREAMS – APPROVAL OF A FINANCING COMMITMENT – ITEM 2D

Dorothy Blakeslee moved and Robert Shaughnessy seconded approval of a mortgage commitment for an estimated \$125,269 in permanent financing from the New Jersey Community Housing Demonstration Program component of Division of Youth and Family Services Housing Program fund for the project known as Camden Dreams, HMFA #02095/DYFS#3/SNHTF#21.

Eileen Henderson, Chief Operating Officer of the Center for Family Services addressed the Board. Ms. Henderson thanked the Board for their support, and commended Agency staff for their assistance and expertise.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

HMFA #03272/ SNHTF #329 – THE PLACE AT PLAINSBORO– APPROVAL OF A FINANCING RECOMMITMENT – ITEM 2E

Robert Shaughnessy moved and Thomas Hunt seconded. 1. Approval of a mortgage recommitment for an estimated \$3,550,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as The Place at Plainsboro, HMFA #03272 (the “Project”), upon the terms and conditions set forth in the Request for Action. 2. Approval of a mortgage recommitment in permanent only financing for an estimated amount of \$100,000 from the Special Needs Housing Trust Fund (“SNHTF”) for a project known as The Place at Plainsboro, SNHTF #329 (the “Project”), upon the terms and conditions set forth in the Request for Action.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

SINGLE FAMILY

PARTICIPATING LENDERS GUIDE - APPROVAL OF AMENDMENTS– ITEM 3A

Thomas Hunt moved and Stanley Weeks seconded. 1. Approval of revisions to the Mortgage Program Policy and Procedures for Participating Lenders (the “Lender’s Guide”) to comply with FHA, VA and USDA Requirements. 2. Authorization for the Executive Director to approve amendments to correct errors in or clarify the Participating Lender’s Guide, so long as such amendments do not result in a change in policy or implementation of the documents as currently approved. Specifically, the Executive Director would be authorized to approve corrections in spelling, punctuation, and misnumbering. Any amendments that would change the underlying policy or implementation of the Lender’s Guide from the form in which it is now approved shall remain subject to Agency Board approval.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

US TREASURY HARDEST HIT FUND – APPROVAL TO ACCEPT ADDITIONAL FUNDING – ITEM 3B

Thomas Hunt moved and Stanley Weeks seconded. 1. Approval to accept additional Hardest Hit Funds awarded by the U.S. Treasury Department in the amount of \$378,092. 2. Approval to allocate additional Hardest Hit Funds to the New Jersey HomeSeeker Program in the amount of \$378,092. 3. Approval of revisions to the New Jersey HomeSeeker Guidelines for the Hardest Hit Fund (“Guidelines”) in the form attached to the Request for Action. 4. 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. Specifically, the Executive Director would be authorized to approve corrections in spelling, punctuation, and misnumbering. 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 – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks
Nay – None
Abstained- None

MULTI-FAMILY – CHOICE

CHOICE #13-01– LEEWOOD RENAISSANCE AT FRANKLIN PHASES D1, D2, AND C1 - APPROVAL OF A MODIFICATION TO THE DECEMBER 14, 2017 BOARD MEETING –ITEM 4A

Robert Shaughnessy moved and Dorothy Blakeslee seconded. Approval of a modification to the December 14, 2017 board action approving the final 18-month extension of the note and mortgage maturity dates for the project known as CHOICE #13-01, Leewood Renaissance at Franklin, Phases D1, D2, and C1 (the “Project”), to July 30, 2019.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks
Nay – None
Abstained- None

MULTI-FAMILY – FOUR PERCENT TAX CREDITS – CONDUIT

HMFA #03323 – ZION TOWERS - APPROVAL OF A DECLARATION OF INTENT –ITEM 5A

THIS ITEM HAS BEEN PULLED

HMFA #03268 – WEMROCK SENIOR HOUSING – APPROVAL OF A FINANCING RECOMMITMENT – ITEM 5B

Dorothy Blakeslee moved and Thomas Hunt seconded. 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 \$10,773,000 in permanent only financing for a project known as Wemrock Senior Living, HMFA #03268 (the “Project”), upon the terms and conditions set forth in the Request for Action.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks
Nay – None
Abstained- None

MULTI-FAMILY – NINE PERCENT TAX CREDITS

HMFA #03263– JACOB’S LANDING PHASE II - APPROVAL OF A DECLARATION OF INTENT –ITEM 6A

Robert Shaughnessy moved and Thomas Hunt seconded approval of a mortgage recommitment for an estimated \$11,067,000 in construction and permanent financing from the Agency Revenue Bond Financing Program for a project known as Jacob’s Landing Phase II, HMFA #03263 (the “Project”), upon the terms and conditions set forth in the Request for Action.

*Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks
Nay – None
Abstained- None*

REGULATORY AFFAIRS

HMFA #206 – PAULUS HOOK – APPROVAL OF A TRANSFER OF CO MANAGING MEMBER INTEREST –ITEM 7A

Thomas Hunt moved and Dorothy Blakeslee seconded. 1. Approval of the transfer of the 50% co-managing member interest held by Paulus Hook NYAH II Holdings LLC (the “Seller”) in PH Residential LLC, the sole owner of PH Residential Owner LLC, the owner of the Paulus Hook project, HMFA #206. 2. Waiver of the Portfolio Reserve Account payment required under N.J.A.C. 5:80-5.9(a)1. 3. Authorization for the Executive Director, the Deputy Executor Director, the Chief Financial Officer, Chief of Administration, or the Chief of Legal and Regulatory Affairs to execute any and all documents necessary to effectuate the above actions.

*Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks
Nay – None
Abstained- None*

HMFA #1107 – TELEPHONE HEIGHTS – APPROVAL OF A SALE OF PROJECT AND PREPAYMENT – ITEM 7B

Dorothy Blakeslee moved and Thomas Hunt seconded. 1. Board approval of the transfer of the ownership of Telephone Heights, HMFA #1107 (“Project”) from Telephone Heights Urban Renewal Associates, L.P. to Telephone Heights Preservation Urban Renewal Associates, L.P (the “Buyer”). 2. Approval to prepay the Agency’s existing First Mortgage Loan on the Project. 3. Approval of a waiver of the requirement to pay all supplemental financing provided to the Project by the Agency in accordance with N.J.A.C. 5:80-5.10(b)4 and the modification of the terms of the Affordable Housing Program loan provided by the Agency. 4. Approval of the assignment and assumption of the existing Affordable Housing Program loan by the Buyer of the Project and any applicable amendment of the loan documents. 5. Waiver of the Portfolio Reserve Account payment required under

N.J.A.C. 5:80-5.9(a) 1. 6. Authorization for the Executive Director, the Deputy Executor 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 – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

HMFA #009 – UNIVERSITY COURT – APPROVAL OF AMENDMENTS TO BY-LAWS –ITEM 7C

Thomas Hunt moved and Stanley Weeks seconded. Approval of amendments to the by-laws of the University Court Cooperative as follows: 1. Amendment of Article II of the Cooperative’s By-laws to reflect that the quorum required to conduct the Project’s affairs at a duly-called meeting shall be reduced from fifty percent (50%) of all shareholders to twenty- five percent (25%) of all shareholders. 2. Amendment of Article IX of the Cooperative’s By-laws to reflect that further amendment may be rendered at any duly called shareholders’ meeting by an affirmative vote of not less than twenty-five percent (25%) of the total number of shareholders, as opposed to requiring an absolute majority. 3. Authorization for the Executive Director, the Deputy Executive Director, the Chief Financial Officer, the Chief of Administration, or the Chief of Legal and Regulatory Affairs to execute any and all documents necessary to effectuate the above actions.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

FINANCE

APPROVAL OF AN EXTENSION OF THE AUDITOR’S CONTRACT FOR YEAR ENDING DECEMBER 31, 2018 –ITEM 8A

Thomas Hunt, a member of the Finance and Audit committee read the following into the minutes:

The Agency staff provided a detailed explanation of the reasoning for the extension of the contract of Clifton Larson Allen as the independent auditor to the Finance and Audit Subcommittee on February 13, 2018. The original approval of the contract gave the Agency the ability to extend the term of the contract for two – one year extensions. The subcommittee members in attendance were the Deputy Commissioner Robert Long, Robert Shaughnessy representing the Acting State Treasurer Elizabeth Maher Muoio, Dorothy Blakeslee and I represented Acting Commissioner Marlene Caride. As a member of the Finance and Audit Subcommittee I recommend approval of a one year extension of the contract with Clifton Allen Larson.

Dorothy Blakeslee moved and Robert Shaughnessy seconded. Authorization to exercise the first one (1) year option to extend the term of Clifton Larson Allen as the Agency's independent certified public accounting firm to perform the annual financial audit of the Agency and other auditing and related services for the fiscal year ended December 31, 2018.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

TAX CREDIT

APPROVAL FOR THE TAX CREDIT COMMITTEE TO WAIVE N.J.A.C. 5 :80-33 (A) (1)(V) FOR 9% 2017 PROJECTS APPLYING FOR HARDSHIP CREDITS EXCLUSIVELY DUE TO A DECREASE IN EQUITY PRICING –ITEM 9A

Dorothy Blakeslee moved and Thomas Hunt seconded. Approval for the Tax Credit Committee to waive the requirement that a developer defer 50% of the developer fee as set forth at N.J.A.C. 5:80-33.13(a)(1)(v) for 9% projects awarded in 2017 that apply for hardship credits exclusively due to a decrease in equity pricing.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

CAPITAL MARKETS

APPROVAL OF CONDUIT BOND TRUSTEE –ITEM 10A

Stanley Weeks moved and Robert Shaughnessy seconded Approval of the appointment of U.S. Bank National Association as Trustee and/or Fiscal Agent for the Agency's Multi-Family Conduit Bond Program.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

CONTRACT ADMINISTRATION

AUTHORIZATION TO ENTER INTO A TEAMING AGREEMENT –ITEM 11A

Thomas Hunt moved and Dorothy Blakeslee seconded. 1. Authorization for the New Jersey Housing and Mortgage Finance Agency (the "Agency") to enter into the Teaming Agreement by and between the Agency and the New York State Housing Trust Fund Corporation (the "NYHTFC"), for the purpose of collectively evaluating the feasibility of submitting a proposal as a collective response to an anticipated solicitation by the U.S. Department of Housing and Urban Development ("HUD") to procure Housing Assistance Payment Contract Regional Support Services ("HAPRSS") services for Project-Based, Section 8 Housing Assistance Payment Contracts ("Section 8

PBCA Services”) for the HUD-defined sub-region comprising New York and New Jersey. 2. Authorization for the Agency to expend an amount not to exceed \$40,000 in Agency General Funds for expenses incurred by the Agency pursuant to the Teaming Agreement. 3. Authorization for the Executive Director, the Deputy Executive Director, the Senior Director of Program or the Chief of Legal and Regulatory Affairs to take any and all actions necessary and to execute any and all documents necessary to effectuate the terms of the Teaming Agreement. 4. Authorization for the Executive Director or the Deputy Executive Director, in consultation with the Office of the Attorney General and Special Counsel to the Agency (“Special Counsel”), to approve any amendments to the Teaming Agreement, so long as the amendments do not result in the incurrence of additional financial liability by the Agency.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

OTHER BUSINESS

URBAN BLIGHT REDUCTION PROGRAM - APPROVAL OF AMENDMENTS TO THE PROGRAM GUIDELINES –ITEM 12A

Thomas Hunt moved and Stanley Weeks seconded. 1. Approval of revisions to the Guidelines for the Urban Blight Reduction Pilot Program (“Program Guidelines”) in the form as attached to the Request for Action. 2. Authorization for the Executive Director and Deputy Executive Director to approve amendments to correct errors in or clarify the Program Guidelines, so long as such amendments do not result in a change in policy or implementation of the Program Guidelines as currently approved. Any amendments that would change the underlying policy or implementation of the Program Guidelines from the form in which it is now presented shall remain subject to Agency Board approval.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, Stanley Weeks

Nay – None

Abstained- None

Executive Director Richman addressed the Board to provide an update of Agency activity. Mr. Richman stated that the Agency has requested an allocation of \$500 million in volume cap from the State Treasurer to cover the existing multifamily pipeline of projects. Mr. Richman also stated that Treasury has approved a carry forward of \$430 in 2017 volume cap. Mr. Richman further stated that next week, the Agency will formally announce the 2018 Low Income Housing Tax Credit round with an application deadline in July 2018. Awards for the 2018 round will be announced in November 2018. He also stated that Agency staff will begin working on revisions to the Qualified Allocation Plan (QAP) with the goal of submitting the revisions to the Agency Board for approval at the August 2018 meeting. Mr. Richman also advised the Board that the Agency will issue \$50 million in single family mortgage revenue bonds in the second quarter of 2018. The bond proceeds will finance approximately 250 mortgages for first time and urban homebuyers. Lastly, Mr. Richman advised that he will be asking Agency staff to present information regarding processes and procedures for reviewing applications to the Board at future meetings.

A schedule will be established to allow various divisions to present pertinent information to the Board to help establish a better understanding of how the Agency evaluates and approves projects to be presented to the Board.

MOTION TO ADJOURN

Kavin Mistry moved and Thomas Hunt seconded a motion to adjourn at 10:45 a.m.

Aye – Robert Long, Kavin Mistry, Robert Shaughnessy, Thomas Hunt, Dorothy Blakeslee, Elizabeth Connolly, 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

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
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

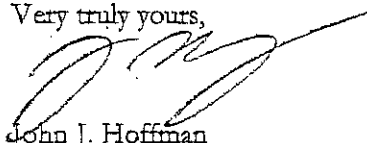
February 23, 2016

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 Richman:

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

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

SHEILA 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.

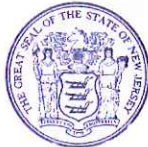
Very truly yours,

A handwritten signature in cursive script that reads "M. Caride".

Marlene Caride
Acting Commissioner

cc:

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



State of New Jersey
Department of Human Services

P.O. BOX 700
TRENTON NJ 08625-0700

PHILIP D. MURPHY
Governor

Carole Johnson
Acting Commissioner

Sheila Y. Oliver
Lt. Governor

February 22, 2018

Claudia Lovas
Acting Executive Director & Programs Chief
New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
P.O. Box 18550
Trenton, NJ 08650-2085

Dear Ms. Lovas,

Please be advised that I have designated Elizabeth Connolly as my representative on the New Jersey Housing and Mortgage Finance Agency Board. Below is her contact information:

Elizabeth Connolly
Special Advisor to the Commissioner
PO Box 700
Trenton, NJ 08625-0700
609-292-3717 – office
Elizabeth.Connolly@DHS.State.NJ.US

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

Sincerely,



Carole Johnson
Acting Commissioner

CJ/lk

c: Lt. Governor Sheila Y. Oliver
Scarlett Rajski
Elizabeth Connolly