

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
457th BOARD MEETING
July 11, 2019
637 South Clinton Avenue
Trenton, NJ 08650-2085

PUBLIC SESSION

NOTICE OF PUBLIC MEETING

ROLL CALL

1. **APPROVAL OF MINUTES**

- 1a. Approval of the Public Session Minutes of the May 22, 2019 Special Teleconference Meeting of the HMFA Board
- 1b. Approval of the Public Session Minutes of the May 30, 2019 Meeting of the HMFA Board

MULTI FAMILY

- 2a. HMFA #03168/MFP #20 – Allenwood Terrace Apartments – *Location : Wall Township, Monmouth County, Developer : The Richman Group* – Approval of a Mortgage Modification

3. **MULTI FAMILY – SUPPORTIVE HOUSING**

- 3a. HMFA # 03362/ SNHTF #505 – Madison Street Supportive Housing – *Location : Newton, Sussex County, Developer : Nouvelle, LLC.* – Approval of a Mortgage Financing Commitment

4. **MULTI FAMILY –NINE PERCENT - CONDITIONAL COMMITMENT**

- 4a. HMFA # 03344A – Gerard’s Riverview – *Location: Bordentown Township, Burlington County, Developer : VOADV Property, Inc.* – Approval of a Conditional Mortgage Financing Commitment

5. **MULTI FAMILY – NINE PERCENT TAX CREDIT**

- 5a. HMFA # 03341 – Evesham Senior Apartments – *Location : Evesham, Burlington County, Developer : Walters Cornerstone Development LLC* – Approval of a Mortgage Financing Recommitment

6. **MULTI FAMILY- FOUR PERCENT TAX CREDIT- CONDUIT**

- 6a. HMFA # 03255 – Greater Englewood Apartments – *Location : Englewood, Bergen County, Developer : Vitus Development IV, LLC* – Approval of a Mortgage Financing Commitment
- 6b. HMFA # 03342A – Baldwin Oaks – *Location : Parsippany, Morris County, Developer : OHAS Baldwin Oaks Developer, LLC.* – Approval of a Declaration of Intent

6c. HMFA #03387 – Post Road Garden Apartments - *Location : Bayonne, Hudson County, Developer : PF Development, LLC.* – Approval of a Declaration of Intent

7. REGULATORY AFFAIRS

7a. Approval of the Adoption of Amendments to the Prepayment Rules N.J.A.C. 5 :80-5.10

7b. Approval of the Adoption of Amendments to the Certification and Recertification of Income Rules N.J.A.C. 5 :80 – 20.2 through 20.7 and 20.9

7c. HMFA # 433 – Allen Young Apartments – Approval of a waiver of N.J.A.C 5:80-5.4(e)

8. CAPITAL MARKETS

8a. HMFA # 03369 – Franklin Square Village – Approval of Conduit Bond Documents

8b. HMFA # 03270 – Peter J. McGuire Gardens Preservation Project – Approval of Conduit Bond Documents

9. DELINQUENT ASSETS

9a. CHOICE # 13-01 – Leewood Renaissance at Franklin – Approval of a Mortgage Extension

9b. HMFA #1321 – Tamarack Station Apartments – Approval of an Extension to the Forbearance Period

OTHER BUSINESS

10. EXECUTIVE SESSION

CWA 1032 Professional Unit Union Contract
CWA 1032 Administrative/Clerical Unit Union Contract

11. RECONVENE TO PUBLIC SESSION

11a. CWA 1032 Professional Unit Union Contract

11b. CWA 1032 Administrative/Clerical Unit Union Contract

12. ADJOURNMENT

Note: If an Executive Session is necessary, NJHMFA will announce the approximate time after calling the meeting to order.