



Lt Governor Sheila Y. Oliver  
Chair

Charles A Richman  
Executive Director

June 18, 2020 .

Secretary of State  
125 West State Street  
Trenton, NJ 08608

Star Ledger  
Star Ledger Plaza  
Newark, NJ 07102

Courier Post  
Cuthbert Blvd. and Hampton Rd.  
Cherry Hill, NJ 08101

The Times  
413 River View Plaza  
Trenton, NJ 08611

Secretary  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
Trenton, NJ 08650-2085

To Whom It May Concern:

Enclosed please find a copy of a Notice concerning the 470<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency. This Notice is sent to you pursuant to the Open Public Meetings Act N.J. S.A. 10:4-6 et. seq.

Sincerely,

*Laura Shea*

Laura Shea  
Chief of Legal and Regulatory Affairs

Enclosure

**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650-2085 TELEPHONE:  
(609) 278-7400 WEB: [www.njhousing.gov](http://www.njhousing.gov)

**NOTICE OF THE NEW JERSEY  
HOUSING AND MORTGAGE FINANCE  
AGENCY TELECONFERENCE BOARD MEETING**

This is to notify you that the 470th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, June 25, 2020 at 10:00 a.m.

Due to the COVID-19 pandemic and in compliance with Executive Order 107 issued by Governor Murphy on March 21, 2020, the offices of the New Jersey Housing and Mortgage Finance Agency (NJHMFA) will **not** be accessible to members of the public. The Board meeting will be accessible via teleconference to members of the public.

**ANY MEMBER OF THE PUBLIC WHO WISHES TO ATTEND THE MEETING VIA TELECONFERENCE MUST CALL 877-402-9753 (Dial in number) Access Code: 4125051 THE PUBLIC PARTICIPANTS WILL BE REQUESTED TO IDENTIFY THEMSELVES WHEN JOINING THE CALL FOR PURPOSES OF ACCURATE MEETING MINUTES.**

**DIAL IN INSTRUCTIONS WILL ALSO BE POSTED ON THE HMFA WEBSITE**

**[WWW.NJHOUSING.GOV](http://WWW.NJHOUSING.GOV)**

Attached hereto is an Agenda for this meeting to the extent known at this date, and it is anticipated that formal actions will be taken by the Agency regarding the items.

**--AGENDA--  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY  
470th BOARD MEETING  
TELECONFERENCE  
June 25, 2020  
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 21, 2020 Teleconference Meeting of the HMFA Board
2. **SINGLE FAMILY**
  - 2a. Housing Comprehensive Counseling Grant Program - Approval to Accept Additional Funding
3. **MULTI FAMILY**
  - 3a. Approval of the Multifamily Guidelines

4. MULTI FAMILY- SUPPORTIVE HOUSING

- 4a. HMFA #03401 / SNHTF #504– Gunning River Road Supportive Housing – *Location : Barnegat Township, Ocean County , Developer : Special Care Community Services, Inc.* – Approval of a Mortgage Financing Commitment
- b. HMFA #03443/ SSNHF #94 – Shepard Avenue Supportive Housing – *Location : Englewood, Bergen County, Developer : Nouvelle, LLC.* – Approval of a Mortgage and Financing Commitment

5. MULTI FAMILY- CONDITIONAL COMMITMENT

- 5a. HMFA #03486 – Victory Commons at Voorhees – *Location : Voorhees, Camden County, Developer : The Michaels Development Company, LP.* – Approval of a Conditional Mortgage Commitment

6. MULTI FAMILY – NINE PERCENT TAX CREDITS

- 6a. HMFA # - 03458 – Lincoln Boulevard Senior Phase I – *Location : Glassboro, Gloucester County, Developer : Pennrose, LLC* – Approval of a Mortgage Financing Commitment

7. MULTI FAMILY – FOUR PERCENT TAX CREDITS-CONDUIT

- 7a. HMFA #03489 – Baltic Plaza – *Location :Atlantic City, Atlantic County, Developer : Standard Communities* – Approval of a Declaration of Intent
- b. HMFA #03353 – New Center City – *Location : Newark, Essex County, Developer : The NHP Foundation* – Approval of a Mortgage Financing Commitment
- c. HMFA #03354/ SNHTF #0362 – New Irvine Turner – *Location : Newark, Essex County, Developer : The NHP Foundation* - Approval of a Mortgage Financing Commitment
- d. HMFA #03492 – Glen Oaks Apartments – *Location : Wall Township, Monmouth County, Developer :Richmond Group Developer* – Approval of a Declaration of Intent

8. DELINQUENT ASSETS

- 8a. HMFA # 1138A-Clara Barton Assisted Living Residence and HMFA # 1138B-Clara Barton Manor – Approval of a Default and Workout

9. CAPITAL MARKETS

- 9a. Approval of the Single Family Housing Revenue Bond Issue

10. FINANCE

- 10a. Acceptance of the Agency's Audited Financial Statements for the Fiscal Year Ending December 31, 2019

11. OTHER BUSINESS

- 11a. Resolution of Appreciation for Suzanne Plesnarski

## 12. ADJOURNMENT

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