



Lt Governor Sheila Y. Oliver  
Chair

Charles A Richman  
Executive Director

July 30, 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 474<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, August 6, 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  
474<sup>th</sup> TELECONFERENCE  
BOARD MEETING  
August 6, 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 July 17, 2020 Special Teleconference Meeting of the HMFA Board
  - 1b. Approval of the Public Session Minutes of the July 30, 2020 Special Teleconference Meeting of the HMFA Board
2. **MULTI FAMILY- FOUR PERCENT TAX CREDIT**
  - 2a. HMFA #03467 – Willows at Hartford Road – *Location: Medford, Burlington County, Developer: Ingerman Development Company, LLC.* – Approval of a Declaration of Intent

- b. HMFA #03305 – Jeliff Estates – *Location: Newark, Essex County, Developer: A&A Construction* – Approval of a Mortgage Financing Recommitment

### 3. MULTI FAMILY- FOUR PERCENT TAX CREDIT-CONDUIT

- 3a. HMFA #03492 – Glen Oaks Apartments – *Location: Wall Township, Monmouth County, Developer: Richmond Group Development Corp.* – Approval of a Mortgage Financing Commitment
- b. HMFA #03434 – Bergenview Apartments – *Location: Jersey City, Hudson County, Developer: The Community Builders, Inc.* -Approval of a Mortgage Financing Commitment
- c. HMFA #03497 – Corinthian Towers – *Location: East Orange, Essex County, Developer: Hudson Valley Property Group, LLC.* - Approval of a Declaration of Intent
- d. HMFA #03453- Somers Point Village - *Location: Somers Point, Atlantic County, Developer: Related Affordable, LLC.* – Approval of a Declaration of Intent
- e. HMFA #03398 – The Place at Marlboro – *Location: Marlboro, Monmouth County, Developer: Community Investment Strategies, Inc.* – Approval of a Declaration of Intent

### 4. MULTIFAMILY-NINE PERCENT TAX CREDIT

- 4a. HMFA #03403 – Hartford Village – *Location: Medford Township, Burlington County, Developer: Volunteers of America Delaware Valley* - Approval of a Mortgage Financing Recommitment

### 5. MULTI FAMILY –NINE PERCENT - CONDITIONAL COMMITMENT

- 5a. HMFA #03484 – Branchburg Senior Phase II – *Location: Branchburg, Somerset County, Developer: Walters-Cornerstone Development, LLC* - Approval of a Conditional Mortgage Financing Commitment
- b. HMFA #03483 – 900 Herrontown Road - *Location: Princeton, Mercer County, Developer: RPM Development Group* – Approval of a Conditional Mortgage Financing Commitment
- c. HMFA #03482 – Maple Shade Senior – *Location: Maple Shade, Burlington County, Developer: Rebuild Metro.* – Approval of a Conditional Mortgage Financing Commitment
- d. HMFA #03493 – The Place at East Windsor – *Location: East Windsor, Mercer County, Developer: Community Investment Strategies-* Approval of a Conditional Mortgage Financing Commitment
- e. HMFA #03495 – West Deptford Senior Apartments – *Location: West Deptford, Gloucester County, Developer: Winn Development* - Approval of a Conditional Mortgage Financing Commitment
- f. HMFA #03499 – Cross Creek at Swedesboro – *Location: Swedesboro,*

*Gloucester County, Developer: Eastern Pacific Development, LLC – Approval of a Conditional Mortgage Financing Commitment*

- g. *HMFA #03500 – 150-170 South Broad Street – Location: Trenton, Mercer County, Developer: Developer: RPM Development Group - Approval of a Conditional Mortgage Financing Commitment*
- h. *HMFA #03504 – Henderson Road Phase II Supportive Housing – Location: South Brunswick, Middlesex County, Developer: Developer: RPM Development Group – Approval of a Conditional Mortgage Financing Commitment*
- i. *HMFA #03505 – West Main Street Residences – Location: Rockaway Borough., Morris County, Developer: RPM Development Group -Approval of a Conditional Mortgage Financing Commitment*
- j. *HMFA # 03507 – The Vista at Old Bridge – Location: Old Bridge, Middlesex County, Developer: Richman Group Development Corporation – Approval of a Conditional Mortgage Financing Commitment*
- k. *HMFA #03508 – Woodbury Heights Family Housing – Location, Woodbury Heights, Gloucester County, Developer: Conifer Realty LLC- Approval of a Conditional Mortgage Financing Commitment*
- l. *HMFA #03511 – 1425 Teaneck Road – Location, Teaneck, Bergen County, Developer: The Alpert Group, LLC. - Approval of a Conditional Mortgage Financing Commitment*
- m. *HMFA #03512 – Columbus Crossing – Location, Paramus., Bergen County, Developer: Regan Development Corporation - Approval of a Conditional Mortgage Financing Commitment*
- n. *HMFA #03513- Holmdel Family Apartments – Location: Holmdel, Monmouth County, Developer: Walters – Cornerstone Development LLC. - Approval of a Conditional Mortgage Financing Commitment*
- o. *HMFA #03514 – Fortitude Supportive Housing – Location: Cherry Hill, Camden County Developer: Pennrose, LLC. – Approval of a Conditional Mortgage Financing Commitment*
- p. *HMFA #03515 – Harper Apartments – Location: Moorestown, Burlington County, Developer: Developer: Pennrose, LLC. Approval of a Conditional Mortgage Financing Commitment*
- q. *HMFA #03517 – Texas Avenue Homes – Location: Lawrence, Mercer County, Developer: RPM Development Group - Approval of a Conditional Mortgage Financing Commitment*
- r. *HMFA #03518 – Apartments at Clinton – Location: Clinton, Hunterdon County, Developer: PIRHL Developers, LLC – Approval of a Conditional Mortgage Financing Commitment*
- s. *HMFA #03521– Apartments at Verona – Location: Verona, Essex County, Developer: PIRHL Developers, LLC – Approval of a Conditional Mortgage Financing Commitment*

- t. HMFA #03522- Birchwood at Phillipsburg – *Location: Phillipsburg, Warren County, Developer: Ingerman Development Company, LLC.* - Approval of a Conditional Mortgage Financing Commitment
- u. HMFA #03523 – Birchwood at Washington Township – *Location: Washington Twp., Gloucester County, Developer: Ingerman Development Company, LLC.* - Approval of a Conditional Mortgage Financing Commitment
- v. HMFA #03519 – Gerard’s Riverview - *Location: Bordentown Twp, Burlington Developer: VOADV Property, Inc–* Approval of a Conditional Mortgage Financing Commitment
- w. HMFA #03520 – Gibbstown Phase II – *Location: Greenwich, Gloucester County, Developer: VOADV Property, Inc-* Approval of a Conditional Mortgage Financing Commitment
- x. HMFA #03526- Mount Laurel Senior Housing – *Location: Mt Laurel, Burlington County, Developer: Fair Share Housing Development, Inc.* - Approval of a Conditional Mortgage Financing Commitment
- y. HMFA #03524 – Willows at Greenwich – *Location: Greenwich. Warren County, Developer: MBID of Delaware, LLC* - Approval of a Conditional Mortgage Financing Commitment

6. DELINQUENT ASSETS

- 6a. HMFA #3193- Beachgate Homes – Approval of a Declaration of Default
- b. HMFA #2056 – Webb Apartments– Approval of a Mortgage Modification
- c. HMFA #1129 – Runsen House – Approval of a Mortgage Modification
- d. CHOICE #13-01 – Leewood Renaissance at Franklin – Approval of a Mortgage Extension
- e. HMFA #472 – Audubon Towers – Approval of a Mortgage Modification

7. CAPITAL MARKETS

- 7a. Approval to the Secondary Market Interest Rate Risk Management and Hedging Policy to Enable Hedging of MRB Loans
- b. Approval of the Reimbursement Resolution for Hedging MRB with MBS
- c. HMFA #03353 –New Center City – Approval of Conduit Bond Documents
- d. HMFA #03354–New Irvine Turner – Approval of Conduit Bond Documents

8. OTHER BUSINESS

8a. Approval to Enter into an MOU to Share Information re: Cares Act Funded Programs

9. ADJOURNMENT

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