



Lt Governor Sheila Y. Oliver  
Chair

Charles A Richman  
Executive Director

September 11, 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 476<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  
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 476th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **September 17, 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  
476<sup>th</sup> TELECONFERENCE  
BOARD MEETING  
September 17, 2020  
10:00 am  
637 South Clinton Avenue  
Trenton, NJ 08650-2085**

**PUBLIC SESSION**

**NOTICE OF PUBLIC MEETING**

**ROLL CALL**

**1. RATIFICATION OF ITEMS**

- 1a. Ratification of the Approval of the Public Session Minutes of the August 6, 2020 Special Teleconference Meeting of the HMFA Board
- 1b. Ratification of the Approval to pursue remedies relating to a Sales Price Rebate Agreement and the Agency's parking lot

**2. SINGLE FAMILY**

- 2a. Approval of the Replacement of BNY Mellon as Document Custodian for the MBS Program

### 3. SUPPORTIVE HOUSING

- 3a. HMFA #03471 – Vail Place Supportive Housing – *Location: Mahwah, Bergen County, Developer: Nouvelle, LLC* – Approval of a Mortgage Financing Commitment
- b. HMFA #03472 – Locust Street Supportive Housing- *Location: Wanaque, Passaic County, Developer: Nouvelle, LLC* – Approval of a Mortgage Financing Commitment

### 4. MULTI FAMILY- FOUR PERCENT TAX CREDIT

- 4a. HMFA #03525 – Princeton Senior Living – *Location: Princeton, Mercer County, Developer: PIRHL, Developers, LLC* – Approval of a Declaration of Intent
- b. HMFA #03438 – Hinchliffe Residential – *Location: Paterson, Passaic County, Developer: RPM Development Group* – Approval of a Mortgage Financing Commitment

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

- 5a. HMFA #03349 – OAHS Netherwoods Village – *Location: Plainfield, Union County Developer: OAHS Netherwoods Developer, LLC* – Approval of a Mortgage Financing Commitment

### 6. MULTIFAMILY-NINE PERCENT TAX CREDIT

- 6a. HMFA #03405 – The Apartments at Warren – *Location: Warren Township, Somerset County Developer: PIRHL Developers, LLC*- Approval of a Mortgage Financing Recommitment
- b. HMFA #03400 – The Place at Sayerville – *Location: Sayerville, Middlesex County, Developer: Community Investment Strategies* – Approval of a Mortgage Financing Recommitment

### 7. DELINQUENT ASSETS

- 7a. HMFA #2325- 450 Ocean Avenue – Approval of a Declaration of Default
- b. HMFA #29 – Rowan Towers– Approval of a Mortgage Modification
- c. HMFA #1481 – Asbury Towers – Approval of a Mortgage Modification
- d. HMFA #2101 – Acorn Straight Apartments – Approval of a Mortgage Modification
- e. HMFA #3097 – The Pierre Building – Approval of a Mortgage Modification

### 8. REGULATORY AFFAIRS

- 8a. HMFA #806 – Corinthian Towers- Approval of the Sale of Project
- b. HMFA #914 – Lincoln Park Towers – Approval of the Sale of Project

- c. HMFA #2593 – Montgomery Heights II – Approval to Transfer Ownership with the Managing Member of the Sponsor

9. CAPITAL MARKETS

- 9a. HMFA #03434 – Bergenview Apartments – Approval of Conduit Bond Documents

- b. HMFA #2914 – Great Falls (Conduit) – Approval of a Resolution Authorizing a Supplemental Bond Agreement

10. OTHER BUSINESS

- 10a. Approval of revisions to the Small Landlord Emergency Grant Program

Presentation – Damian Busch and Vikram Shah

11. ADJOURNMENT

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