



Lt Governor Sheila Y. Oliver
Chair

Charles A Richman
Executive Director

October 26, 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 478th 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,

A handwritten signature in blue ink, appearing to read 'Laura Shea', is positioned above the printed name and title.

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

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

This is to notify you that the 478th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **October 29, 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**

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
478TH SPECIAL TELECONFERENCE
BOARD MEETING
October 29, 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 September 17, 2020 Meeting of the HMFA Teleconference Board Meeting
- 1b. Approval of the Public Session Minutes of the September 25, 2020 Meeting of the HMFA Special Teleconference Board Meeting

2. CAPITAL MARKETS

- 2a. HMFA #03349 – OAHS Netherwoods – Approval of Conduit Bond Documents
- b. HMFA #03492 – Glen Oaks Apartments – Approval of Conduit Bond Documents
- c. HMFA #02593- Montgomery Heights – Approval of Amendments to Conduit Note Documents

3. SUPPORTIVE HOUSING

- 3a. HMFA #03473 – Morristown Supportive Housing – *Location: Morristown, Morris County, Developer: Cerebral Palsy of North Jersey, Inc.* – Approval of a Mortgage Financing Commitment

4. MULTI FAMILY- FOUR PERCENT TAX CREDIT-CONDUIT

- 4a. HMFA #03342A – Baldwin Oaks – *Location: Parsippany, Morris County, Developer: OAHS Baldwin Oaks Apartments, LP* – Approval of a Mortgage Financing Commitment
- b. HMFA #03494 – Audubon Towers – *Location: Audubon, Camden County, Developer: RRI Development, LLC.* – Approval of a Declaration of Intent

c. HMFA #07680– New York Avenue – *Location: Atlantic City, Atlantic County, Developer: Standard Communities* – Approval of Declaration of Intent

5. MULTIFAMILY-NINE PERCENT TAX CREDIT

5a. HMFA #03120 – Centerton Road Family Housing – *Location: Mount Laurel, Burlington County, Developer: VOADV Property, Inc.*- Approval of a Modification to Extend Recommitment Expiration

6. OTHER BUSINESS

PULLED - 6a. Approval to Amend the MOU with the State Treasurer on the Small Landlord Emergency Grant Program

7. ADJOURNMENT

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