



Lt Governor Sheila Y. Oliver
Chair

Charles A Richman
Executive Director

November 6, 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 479th Special 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 that reads '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

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

This is to notify you that the 479th Special Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **November 12, 2020 at 3:00 p.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
479TH SPECIAL TELECONFERENCE
BOARD MEETING
November 12, 2020
3:00 pm
637 South Clinton Avenue
Trenton, NJ 08650-2085**

PUBLIC SESSION

NOTICE OF PUBLIC MEETING

ROLL CALL

1. MULTI FAMILY- FOUR PERCENT TAX CREDIT-CONDUIT

- 1a. HMFA #03497 – Corinthian Towers – *Location: East Orange, Essex County*
Developer: Corinthian Towers Preservation, LLC – Approval of a Mortgage Financing Commitment

- b. HMFA #03435 – Crestbury Apartments – *Location: Camden, Camden County*
Developer: Hudson Valley Property Group – Approval of a Mortgage Financing Commitment

2. MULTI FAMILY- FOUR PERCENT TAX CREDIT

- 2a. HMFA #03450 – Buzby Homes Rehab – *Location: Atlantic City, Atlantic County, Developer: Michael’s Development* – Approval of a Mortgage Financing Commitment
- b. HMFA #010308 – William Stanley Ablett Village – *Location: Camden, Camden County, Developer: Michaels Development Corporation* – Approval of Conditional Mortgage Financing Commitment

3. CAPITAL MARKETS

- 3a. Approval of Multifamily Pool Bond Issuance
- b. HMFA #3234 – Cooper Plaza (Conduit) – Approval of a Resolution Authorizing a Stand Still Agreement

4. FINANCE

- 4a. Approval of the Reallocation of General Funds

5. OTHER BUSINESS

- 5a. Approval to Accept Grant Funds from the RWJ Culture of Health Leaders Program
- b. Approval to Amend the MOU with the State Treasurer on the Small Landlord Emergency Grant Fund

6. ADJOURNMENT

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