



Lt Governor Sheila Y. Oliver  
Chair

Charles A Richman  
Executive Director

December 4, 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 480<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,

A handwritten signature in blue ink, which appears to read 'Laura Shea', is positioned above the typed 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](http://www.njhousing.gov)

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

This is to notify you that the 480th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **December 10, 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  
480<sup>th</sup> TELECONFERENCE BOARD MEETING  
December 10, 2020  
10:00 am  
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 October 29, 2020 Meeting of the HMFA Teleconference Board Meeting
  - 1b. Approval of the Public Session Minutes of the November 12, 2020 Meeting of the HMFA Special Teleconference Board Meeting

2. SINGLE FAMILY

- 2a. Approval to Accept Supplemental Funding from HUD Comprehensive Housing Program and to Amend the HUD Contract to Reflect Additional Funding for FY20
- b. Approval of Updates to the Single Family Participating Lender's Guide and Mortgage Purchase Agreement

3. SUPPORTIVE HOUSING

- 3a. HMFA #07660 – 20 Snyder Ave Supportive Housing – *Location: Sayreville, Middlesex County, Developer: Mobility Consulting & Contracting Co.* – Approval of a Mortgage Financing Commitment

4. MULTIFAMILY

- 4a. Approval of Amendments to the Multifamily Guidelines

5. MULTIFAMILY-NINE PERCENT TAX CREDIT

- 5a. HMFA #03424– Branchburg Senior Apartments – *Location: Branchburg, Somerset County, Developer: Walters-Cornerstone Development LLC.* - Approval of a Mortgage Financing Recommitment

6. MULTI FAMILY- FOUR PERCENT TAX CREDIT-CONDUIT

- 6a. HMFA #03489 – Baltic Plaza – *Location: Atlantic City, Atlantic County, Developer: Standard Communities* – Approval of a Mortgage Financing Commitment
- b. HMFA #07681– Argus Ellison Development – *Location: Paterson, Passaic County, Developer: Winn Development* – Approval of Declaration of Intent
- c. HMFA #03494– Audubon Towers – *Location: Audubon, Camden County, Developer: RRI Development LLC* - Approval of a Mortgage Financing Commitment
- d. HMFA #03449– Aspen Stratford – *Location: Newark, Essex County, Developer: Exact Capital Group, LLC* – Approval of Declaration of Intent

7. MULTIFAMILY-FOUR PERCENT TAX CREDIT

- 7a. HMFA #03395– Barclay Street Housing – *Location: Paterson, Passaic County, Developer: New Jersey Community Development Corporation* – Approval of a Mortgage Financing Commitment

8. CAPITAL MARKETS

- 8a. HMFA #03497 – Corinthian Towers – Approval of Conduit Bond Documents
- b. HMFA #03435 – Crestbury Apartments – Approval of Conduit Bond Documents

- c. HMFA #03342A – Baldwin Oaks – Approval of Conduit Bond Documents
- d. HMFA #1388A – Whitlock Mills Conduit Revenue Note – Approval of an Amended Conduit Resolution

9. REGULATORY AFFAIRS

- 9a. HMFA #02977 – Heritage Village at Galloway – Approval for release of Commercial Condominium Unit
- b. HMFA #09332 – 329 Park Avenue – Approval for Subordination of Affordable Housing Program Loan
- c. HMFA #2173/SNHTF #87 – Bridge Haven Supportive Housing - Approval for a Transfer of Project by Merger

10. FINANCE

- 10a. Approval of the Agency’s Fiscal Year 2021 Budget
- b. Approval of the Agency’s Independent Auditor Contract

11. TAX CREDIT

- 11a. Approval of a waiver of the limits on Total Development Costs for projects awarded 9% Tax Credits through the close of calendar year 2020.

12. OTHER BUSINESS

- 12a. Resolution of Appreciation for Retiring Staff
- b. Appointment of the Executive Director

13. ADJOURNMENT

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