



Lt Governor Sheila Y. Oliver
Chair

Melanie Walter
Executive Director

February 18, 2021.

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 482nd 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

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

This is to notify you that the 482nd Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **February 25, 2021 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 video and teleconference to members of the public.

ANY MEMBER OF THE PUBLIC THAT WISH TO ATTEND THE MEETING VIA MICROSOFT TEAMS VIDEO CONFERENCE PLEASE GO TO THE NJHMFA WEBSITE AT <https://www.njhousing.gov/media/agendamin/agendas/>

ANY MEMBER OF THE PUBLIC WHO WISHES TO ATTEND THE MEETING VIA TELECONFERENCE PLEASE FOLLOW THE INSTRUCTIONS PROVIDED BELOW.

Teleconference (audio only)

[+1 609-594-5424, 538501748#](tel:+16095945424)

Phone Conference ID: 538 501 748#

THE PUBLIC PARTICIPANTS WHO WISH TO PROVIDE PUBLIC COMMENT WILL BE REQUIRED TO IDENTIFY THEMSELVES PRIOR TO SPEAKING FOR PURPOSES OF ACCURATE MEETING MINUTES.

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
482nd TELECONFERENCE BOARD MEETING**

February 25, 2021

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 January 14, 2021 Teleconference Meeting of the HMFA Board.
- 1b. Approval of the Executive Session Minutes of the January 14, 2021 Teleconference Meeting of the HMFA Board.

2. SUPPORTIVE HOUSING

- 2a. HMFA #03502 – Ridgewood Supportive Housing – *Location: Ridgewood, Bergen County, Developer: BC UW/ Madeline Housing Partners, LLC.* – Approval of a Mortgage Financing Commitment

- b. HMFA #03490 – Rochelle Park Supportive Housing – *Location: Rochelle Park, Bergen County, Developer: BC UW/ Madeline Housing Partners, LLC.* – Approval of a Mortgage Financing Commitment

3. MULTIFAMILY-FOUR PERCENT TAX CREDIT

- 3a. HMFA #03467 – Willows at Hartford – *Location: Medford, Burlington County, Developer: Ingerman Development Company, LLC.* – Approval of a Mortgage Financing Commitment

4. MULTI FAMILY- FOUR PERCENT TAX CREDIT-CONDUIT

- 4a. HMFA #07680 – New York Avenue Apartments – *Location: Atlantic City, Atlantic County, Developer: Standard Communities* – Approval of a Mortgage Financing Commitment

- b. HMFA #03496– Penns Grove Gardens – *Location: Penns Grove, Salem County, Developer: Silver Street Development Corporation* – Approval of Declaration of Intent

- c. HMFA #03530– Browns Woods Apartments – *Location: Browns Mills, Burlington County, Developer: Silver Street Development Corporation* – Approval of Declaration of Intent

- d. HMFA #03489– Baltic Plaza – *Location: Atlantic City, Atlantic County, Developer: Standard Communities* – Approval of a Mortgage Financing Recommitment

- e. HMFA #03398 – The Place at Marlboro – *Location: Marlboro, Monmouth County, Developer: CIS* – Approval of a Mortgage Financing Commitment

- f. HMFA #1388A – Whitlock Mills – *Location: Jersey City, Hudson County, Developer: RPM Development Group* - Approval of Mortgage Financing Recommitment

5. MULTIFAMILY-NINE PERCENT TAX CREDIT

- 5a. HMFA #07671– 722 Chancellor – *Location: Irvington, Essex County, Developer: NRP Holdings, LLC.* - Approval of a Mortgage Financing Commitment

- 5b. HMFA #03458 – Lincoln Boulevard Senior Phase I – *Loction: Glassboro, Gloucester County, Developer: Pennrose, LLC.* – Approval of a Mortgage Financing Recommitment

6. MULTIFAMILY-NINE PERCENT TAX CREDIT- MORTGAGE MODIFICATION

- 6a. HMFA #03409 – Closter Family – *Location: Closter, Bergen County, Developer: Monarch Housing* – Approval of a Mortgage Modification
- b. HMFA #03418 – Concord Street Residences – *Location: Hillsborough, Somerset County Developer: RPM Development Group* – Approval of a Mortgage Modification
- c. HMFA #02594A – Hoffman Pavillion – *Location: New Brunswick, Middlesex County, Developer: Pennrose, LLC.* – Approval of a Mortgage Modification
- d. HMFA #03415 – East Greenwich Family Housing – *Location: Clarksboro, Gloucester County, Developer: Conifer Realty, LLC.* – Approval of a Mortgage Modification
- e. HMFA #03391 – Walter G. Alexander Village Phase IV- *Location: Orange, Essex County, Developer: Orange Housing Development Corporation* – Approval of a Mortgage Modification
- f. HMFA #03428 – South Brunswick Mixed Income – *Location: South Brunswick, Middlesex County, Developer: RPM Development* – Approval of a Mortgage Modification
- g. HMFA #03388 – Freedom Village at Hamilton Woods – *Location: Hamilton, Mercer County, Developer: Project Freedom, Inc.* – Approval of a Mortgage Modification
- h. HMFA #03408/ SNHTF #0506 – North Bergen Supportive Housing – *Location: North Bergen, Hudson County, Developer: The Alpert Group* – Approval of a Mortgage Modification

7. DELINQUENT ASSETS

- 7a. HMFA #1280 / ASL #21 - Bright Side Manor– Approval of a Mortgage Discharge

8. CAPITAL MARKETS

- 8a. HMFA #03489 – Baltic Plaza – Approval of Conduit Note Documents
- b. HMFA #03494– Audubon Towers – Approval of Conduit Note Documents

9. REGULATORY AFFAIRS

- 9a. HMFA #279A/SNHTF#344/MFP#14 - Georgia King Village - Approval of Partial Release of Project Land

10. OTHER BUSINESS

Presentation – Wells Fargo - Rebecca Reape and Peter Cannava

11. ADJOURNMENT

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