



HOUSING & MORTGAGE FINANCE AGENCY

Sheila Y. Oliver | Lt. Governor • Melanie R. Walter | Executive Director

June 25, 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 486<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

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

This is to notify you that the 486<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **July 1, 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/dca/hmfa/about/boardinfo/agendas/index.shtml>**

**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**  
**486<sup>th</sup> TELECONFERENCE BOARD MEETING**  
**July 1, 2021**  
**637 South Clinton Avenue**  
**Trenton, NJ 08650-2085**

**PUBLIC SESSION**

**NOTICE OF PUBLIC MEETING**

**ROLL CALL**

**EXECUTIVE DIRECTOR UPDATE TO THE BOARD**

**1. APPROVAL OF MINUTES**

- 1a. Approval of the Public Session Minutes of the May 20, 2021 Teleconference Meeting of the HMFA Board.

- b. Approval of the Public Session Minutes of the June 9, 2021 Special Teleconference Meeting of the HMFA Board.

## 2. SINGLE FAMILY

- 2a. Approval of Revisions to the Participating Lenders Guide
- b. Approval to Enter into Contract with Web-Based Application Software Vendor

## 3. MULTIFAMILY- TAXABLE -TRADITIONAL

- 3a. HMFA #03408 / SNHTF #00506– North Bergen Supportive Housing - *Location: North Bergen, Hudson County, Developer: The Alpert Group*- Approval of a Mortgage Financing Recommitment
- b. HMFA #07723– Apartments at Freehold - *Location: Freehold, Monmouth County, Developer: PIRHL Developers, LLC*- Approval of a Conditional Mortgage Commitment
- c. HMFA #03400 – The Place at Sayreville – *Location: Sayreville, Middlesex County, Developer: Community Investment Strategies, Inc. (“CIS”)* – Approval of a Mortgage Modification

## 4. MULTIFAMILY- TAX EXEMPT-TRADITIONAL

- 4a. HMFA #00258 – Princeton Community Village – *Location: Princeton, Mercer County, Developer: Princeton Community Housing (PCH) Development Corporation* – Approval of a Mortgage Financing Commitment
- b. HMFA #07706 – Monroe Veterans Housing – *Location: Monroe Middlesex County, Developer: Conifer Realty, LLC* - Approval of a Declaration of Intent

## 5. MULTIFAMILY- TAX EXEMPT -CONDUIT

- 5a. HMFA #07714– Oak Park Apartments – *Location: Roselle, Union County Developer, Related Affordable, LLC* - Approval of a Declaration of Intent
- b. HMFA #07713 – Morristown Senior Village – *Location: Morristown, Morris County, Developer: OAH Development* – Approval of a Declaration of Intent
- c. HMFA #07711 – Essex Plaza One – *Location: Newark, Essex County, Developer: Fairstead Affordable, LLC* – Approval of a Declaration of Intent

## 6. CAPITAL MARKETS

- 6a. HMFA #3069 - Paragon Conduit – Approval of a Supplemental Resolution
- b. HMFA #07681 –Argus Ellison - Approval of the Conduit Bond Documents
- c. Approval of the Single Family Housing Revenue Bonds 2021 Series Resolution

7. REGULATORY AFFAIRS

7a. HMFA #331- Brookside Terrace – Approval of the Sale of Project

8. DELINQUENT ASSETS

8a. HMFA #1455 – 11 Elm Street – Approval of a Declaration of Default and Workout

b. HMFA #2248 / DYFS #4 – Beacon House Supportive Housing II – Approval of a Declaration of Default and Workout

9. FINANCE

9a. Acceptance of the Agency's Audited Financial Statements for the Fiscal Year Ending December 31, 2020

10. OTHER BUSINESS

11. ADJOURNMENT

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