



HOUSING & MORTGAGE FINANCE AGENCY

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

August 5, 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 488<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 488<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **August 12, 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**  
**488<sup>th</sup> TELECONFERENCE**  
**BOARD MEETING**  
**August 12, 2021**  
**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 July 26, 2021 Special Teleconference Meeting of the HMFA Board

## 2. MULTI FAMILY- FOUR PERCENT TAX CREDIT- CONDUIT

2a. HMFA #07711 – Essex Plaza One – *Location: Newark, Essex County,*  
*Developer: Fairstead Affordable, LLC.* – Approval of a Mortgage Financing Commitment

b. HMFA #03530 – Browns Woods Apartments – *Location: Browns Mills, Burlington County,*  
*Developer: Silver Street Development Corporation* – Approval of a Mortgage Financing Commitment

## 3. MULTI FAMILY –NINE PERCENT - CONDITIONAL COMMITMENT- FAMILY CYCLE

3a. HMFA #07722 – Victory Commons Townhomes – *Location: Voorhees, Camden County,*  
*Developer: The Michael’s Development Company, LLP* - Approval of a Conditional Mortgage Financing Commitment

b. HMFA #07728– Chatham Family Apartments – *Location: Chatham, Morris County*  
*Developer: Pennrose, LLC.* – Approval of a Conditional Mortgage Financing Commitment

c. HMFA #07746 – Harper Apartments – *Location: Moorestown, Burlington County, Developer:*  
*Pennrose, LLC* – Approval of a Conditional Mortgage Financing Commitment

d. HMFA # 07750 - The Vista at Old Bridge – *Location, Old Bridge, Middlesex County,*  
*Developer: The Richman Group Development Corp.* - Approval of a Conditional Mortgage Financing Commitment

e. HMFA #07732- The Place at East Windsor – *Location: East Windsor, Mercer County,*  
*Developer: Community Investment Strategies.* - Approval of a Conditional Mortgage Financing Commitment

f. HMFA #07749 – Texas Avenue Homes – *Location, Lawrence, Mercer County, Developer:*  
*RPM Development Group* - Approval of a Conditional Mortgage Financing Commitment

g. HMFA #07739 – Waterford Family Housing - *Location: Waterford, Camden County,*  
*Developer: Conifer Realty, LLC* – Approval of a Conditional Mortgage Financing Commitment

h. HMFA #07736– The Place at Burlington – *Location: Burlington Twp, Burlington County,*  
*Developer: Community Investment Strategies, Inc.* - Approval of a Conditional Mortgage Financing Commitment

i. HMFA #07737 – The Place at Manalapan – *Location: Manalapan, Monmouth County,*  
*Developer: Community Investment Strategies, Inc.* - Approval of a Conditional Mortgage Financing Commitment

j. HMFA #07745 – The Willows at Spruce Run – *Location: Clinton, Hunterdon County,*  
*Developer: Ingerman Development Company, LLC.* – Approval of a Conditional Mortgage Financing Commitment

4. MULTI FAMILY –NINE PERCENT - CONDITIONAL COMMITMENT- SENIOR CYCLE

- 4a. HMFA #07724 – Fair Share Housing, Phase II – *Location: Mount Laurel, Burlington County, Developer: Fair Share Housing Development, Inc.* -Approval of a Conditional Mortgage Financing Commitment
- b. HMFA #07730 – Montgomery Senior Housing – *Location: Montgomery Twp, Somerset County, Developer: RPM Developers, LLC* – Approval of a Conditional Mortgage Financing Commitment
- c. HMFA #07735 – Heritage Village at Wall – *Location: Wall, Monmouth County, Developer: Community Investment Strategies, LLC* - Approval of a Conditional Mortgage Financing Commitment
- d. HMFA #07742 – Birchwood at Washington Twp. – *Location: Washington Twp, Gloucester County, Developer: Ingerman Development Company, LLC.* - Approval of a Conditional Mortgage Financing Commitment
- e. HMFA #07748– Randolph Senior Estates – *Location: Hainesport Twp, Burlington County, Developer: Ingerman Development Company, LLC* – Approval of a Conditional Mortgage Financing Commitment
- f. HMFA #07733 – West Main Street Residences – *Location: Rockaway Borough., Morris County, Developer: RPM Development Group* -Approval of a Conditional Mortgage Financing Commitment
- g. HMFA #07731 – Fortitude Supportive Housing – *Location: Cherry Hill, Camden County, Developer: Pennrose, LLC.* - Approval of a Conditional Mortgage Financing Commitment
- h. HMFA #07747 – Birchwood at Phillipsburg – *Location, Phillipsburg, Warren County, Developer: Ingerman Development Company, LLC.* - Approval of a Conditional Mortgage Financing Commitment

5. MULTI FAMILY –NINE PERCENT - CONDITIONAL COMMITMENT- SUPPORTIVE HOUSING CYCLE

- 5a. HMFA #07721 – Project Freedom at Historic Roebling – *Location: Florence, Burlington County, Developer: Project Freedom, Inc.*- Approval of a Conditional Mortgage Financing Commitment
- b. HMFA # 07744 – Willows at Saddlebrook – *Location: Saddlebrook, Bergen County, Developer: Re-Build Metro, Inc.* – Approval of a Conditional Mortgage Financing Commitment
- c. HMFA #07751 – South Orange Commons – *Location: South Orange, Essex County, Developer: BC UW/ Madeline Housing Partners, LLC.* - Approval of a Conditional Mortgage Financing Commitment

6. REGULATORY AFFAIRS

6a. HMFA #437- Elizabeth Senior Citizens – Approval of the Sale of Project

7. DELINQUENT ASSETS

7a. Approval of the New Jersey Foreclosure Prevention Funding Plan

8. CAPITAL MARKETS

8a. Approval of the Multifamily 9% Tax Credit Project Rate Lock Guidelines

b. Approval of a Series Resolution Authorizing Swap Agreements in connection with Multifamily 9% Tax Credit Project Rate Lock Guidelines.

c. HMFA #03360 – Sencit Liberty Apartments – Approval of Amendments to Conduit Bond Documents

9. OTHER BUSINESS

10. ADJOURNMENT

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