



HOUSING & MORTGAGE FINANCE AGENCY

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

September 16, 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 489<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 489<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **September 23, 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:+16095945424538501748)**

**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  
489<sup>th</sup> TELECONFERENCE  
BOARD MEETING  
September 23, 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 August 12, 2021 Teleconference Meeting of the HMFA Board

2. SINGLE FAMILY

- 2a. Approval to Enter into Contract with the Underwriting Vendor for the Homeowners Assistance Fund Program
- b. Approval to Enter into Contracts with the Housing Counseling Agencies for the New Jersey Housing Counseling Program
- c. Approval of the Homeowner's Assistance Funds Programs Guidelines

3. SUPPORTIVE HOUSING

- 3a. HMFA # 07702 – Hillside Avenue Supportive Housing – *Location, Chatham, Morris County, Developer: Nouvelle Housing Solutions, Inc.* - Approval of a Mortgage Financing Commitment
- b. HMFA #07712- Salem Road Supportive Housing – *Location: Plainfield, Union County, Developer: Cerebral Palsy of New Jersey* - Approval of a Mortgage Financing Commitment

4. MULTI FAMILY- FOUR PERCENT TAX CREDIT- CONDUIT

- 4a. HMFA #03398 – The Place at Marlboro – *Location: Morganville, Monmouth County, Developer: Community Investment Strategies, Inc.* – Approval of a Modification to the Expiration Date
- c. HMFA #07729 – Delsea Village – *Location: Millville, Cumberland County, Developer: Hudson Valley Property Group, LLC* – Approval of a Declaration of Intent
- d. HMFA #07714 – Cherry Garden Apartments – *Location: Roselle, Union County, Developer: Related Companies, Inc.* – Approval of a Mortgage Financing Commitment
- d. HMFA #07720 – Hamilton Square – *Location: Paterson, Passaic County, Developer: Winn Development* – Approval of a Declaration of Intent

5. MULTI FAMILY- FOUR PERCENT TAX CREDIT

- 5a. HMFA #07713– Morristown Senior Village – *Location: Morristown, Morris County Developer: OAHs Morristown Senior Developer, LLC* – Approval of a Mortgage Financing Commitment

6. MULTI FAMILY- NINE PERCENT TAX CREDIT

- 6a. HMFA #03466 – Little Ferry Senior – *Location: Little Ferry, Bergen County, Developer: Regan Development Corporation, LLC* – Approval of a Mortgage Financing Recommitment

7. REGULATORY AFFAIRS

7a. HMFA #1387- Delsea Village – Approval of the Sale of Project

8. CAPITAL MARKETS

8a. HMFA #07711 – Essex Plaza One - Approval of Conduit Note Documents

e. HMFA #03530 – Browns Woods – Approval of Conduit Note 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.