



## HOUSING & MORTGAGE FINANCE AGENCY

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

October 29, 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 490<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 black ink, appearing to read 'Laura Shea', is written over a light blue horizontal line.

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 490<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **November 4, 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  
490<sup>th</sup> TELECONFERENCE  
BOARD MEETING  
November 4, 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 September 23, 2021 Teleconference Meeting of the HMFA Board

## 2. SINGLE FAMILY

2a. Approval to Enter into Contract with Neighborhood Works America for the Housing Stability Program

**PULLED** -b. Approval of the Homeowner's Assistance Fund Programs Guidelines

**PULLED** -c. Approval to Enter into an MOU with DCA to Transfer Remaining HAF Funds

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

3a. HMFA #07703 – Amity Heights Apartments – *Location: Bridgeton, Cumberland County, Developer: AH Developer, LLC* – Approval of a Mortgage Financing Commitment

b. HMFA #07743 – Summer Hill Apartments – *Location: Wayne, Passaic County, Developer: Christian Health* – Approval of a Declaration of Intent

## 4. MULTI FAMILY- FOUR PERCENT TAX CREDIT

4a. HMFA #03525 – Princeton Senior Living – *Location: Princeton, Mercer County, Developer: PIRHL Developers, LLC* – Approval of a Mortgage Financing Commitment

b. HMFA #07726- Terrell Homes Phase I – *Location: Newark, Essex County, Developer: The Alpert Group LLC, Building Believers Trust Corporation, Duverney and Brooks LLC, and Greater Newark Housing Partnership* – Approval of a Declaration of Intent

## 5. DELINQUENT ASSETS

5a. CHOICE #13-01 – Leewood Renaissance at Franklin Phases D1, D2 and C1 – Approval of a Mortgage Extension

b. HMFA #1284 – Assisted Living at Howell – Approval of a Declaration of Default and Workout

c. HMFA #2827 Clifton Main Mews - HMFA #3257 Clifton Main Mews II - Approval of Capital Improvements Assistance Program (CIAP) Subordinate Mortgage Loans

## 6. REGULATORY AFFAIRS

6a. HMFA #1456 -Oakview Apartments -Approval of the Sale of the Project

## 7. CAPITAL MARKETS

7a. HMFA #07714 – Cherry Garden Apartments – Approval of Conduit Bond Documents

b. HMFA #07713 – Morristown Senior Village – Approval of a Conduit Bond Documents

c. Approval of the Pooled Multifamily Bonds

8. OTHER BUSINESS

- 8a. Approval of Candice M Alfonso as an Assistant Secretary and Assistant Treasurer
- b. Approval to Accept and Administer Project Rental Assistance funds from HUD's Section 811 Program
- c. Resolution of Appreciation for Frank Tucci

9. ADJOURNMENT

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