



December 10, 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 491st 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 blue ink that reads "Laura Shea".

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 491st Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **December 16, 2021 at 10:00 a.m.**

Due to the ongoing COVID-19 pandemic the offices of the New Jersey Housing and Mortgage Finance Agency (NJHMFA) will **not** be accessible to members of the public for this meeting. 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
491st TELECONFERENCE BOARD MEETING**

December 16, 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 November 4, 2021 Meeting of the HMFA Teleconference Board Meeting

2. SINGLE FAMILY

- 2a. Approval of the Homeowner's Assistance Fund Program Guidelines
- b. Approval to Enter into an MOU with DCA to Transfer Remaining HAF Funds
- c. Approval of Amendments to the Sellers Guide
- d. Approval to Enter into Contract with Vendor for Closing Services

3. SUPPORTIVE HOUSING

- 3a. HMFA #07700 – Chatham Nouvelle Supportive Housing – *Location: Chatham Township, Morris County, Developer: Nouvelle, LLC.* – Approval of a Mortgage Financing Commitment
- b. HMFA #07701 – River Road Supportive Housing – *Location: Chatham Township, Morris County, Developer: Nouvelle, LLC.* – Approval of a Mortgage Financing Commitment

4. MULTI FAMILY- FOUR PERCENT TAX CREDIT-CONDUIT

- 4a. HMFA #07729 – Delsea Village – *Location: Millville, Cumberland County, Developer: Hudson Valley Property Group, LLC.* – Approval of a Mortgage Financing Commitment
- b. HMFA #07761– Manahan Village – *Location: Morristown Township, Morris County, Developer: OAHS Manahan Village* – Approval of Declaration of Intent
- c. HMFA #07720– Hamilton Square – *Location: Paterson, Passaic County, Developer: Winn Development* - Approval of a Mortgage Financing Commitment
- d. HMFA #07710– Arlington – *Location: East Orange, Essex County, Developer: OAHS Development* – Approval of a Mortgage Financing Commitment

5. MULTIFAMILY-FOUR PERCENT TAX CREDIT

- 5a. HMFA #07719– Greater Paterson Development – *Location: Paterson, Passaic County, Developer: Roizman Development Inc.* -Approval of a Declaration of Intent
- b. HMFA #07718 – Christopher Columbus Townhomes – *Location: Paterson, Passaic County, Developer: Roizman Development Inc.* – Approval of a Declaration of Intent

6. CAPITAL MARKETS

- 6a. HMFA #07703 – Amity Heights Apartments – Approval of Conduit Bond Documents
- b. Government National Mortgage Association (GNMA)- Approval to Amend, Execute and Deliver an updated Form HUD-11702

7. REGULATORY AFFAIRS

- 7a. Approval of the Adoption of Amendments to HMFA's Tenant Selection Standards Rules at N.J.A.C. 5:80-7
- b. HMFA #1352– King Plaza – Approval of the Transfer of Interest within the General Partner

8. FINANCE

- 8a. Approval of the Agency's Fiscal Year 2022 Budget

9. OTHER BUSINESS

- 9a. Approval to Enter into a Data Use Agreement with Rutgers CSHP
- b. Resolution of Appreciation for Theresa Fink
- c. Resolution of Appreciation for Quetcy Worthy

10. ADJOURNMENT

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