



February 17, 2022

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 493<sup>rd</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 493<sup>rd</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **February 24, 2022 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,,111272142#](tel:+16095945424)**  
**Phone Conference ID: 111 272 142#**

**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**  
**493rd TELECONFERENCE BOARD MEETING**  
**February 24, 2022**  
**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 January 13, 2022 Teleconference Meeting of the HMFA Board

2. SINGLE FAMILY

2a. Approval to Receive HUD Funds for the HUD CHC Program

b. Approval to Enter into an MOU with HMFA and PFRS

3. SUPPORTIVE HOUSING

3a. Approval of the Revisions to the Special Needs Housing Trust Fund Guidelines

b. HMFA #03503- Grace Avenue Supportive Housing – *Location : Old Tappan, Bergen County, Developer : BCUW/Madeline Housing Partners, LLC.*- Approval of a Mortgage Financing Commitment

4. MULTIFAMILY

4a. Approval of the Multifamily Gap Subsidy Program Guidelines

5. MULTIFAMILY – FOUR PERCENT TAX CREDITS – CONDUIT

5a. HMFA #03488- New Brunswick Apartments – *Location : New Brunswick, Middlesex County, Developer : Silver Street Development Corporation.*- Approval of a Mortgage Financing Commitment

b. HMFA #03354- New Irvine Turner – *Location : Newark, Essex County, Developer : The NHP Foundation* - Approval of a Mortgage Modification

c. HMFA #07720 – Hamilton Square – *Location : Paterson, Passaic County, Developer : Winn Development* – Approval of a Mortgage Modification

6. MULTIFAMILY – FOUR PERCENT TAX CREDITS

6a. HMFA #07726 – Terrell Homes Phase I – *Location : Newark Essex County, Developer : The Alpert Group LLC, Building Believers Trust Corporation, Duverney + Brooks LLC, and Greater Newark Housing Partnership* – Approval of a CDBG Commitment

7. MULTIFAMILY – NINE PERCENT TAX CREDITS

7a. HMFA #03518- Apartments at Clinton – *Location : Clinton, Hunterdon County, Developer: PIRHL Development* – Approval of a Mortgage Financing Recommitment

8. REGULATORY AFFAIRS

8a. HMFA #02094/ SNHTF #18 – Baldwin’s Run Phase 8 – Approval of the Transfer of the General Partner Interest

9. CAPITAL MARKETS

- 9a. Approval of the Single Family Warehouse Line of Credit
- b. Approval of an Amendment to the Multi-Family Revenue Bonds General Resolution
- c. HMFA #07729 – Delsea Village – Approval of Conduit Bond Documents
- d. HMFA #07720 – Hamilton Square – Approval of Conduit Bond Documents
- e. HMFA #03360 - Sencit Liberty Apartments – Approval of an Amendment to Conduit Bond Documents
- f. Approval of Conduit Indenture Amendments

10. OTHER BUSINESS

- 10a. CIAP Loans – Approval to Accept Additional Funds
  - b. Approval to Apply for Funding
  - c. Approval to Enter into an MOU with Rutgers University
  - d. Resolution of Appreciation for Dennis McGuire

11. ADJOURNMENT

Note: If an Executive Session is necessary, NJHMFA will announce when entering into Executive Session.