



March 31, 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 494th 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, appearing to read 'Laura Shea', is written over the typed name and title.

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 494th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **April 7, 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](tel:+16095945424), [111272142](tel:+111272142)#

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
494th TELECONFERENCE BOARD MEETING**

April 7, 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 February 24, 2022 Teleconference Meeting of the HMFA Board

2. SINGLE FAMILY

- 2a. Approval to Recertify Freddie Certificate of Incumbency

3. SUPPORTIVE HOUSING

- 3a. Hospital Partnership Subsidy Pilot Program -Approval of the De-appropriation and Reallocation of Funds

- b. HMFA #07765 - Jackson Supportive Housing – *Location : Jackson, Ocean County, Developer : Millicon Ltd. LLC.*- Approval of a Mortgage Financing Commitment

4. MULTIFAMILY – FOUR PERCENT TAX CREDITS – CONDUIT

- 4a. HMFA #07762- Essex Plaza #2 and #3– *Location : Newark, Essex County, Developer : Fairstead Affordable, LLC.* - Approval of a Declaration of Intent

- b. HMFA #03449- Aspen Stratford – *Location : Newark, Essex County, Developer : Exact Capital Group, LLC.* - Approval of a Mortgage Financing Commitment

- c. HMFA #01321A – Tamarack Station – *Location : Camden, Camden County, Developer :Conifer* Approval of a Mortgage Modification

5. MULTIFAMILY – FOUR PERCENT TAX CREDITS

- 5a. HMFA #07773– The Place at Middletown Walk – *Location : Middletown, Monmouth County, Developer : Community Investment Strategies (CIS)* – Approval of Declaration of Intent

6. MULTIFAMILY – NINE PERCENT TAX CREDITS

- 6a. HMFA #03526- Mount Laurel Senior Housing, Phase I – *Location : Mt Laurel, Burlington County, Developer: Fair Share Housing Development, Inc.* – Approval of a Mortgage Financing Recommitment

- b. HMFA #03518- Apartments at Clinton – *Location : Clinton, Hunterton County, Developer: PIRHL Development* – Approval of a Mortgage Financing Commitment

7. CAPITAL IMPROVEMENT ASSISTANCE PROGRAM

- 7a. Approval of Revisions to the CIAP Guidelines

- b. HMFA #2827 – Clifton Main Mews - *Location : Clifton, Passaic County, Developer :Regan Development Corporation* – Approval of a Mortgage Financing Commitment

- c. HMFA #3257 – Clifton Main Mews II – *Location : Clifton, Passaic County, Developer :Regan Development Corporation* – Approval of a Mortgage Financing Commitment

- d. HMFA #1333- Senior Horizons of Clifton – *Location : Clifton, Passaic County, Developer :Regan Development Corporation* – Approval of a Mortgage Financing Commitment

- e. HMFA #2908- Parkers View – *Location : Elizabeth, Union County,*
Developer :Community Investment Strategies, Inc. – Approval of a Mortgage Financing Commitment
- f. HMFA # 2911 – Parkers Walk – *Location : Elizabeth, Union County,*
Developer :Community Investment Strategies, Inc. – Approval of a Mortgage Financing Commitment
- g. NJ39H085134 - Oaks at Westminster – *Location : Elizabeth, Union County,*
Developer :Community Investment Strategies, Inc. Approval of a Mortgage Financing Commitment
- h. NJ39H085135 - Westminster Heights – *Location : Elizabeth, Union County,*
Developer :Community Investment Strategies, Inc. Approval of a Mortgage Financing Commitment

8. OTHER BUSINESS

9. ADJOURNMENT

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