



July 12, 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 497<sup>th</sup> Special 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 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 497th Special Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Monday, **July 18, 2022 at 2:00 p.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),[465749789#](tel:+16095944657)**  
**Phone Conference ID: 465 749 789#**

**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  
497th TELECONFERENCE BOARD MEETING  
July 18, 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 June 30, 2022 Teleconference Meeting of the HMFA Board
2. **MULTIFAMILY**
  - 2a. HMFA #7786- York Village West - Location : Branchburg, Somerset County, Developer :Conifer Realty, LLC. – Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program

- b. HMFA #7785 - York Village East – *Location : Branchburg, Somerset County, Developer : Conifer Realty, LLC.* - Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
  - c. HMFA #7790 - Saddle River Family – *Location : Saddle River, Bergen County, Developer : Michaels Development* - Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
  - d. HMFA # 7792 – Stirlingside Residences – *Location : New Brunswick, Middlesex County, Developer The Community Builders* – Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
  - e. HMFA #3526 – Mount Laurel Housing aka as Fair Share – *Location : Mount Laurel, Burlington County, Developer : Fair Share Housing Phase I, LLP.* – Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
  - f. HMFA #3405- Apartments at Warren - *Location : Warren Township, Somerset County, Developer : PIRHL Developers, LLC* - Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
  - g. HMFA #3418- Concord Street Urban Renewal Associates, LP- *Location : Hillsborough, Somerset County, Developer : RPM Development, LLC :-* Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
  - h. HMFA #3428- South Brunswick Mixed Income- *Location :South Brunswick, Middlesex County, Developer : RPM Development, LLC.* - Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
  - i. HMFA #3513- Holmdel Family Apartments- *Location : Holmdel, Monmouth County, Developer : Walters Cornerstone Development, LLC.* - Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
  - j. HMFA #3485- Tavistock at Woolwich – *Location : Woolwich Township, Gloucester County, Developer : Michaels Development Company* - Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
  - k. HMFA #3519- Gerard’s Riverview- *Location : Bordentown, Burlington County, Developer : VOADV Property, Inc.* - Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
  - l. HMFA #3504- Henderson Road Phase II Supportive Housing – *Location : South Brunswick, Middlesex, Developer : RPM Development, LLC* - Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
  - m. HMFA #3482 – Maple Shade Senior – *Location : Maple Shade, Burlington County* - Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program.
3. CAPITAL IMPROVEMENTS ASSISTANCE PROGRAM
- 3a. Approval of Revisions to the Capital Improvements Assistance Program (CIAP) Guidelines
  - b. HMFA #2908 – Parkers View – Approval of a Modification to the Capital Improvements Assistance Program Subordinate Mortgage Loan

- c. HMFA #7802 - Oaks at Westminster – Approval of a Modification to the Capital Improvements Assistance Program Subordinate Mortgage Loan
- d. HMFA #7801- Westminster Heights - Approval of a Modification to the Capital Improvements Assistance Program Subordinate Mortgage Loan
- e. HMFA #2911 Parkers Walk – Approval of a Modification to the Capital Improvements Assistance Program Subordinate Mortgage Loan

4. OTHER BUSINESS

5. ADJOURNMENT

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