



September 15, 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 499th 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 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 499th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **September 22, 2022 at 10:00 a.m.**

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
499th TELECONFERENCE
BOARD MEETING
September 22, 2022
637 South Clinton Avenue
Trenton, NJ 08650-2085**

PUBLIC SESSION

NOTICE OF PUBLIC MEETING

ROLL CALL

****Informational Item Only- Execution of a Non-Disclosure Agreement**

1. APPROVAL OF MINUTES

1a. Approval of the Public Session Minutes of the August 22, 2022 Teleconference Meeting of the HMFA Board

2. SINGLE FAMILY

2a. Approval of Revisions to Emergency Rescue Mortgage Assistance Guidelines

- b. Approval to Increase Down Payment Assistance
- c. Approval of Acceptance of Funding for the HUD Comprehensive Housing Counseling Program

3. MULTIFAMILY

- 3a. Approval of the Affordable Housing Production Fund Program Guidelines (AHPF)

4. MULTI FAMILY- FOUR PERCENT TAX CREDIT- CONDUIT

- 4a. **PULLED** - HMFA #07762 – Essex Plaza #2 & 3 – *Location: Newark, Essex County, Developer: Fairstead Affordable, LLC.* – Approval of a Mortgage Financing Commitment
- b. HMFA #07743 – Summer Hill Apartments – *Location: Wayne, Passaic County, Developer: Christian Health* – Approval of a Mortgage Financing Commitment

5. MULTI FAMILY –NINE PERCENT TAX CREDIT

- 5a. HMFA #03519- Gerard’s Riverview – *Location: Bordentown, Burlington County, County, Developer: VOADV Property, Inc...* – Approval of a Mortgage Financing Recommitment
- b. HMFA #03511 – 1425 Teaneck Road – *Location: Teaneck, Bergen County, Developer: The Alpert Group and Geriatric Services, Inc.*– Approval of a Mortgage Financing Recommitment
- c. HMFA #03485 – Tavistock Townhomes at Woolwich – *Location – Woolwich Township, Gloucester County, Developer: The Michaels Group* – Approval of a Mortgage Financing Recommitment
- d. HMFA #03513 – Holmdel Family Apartments – *Location – Holmdel, Monmouth County, Developer: Walter’s Cornerstone Development* – Approval of a Mortgage Financing Recommitment
- e. HMFA #07736– The Place at Burlington– *Location: Burlington Township, Burlington County, Developer: Community Investment Strategies, Inc.* – Approval of a Mortgage Financing Recommitment
- f. HMFA #03484 – Branchburg Senior Apartments Phase II – *Location – Branchburg, Somerset County, Developer: Walters-Cornerstone Development, LLC* – Approval of a Mortgage Modification

6. REGULATORY AFFAIRS

- 6a. HMFA #01326 - Brookshire Senior Apartments – Approval of a Transfer of General Partner Interest

7. DELINQUENT ASSETS

- 7a. HMFA #2093 Broad Street Bank – Approval of a Mortgage Modification

8. FINANCE

- 8a. Acceptance of the Agency's Audited Financial Statements for the Fiscal Year Ending December 31, 2021

9. OTHER BUSINESS

10. ADJOURNMENT

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