



HOUSING & MORTGAGE FINANCE AGENCY

Sheila Y. Oliver | Lt. Governor • Melanie R. Walter | Executive Director

October 27, 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 500<sup>th</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,

A handwritten signature in black ink, appearing to read 'Laura Shea', is written over a light blue horizontal line.

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 500th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **November 3, 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  
500<sup>th</sup> TELECONFERENCE  
BOARD MEETING  
November 3, 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 September 22, 2022 Teleconference Meeting of the HMFA Board

**2. SINGLE FAMILY**

2a. **PULLED** - Approval of Revisions to the Participating Lenders Guide

b. Approval of Revisions to the Mortgage Purchase Agreement

3. MULTIFAMILY

3a. Approval of Amendments to the Multifamily Guidelines

4. MULTIFAMILY- FOUR PERCENT TAX CREDIT

4a. HMFA #07820 – Highland Views Phase I – *Location – Newark, Essex County, Developer: MAR NHA WSV Phase 1, LLC* – Approval of a Declaration of Intent

b. HMFA #07818 – Peck’s Beach – *Location: Ocean City, Cape May County, Developer: Ocean City Housing Authority* – Approval of a Declaration of Intent

c. **PULLED**- HMFA #07774 – Madison Family – *Location: Madison, Morris County, Developer: RPM Development, LLC* - Approval of a Declaration of Intent

5. MULTI FAMILY- FOUR PERCENT TAX CREDIT- CONDUIT

5a. HMFA #07720 – Hamilton Square – *Location: Paterson, Passaic County, Developer: Hamilton Square Developer, LLC.* – Approval of a Mortgage Financing Recommitment

b. HMFA #03453 – Somers Point Village- *Location: Somers Point, Atlantic County, Developer: Related Affordable, LLC.* – Approval of a Mortgage Financing Commitment

c. HMFA #07761 – Manahan Village – *Location: Morristown, Morris County, Developer: OAH Developer, LLC* – Approval of a Mortgage Financing Commitment

d. HMFA #07762 – Essex Plaza #2 & 3 – *Location: Newark, Essex County, Developer: Fairstead Affordable, LLC.* – Approval of a Mortgage Financing Commitment

6. MULTI FAMILY –NINE PERCENT TAX CREDIT

6a. HMFA #03405- Apartments at Warren – *Location: Warren Township, Somerset County, Developer: PIRHL Developer, LLC.* – Approval of a Mortgage Modification

7. TAX CREDITS

7a. Qualified Allocation Plan (QAP) –Approval of a Waiver of the Credit Exchange Request Penalty For Projects Awarded 9% Tax Credits Through the Close of Calendar Year 2021

8. REGULATORY AFFAIRS

8a. HMFA #02815 – Chestnut Park Apartments – Approval of a Transfer of Managing Member Interest

9. DELINQUENT ASSETS

9a. HMFA #1293- West Electronics Building – Approval of a Declaration of Default and Workout

10. CAPITAL MARKETS

10a. HMFA #07762 – Essex Plaza #2 & 3 – Approval of Conduit Bond Documents

b. HMFA #07761 – Manahan Village – Approval of Conduit Bond Documents

c. HMFA #07743- Summer Hill Apartments – Approval of Conduit Bond Documents

11. OTHER BUSINESS

11a. Approval to Enter into a Teaming Agreement Regarding HUD Solicitation

b. Resolution of Appreciation for Linda Gargiulo

c. Resolution of Appreciation for Anne Wilber

\*\*\* Citigroup Presentation – Single Family 2022 Series I Bond Issue -Mike Koessel

12. ADJOURNMENT

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