



December 8, 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 501st 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 501st Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **December 15, 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,,111272142#](tel:+16095945424111272142)
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
501st TELECONFERENCE
BOARD MEETING
December 15, 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 November 3, 2022 Teleconference Meeting of the HMFA Board
2. **SINGLE FAMILY**
 - 2a. Approval of Revisions to the Participating Lenders Guide

3. SPECIAL NEEDS HOUSING TRUST FUND

- 3a. HMFA #07789 – High Tor Group Home - *Location: Watchung, Somerset County, Developer: Our House Inc.* – Approval of a Mortgage Financing Commitment
- b. HMFA #07784 – Prospect Street Supportive Housing – *Location: Ridgewood, Bergen County, Developer: Nouvelle, LLC.* – Approval of a Mortgage Financing Commitment
- c. **PULLED** - HMFA #07812 – Fair Lawn Campbell Road Supportive Housing – *Location: Fair Lawn, Bergen County, Developer: BC UW/ Madeline Partner, LLC.* – Approval of a Mortgage Financing Commitment

4. AFFORDABLE HOUSING GAP SUBSIDY PROGRAM

- 4a. HMFA #07787 – Fairview Heights– *Location: Jersey City, Hudson County, Developer: The Community Builders, Inc.* -Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
- b. HMFA #07791 – The Crossings at Brick Church - *Location: East Orange, Essex County, Developer: Triangle Equities Development Company, LLC.* - Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
- c. HMFA #03524- Willows at Greenwich– *Location: Greenwich, Warren County, Developer: M Brad Ingerman.* -Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
- d. HMFA #07804 – The Lantana– *Location: Newark, Essex County, Developer: RPM Development, LLC.* – Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
- e. HMFA #07803- Jackson Green– *Location: Jersey City, Hudson County, Developer: RPM Development LLC.* -Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
- f. HMFA #07767- Verona Flats aka Apartments at Verona– *Location: Verona, Essex County, Developer: PIRHL Developers, LLC* -Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program
- g. HMFA #03360- Sencit Liberty Apartments– *Location: Atlantic City, Atlantic County, Developer: Winn Development Company, LP* - Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program

5. MULTI FAMILY –NINE PERCENT TAX CREDIT

- 5a. HMFA #07737– The Place at Manalapan – *Location – Manalapan, Monmouth County, Developer: Community Investment Strategies, Inc.* – Approval of a Mortgage Financing Recommitment
- b. HMFA #03466– Little Ferry Senior Supportive Housing – *Location: Little Ferry, Bergen County, Developer: Regan Redevelopment Corporation* – Approval of a Mortgage Financing Recommitment

6. MULTI FAMILY- FOUR PERCENT TAX CREDITS

- 6a. HMFA #07830 – The Trail at Princeton Pike Apartments - *Location: Lawrence, Mercer County, Developer: JAS Group Enterprises* – Approval of a Declaration of Intent
- b. HMFA #07845 – St. Francis Woods - *Location: Deptford, Gloucester County, Developer: The Diocesan Housing Services Corporation of the Diocese of Camden* – Approval of a Conditional Commitment
- c. HMFA #07798 – The Place at East Windsor – *Location: East Windsor, Mercer County, Developer: Community Investment Strategies, Inc.* – Approval of a Mortgage Financing Commitment
- d. HMFA #07777- Virtua Health Redevelopment – *Location: Camden, Camden County, Developer: The Michaels Development Company, LP* – Approval of a Mortgage Financing Commitment

7. MULTI FAMILY- FOUR PERCENT TAX CREDITS- CONDUIT

- 7a. HMFA #07842 – Pennsauken Towers - *Location: Pennsauken, Camden County, Developer: RedArcPRD Venture Partners LLC.* – Approval of a Declaration of Intent

8. REGULATORY AFFAIRS

- 8a. HMFA #1323- The Hamlet at Bear Creek – Ratification of a Transfer of Sole Member Interest

9. CAPITAL MARKETS

- 9a. HMFA #03453 – Somers Point – Approval of Conduit Bond Documents

10. FINANCE AND AUDIT

- 10a. Approval of the Agency’s Fiscal Year 2023 Budget

11. OTHER BUSINESS

- 11a. Approval of Assignment and Assumption of the Common Expense Agreement

12. ADJOURNMENT

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