



February 3, 2023

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 503rd 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 that reads 'Laura Shea'.

Laura Shea
Chief of Legal and Regulatory Affairs

Enclosure

**NOTICE OF THE NEW JERSEY
HOUSING AND MORTGAGE FINANCE AGENCY
BOARD MEETING**

This is to notify you that the 503rd Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **February 9, 2023 at 10:00 a.m.** at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650.

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
503rd BOARD MEETING
February 9, 2023
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 January 12, 2023 Teleconference Meeting of the HMFA Board

2. SINGLE FAMILY

- 2a. Approval to Award Underwriting Contract for HAF Services

3. SPECIAL NEEDS HOUSING TRUST FUND

- 3a. HMFA #07812 – Fair Lawn Campbell Road Supportive Housing - *Location: Fair Lawn, Bergen County, Developer : BCUW/ Madeline Partners, LLC.* – Approval of a Mortgage Financing Commitment
- b. HMFA #07826 – Reeds Community Farm Supportive Housing 5061- *Location: Egg Harbor Township, Atlantic County, Developer : CARING, Inc.* – Approval of a Mortgage Financing Commitment
- c. HMFA #07819 – Reeds Community Farm Supportive Housing 5079- *Location: Egg Harbor Township, Atlantic County, Developer : CARING, Inc.* – Approval of a Mortgage Financing Commitment

4. MULTIFAMILY –NINE PERCENT TAX CREDITS

4a. HMFA #03405 – Apartments at Warren – *Location : Warren Township, Somerset County, Developer : PIRHL Developers, LLC.* – Approval of a Mortgage Modification

5. REGULATORY AFFAIRS

5a. Willows at Hartford, HMFA #3467-Approval of a Subordinate Mortgage Lien

6. CAPITAL MARKETS

6a. Approval of Amendments to Conduit Note Documents

7. CAPITAL IMPROVEMENT ASSISTANCE PROGRAM

7a. HMFA #1 - Kingsbury Towers- Approval of a CIAP Loan

8. OTHER BUSINESS

8a. Approval of the publication of the 2023 Low Income Housing Tax Credit Qualified Allocation Plan (“QAP”)

9. ADJOURNMENT

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