



April 28, 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 505<sup>th</sup> 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  
BOARD MEETING**

This is to notify you that the 505<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **May 4, 2023** 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 ,633699207#](tel:+16095945424633699207)**  
**Phone Conference ID: 633 699 207#**

**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  
505th BOARD MEETING  
May 4, 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 March 30, 2023 Teleconference Meeting of the HMFA Board

**2. SINGLE FAMILY**

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

b. Approval to Execute a Whole Loan Purchase Agreement with Cenlar

3. MULTIFAMILY –FOUR PERCENT TAX CREDITS

- 3a. HMFA # 07848 – Manahawkin Family Phase II – *Location: Stafford, Ocean County, Developer : Walters-Cornerstone Development LLC* – Approval of a Mortgage Financing Commitment
- b. HMFA # 07844 – Victory Commons at Voorhees – *Location : Voorhees, Camden County, Developer : The Michaels Development Company* - Approval of a Declaration of Intent
- c. HMFA # 07797 – West Main Street Residences- *Location : Rockaway Borough, Morris County, Developer : RPM Development, LLC* – Approval of a Declaration of Intent
- d. HMFA # 07750 – The Vista at Old Bridge – *Location : Old Bridge, Middlesex County, Developer : The Richman Group Development Corporation* – Approval of a Declaration of Intent

4. MULTIFAMILY –FOUR PERCENT TAX CREDITS-CONDUIT

- 4a. HMFA # 07831– Forest Hill House – *Location : Newark, Essex County, Developer : Tredway Group, LLC* – Approval of a Declaration of Intent
- b. HMFA # 07783 – Lafayette Village – *Location : Jersey City, Hudson County, Developer : McCormack Baron Salazar, Inc.* – Approval of a Declaration of Intent

5. MULTIFAMILY –NINE PERCENT TAX CREDITS

- 5a. HMFA # 03418 – Concord Street Residences – *Location : Hillsborough Township, Somerset County, Developer : Michaels Development* – Approval of a Mortgage Financing Recommitment
- b. HMFA # 07671 – 722 Chancellor – *Location : Irvington, Essex County, Developer : NRP Holdings, LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA # 03466 – Little Ferry Senior Supportive Housing – *Location: Little Ferry, Bergen County Developer : Regan DevelopmentCorporation*– Approval of a Mortgage Financing Recommitment
- d. HMFA # 03526 – Mount Laurel Senior Housing – *Location : Mount Laurel, Burlington County, Developer :Fair Share Housing Development, Inc.* – Approval of a Mortgage Financing Recommitment
- e. HMFA # 07724 – Fair Share Senior Housing Phase II – *Location : Mount Laurel, Burlington County, Developer :Fair Share Housing Development, Inc.* – Approval of a Mortgage Financing Recommitment
- f. HMFA # 03408– North Bergen Supportive Housing – *Location : North Bergen, Hudson County, Developer : The Alpert Group, LLC.* – Approval of a Mortgage Financing Recommitment
- g. HMFA # 03513– Holmdel Family Apartments – *Location : Holmdel, Monmouth County, Developer : Walters-Cornerstone Development, LLC.* – Approval of a Mortgage Financing Recommitment
- h. HMFA # 07767– Apartments at Verona aka Verona Flats – *Location : Verona, Essex County, Developer : PIRHL Developers, LLC..* – Approval of a Mortgage Financing Recommitment

- i. HMFA # 03519– Gerard’s Riverview – *Location : Bordentown Township, Burlington County, Developer : VOADV Property, Inc.* – Approval of a Mortgage Financing Recommitment
- j. HMFA # 03524 – Willows at Greenwich – *Location : Greenwich, Warren County, Developer : MBID of Delaware, LLC.* – Approval of a Mortgage Financing Recommitment
- k. HMFA # 03484 – Branchburg Senior Phase II – *Location : Branchburg, Somerset County, Developer : Walters- Cornerstone Development, LLC.* – Approval of a Mortgage Financing Recommitment
- l. HMFA # 07728 – Chatham Family Apartments- *Location :Chatham, Morris County, Developer, Walters- Cornerstone Development, LLC* – Approval of a Mortgage Financing Recommitment
- m. HMFA # 03504– Henderson Road Phase II- *Location : South Brunswick, Middlesex County, Developer, RPM Development, LLC* – Approval of a Mortgage Financing Recommitment

6. CAPITAL MARKETS

- 6a. Approval of Multifamily Pooled Bond Issuance

7. REGULATORY AFFAIRS

- 7a. HMFA #3346/ MFP #19 – Apartments at Montgomery – Approval of a Transfer of Managing Member Interest
- b. HMFA #3268/ SNHTF #346/ MFP #9 – Wemrock Senior Living - Approval of a Transfer of Managing Member Interest

8. OTHER BUSINESS

- 8a. Approval to Enter into Memoranda of Understanding with DCA
- b. Resolution of Appreciation for Lori Wysock

9. ADJOURNMENT

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