



HOUSING & MORTGAGE FINANCE AGENCY

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

June 9, 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 507<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 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 507<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **June 15, 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)  
[+1 609-594-5424,475638024#](tel:+16095945424475638024)  
Phone Conference ID: 475 638 024#

**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  
507th BOARD MEETING  
June 15, 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 May 25, 2023 Teleconference Meeting of the HMFA Board

2. **MULTIFAMILY**

2a. Approval to enter into an MOU with DCA for the Affordable Housing Production Fund

3. MULTIFAMILY –FOUR PERCENT TAX CREDITS

- 3a. HMFA #07800 – Union City Senior – *Location: Union City, Hudson County, Developer: RPM Development LLC* – Approval of a Declaration of Intent
- b. HMFA #07859 – Heritage at Wall Phase II – *Location : Wall Township, Monmouth County, Developer : Community Investment Strategies, Inc.* - Approval of a Declaration of Intent
- c. HMFA #07774– Madison Family – *Location : Madison, Morris County, Developer : RPM Development, LLC.* – Approval of a Declaration of Intent
- d. HMFA #03483 – 900 Herrontown - *Location :Princeton, Mercer County, Developer :* RPM Development LLC – Approval of a Declaration of Intent
- e. HMFA # 07709 – The Mews at St Mary- *Location : Monroe Township, Gloucester County, Developer : McCormack Baron Salazar, Inc.* – Approval of a Mortgage Financing Commitment
- f. HMFA #03395 – Barclay Street Housing- *Location : Paterson, Passaic County, Developer : New Jersey Community Development Corporation and Community Asset Preservation Corporation* – Approval of a Mortgage Modification

4. MULTIFAMILY –FOUR PERCENT TAX CREDITS-CONDUIT

- 4a. HMFA #07838 – Riverview Tower Apartments – *Location : Camden, Camden County, Developer : L & M Development Partners, LLC.* – Approval of a Declaration of Intent

5. MULTIFAMILY –NINE PERCENT TAX CREDITS

- 5a. HMFA #07721 – Project Freedom at Historic Roebling – *Location: Roebling, Burlington County Developer : Project Freedom, Inc*– Approval of a Mortgage Financing Commitment
- b. HMFA #03458 – Lincoln Boulevard Senior Housing – *Location : Glassboro, Gloucester County, Developer Pennrose, LLC.* – Approval of a Mortgage Modification

6. REGULATORY AFFAIRS

- 6a. HMFA #935 – Salem Towers – Approval of a Sale of Project
- b. HMFA #29 – Rowan Towers - Approval of a Transfer of Managing Member Interest

7. OTHER BUSINESS

- 7a. Resolution of Appreciation for Catherine Stout \_

8. ADJOURNMENT

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