



## HOUSING & MORTGAGE FINANCE AGENCY

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

July 21, 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 508<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 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 508<sup>th</sup> Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **July 27, 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  
508th BOARD MEETING  
July 27, 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 June 15, 2023 Teleconference Meeting of the HMFA Board

2. **SINGLE FAMILY**

2a. Approval of Revisions to the Single Family Servicing Guide

b. Approval to update the FMAP Program and Application

c. Approval to receive Federal Supplemental Funding Award for the HUD CHC Program

3. **TAX CREDITS**

3a. Waiver of the QAP Cost Cap for Tax Credit Projects Awarded in 2022

3. **SPECIAL NEEDS**

4a. HMFA #07857 – 313 Oak Lane Group Home - *Location :West Windsor, Mercer County, Developer : Eden Autism Services, Inc.* – Approval of a Mortgage Financing Commitment

b. HMFA #07824 – 2024 South Branch Road Supportive Housing- *Location :Branchburg, Somerset County, Developer: ADTI Housing Corp..* – Approval of a Mortgage Financing Commitment

5. MULTIFAMILY

5a. Approval of Amendments to the Money Follows the Person Housing Partnership Program Guidelines

6. MULTIFAMILY –FOUR PERCENT TAX CREDITS

- 6a. HMFA #03483 – 900 Herrontown Road - *Location :Princeton, Mercer County, Developer : RPM Development, LLC* – Approval of a Mortgage Financing Commitment
- b. HMFA #07726 – Terrell Homes Phase I - *Location : Newark, Essex County, Developer : The Alpert Group, LLC, Building Believers Trust Corporation, Duvernay + Brooks LLC,& Greater Newark Housing Partnership* – Approval of a Mortgage Financing Commitment
- c. HMFA #07800 – Union City – *Location: Union City, Hudson County, Developer: RPM Development, LLC*– Approval of a Mortgage Financing Commitment
- d. HMFA #07862 – Columbus Crossing – *Location: Paramus, Bergen County, Developer: Regan Development Corporation* – Approval of a Declaration of Intent
- e. HMFA #07780 – Palmyra Family Housing aka The Cove at Palmyra – *Location: Palmyra, Burlington County Developer: Conifer, LLC* – Approval of a Declaration of Intent
- f. HMFA #07749 – Texas Avenue Homes – *Location : Lawrence Township, Mercer County, Developer: RPM Development, LLC* – Approval of a Declaration of Intent
- g. HMFA #07774- Madison Family – *Location : Madison, Morris County, Developer: RPM Development, LLC*– Approval of a Mortgage Financing Commitment
- h. HMFA #07810 – West Orange Senior Housing – *Location: West Orange, Essex County, Developer: The Alpert Group& Geriatric Services, Inc.* – Approval of a Mortgage Financing Commitment

7. MULTIFAMILY –FOUR PERCENT TAX CREDITS-CONDUIT

- 7a. HMFA # 07858 – Tamerlane Apartments – *Location : Winslow, Camden, County, Developer : Rural Housing Preservation Associates, LLC* – Approval of a Declaration of Intent
- b. HMFA # 07835– Westport Homes – *Location : Elizabeth, Union County, Developer : Conifer Realty* – Approval of a Declaration of Intent
- c. HMFA #07681 – Argus Ellison Development – *Location :Paterson, Passaic County, Developer : Winn Development Company LP* – Approval of a Mortgage Recommitment

8. MULTIFAMILY –NINE PERCENT TAX CREDITS

- 8a. HMFA # 07807 – South 11th Street – *Location : Newark, Essex County, Developer : Foya Development Group, LLC* – Approval of a Mortgage Financing Recommitment
- b. HMFA # 07790 – Saddle River Family– *Location : Saddle River, Bergen County, Developer : The Michaels Development Company I, LP.* – Approval of a Mortgage Financing Commitment
- c. HMFA # 07865 – The Cliffs on Hudson – *Location : Borough of Englewood Cliffs, Bergen County Developer : Michaels Development Company I, LP* – Approval of a Mortgage Financing Commitment

9. REGULATORY AFFAIRS

- 9a. HMFA #02056 – Webb Apartments – Approval of a Transfer of Managing Member Interest
- b. HMFA #1311/ HP #6 – Penns Grove Apartments - Approval of a Sale of Project
- c. HMFA #1405 – Stella Garden Apartments – Approval of a Transfer of Ownership
- d. HMFA #1369 – West Kinney Gardens Phase I-A – Approval of a Transfer of Ownership
- e. HMFA #1372 – West Kinney Gardens Phase I-B – Approval of a Transfer of Ownership

10. DELINQUENT ASSETS

- 10a. HMFA #2077 – Project Freedom at Trent Center- Approval of a Mortgage Extension

11. OTHER BUSINESS

Citigroup Presentation - Agency's recently-closed Single Family 2023 Series J bond issue -  
Mike Koessel Citigroup

12. ADJOURNMENT

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