



HOUSING & MORTGAGE FINANCE AGENCY

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

August 31, 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 509<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 509<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **September 7, 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)  
[+1 609-594-5424,150127051#](tel:+16095945424150127051)  
Phone Conference ID: 150 127 051#

***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  
509th BOARD MEETING  
September 7, 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 July 27, 2023 Teleconference Meeting of the HMFA Board

**2. SINGLE FAMILY**

2a. Approval of the First Generation Down Payment Assistance Program Guidelines

**3. SPECIAL NEEDS**

3a. HMFA #07860 – Berkshire Valley Supportive Housing - Location :Jefferson, Morris County, Developer : Cerebral Palsy of North Jersey, Inc.. – Approval of a Mortgage Financing Commitment

#### 4. MULTIFAMILY –FOUR PERCENT TAX CREDITS

- 4a. HMFA #07750 – The Vista at Old Bridge – *Location: Old Bridge, Middlesex County, Developer: The Richman Group* – Approval of a Mortgage Financing Commitment
- b. HMFA #07820 – Highland Views Phase I – *Location: Newark, Essex County, Developer: MAR Acquisition Group, LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA #07878 – Birchwood at Washington Township – *Location: Washington Township, Gloucester County, Developer: Ingerman Development Company, LLC* – Approval of a Declaration of Intent
- d. HMFA #07870 – The Place at Marlboro Phase II – *Location: Marlboro, Monmouth County Developer: Community Investment Strategies, Inc.* – Approval of a Declaration of Intent
- e. HMFA #07764– Delaware View Apartments – *Location : Carney’s Point, Salem County, Developer: Affordable Salem, Inc./ Rukenstein & Associates, LLC*– Approval of a Mortgage Financing Commitment
- f. HMFA #07794- Waterford Family Housing Phase I – *Location : Waterford, Camden County, Developer: Conifer Realty, LLC*– Approval of a Declaration of Intent
- g. HMFA #07872- Waterford Family Housing Phase II – *Location : Waterford, Camden County, Developer: Conifer Realty, LLC*– Approval of a Declaration of Intent
- h. HMFA #07780 – Palmyra Family Housing aka The Cove at Palmyra – *Location: Palmyra, Burlington County Developer: Conifer Realty, LLC* – Approval of a Mortgage Financing Commitment

#### 5. MULTIFAMILY –NINE PERCENT TAX CREDITS

- 5a. HMFA # 07737 – The Place at Manalapan – *Location : Manalapan, Monmouth County, Developer :Community Investment Strategies* – Approval of a Mortgage Financing Commitment
- b. HMFA # 07792– Stirlingside Residences – *Location : New Brunswick, Middlesex County Developer : The Community Builders, Inc* – Approval of a Mortgage Financing Commitment
- c. HMFA # 07730– Montgomery Senior Housing – *Location : Montgomery, Somerset County Developer : RPM Development, LLC* – Approval of a Mortgage Financing Commitment

#### 6. CAPITAL MARKETS

- 6a. Approval of the Amended Revolving Line of Credit and Security Agreement with Wells Fargo

#### 7. OTHER BUSINESS

#### 8. ADJOURNMENT

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