



HOUSING & MORTGAGE FINANCE AGENCY

Jacquelyn A. Suárez | Chair • Melanie R. Walter | Executive Director

May 3, 2024

Secretary of State
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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 515th 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,

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 515th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **May 9, 2024** 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)
[+1 609-594-5424,350474855#](tel:+16095945424350474855)
Phone Conference ID: 350 474 855#

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
515th BOARD MEETING
May 9, 2024
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 28, 2024 Meeting of the HMFA Board
2. **SINGLE FAMILY**
 - 2a. Approval of Revisions to the Participating Lenders Guide
3. **SPECIAL NEEDS**
 - 3a. HMFA #07874– 32 Herb Road – Location : Middletown, Monmouth County, Developer: Community Options, Inc – Approval of a Mortgage Financing Commitment

- b. HMFA #07892 – Paterson Pillar Supportive Housing – *Location : Paterson, Passaic County, Developer: Nouvelle LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA #07876 – Winthrop Supportive Housing - *Location : Edison, Middlesex County, Developer: Mobility Consulting and Contracting, Co* – Approval of a Mortgage Financing Commitment

4. MULTIFAMILY –FOUR PERCENT TAX CREDITS – DECLARATION OF INTENT

- 4a. HMFA #07928- East Greenwich Family Housing – *Location : East Greenwich, Gloucester County, Developer: Conifer Realty, LLC* – Approval of a Declaration of Intent
- b. HMFA #07927 – Birchwood at Fairmount Hotel - *Location : New Brunswick, Middlesex County. Developer: MBID of Delaware, LLC* – Approval of a Declaration of Intent
- c. HMFA #07934 – Hoffman Pavillion – *Location : New Brunswick, Middlesex County, Developer : Pennrose Development* - Approval of a Declaration of Intent

5. MULTIFAMILY –FOUR PERCENT TAX CREDITS

- 5a. HMFA #07750 – The Vista at Old Bridge – *Location : Old Bridge, Middlesex County, Developer : Ingerman Development Company* – Approval of a Mortgage Financing Recommitment
- b. HMFA #07798 – The Place at East Windsor – *Location : East Windsor, Mercer County, Developer : Community Investment Strategies, Inc.* – Approval of a Mortgage Financing Recommitment
- c. HMFA #03525 – Princeton Senior Living – *Location : Princeton, Mercer County, Developer : PIRHL Developers LLC* – Approval of a Mortgage Financing Recommitment
- d. HMFA #07882 – Galloway Family Apartments Phase I – *Location : Galloway Township, Atlantic County, Developer : Walters-Cornerstone Development LLC* – Approval of a Mortgage Financing Commitment
- e. HMFA #07886 – Galloway Family Apartments Phase 2 – *Location : Galloway Township, Atlantic County, Developer : Walters-Cornerstone Development LLC* – Approval of a Mortgage Financing Commitment
- f. HMFA #07887 – Galloway Family Apartments Phase 3 – *Location : Galloway Township, Atlantic County, Developer : Walters-Cornerstone Development LLC* – Approval of a Mortgage Financing Commitment
- g. HMFA #07718 – Christopher Columbus Townhomes – *Location : Paterson, Passaic County, Developer : Roizman Development Inc.* – Approval of a Mortgage Financing Recommitment
- h. HMFA #07719 – Greater Paterson Development – *Location : Paterson, Passaic County, Developer : Roizman Development Inc.* – Approval of a Mortgage Financing Recommitment

6. MULTIFAMILY –NINE PERCENT TAX CREDIT

- 6a. HMFA #03428 – South Brunswick Mixed Income – *Location : South Brunswick, Middlesex County, Developer: RPM Development, LLC.* - Approval of a Mortgage Financing Commitment
- b. HMFA #03482 – Maple Shade Senior – *Location : Maple Shade, Burlington County, Developer: RPM Development Group.* – Approval of a Mortgage Financing Commitment

7. MULTIFAMILY

7a. Approval of Revisions to the Multifamily Underwriting Guidelines and Financing Policy

8. CAPITAL MARKETS

8a. HMFA #07904 – 930 McCarter– Approval of Conduit Note Documents

b. HMFA #07783 – Lafayette Village Apartments – Approval of Conduit Note Documents

c. HMFA #07858 – Tamerlane Apartments – Approval of a Conduit Bond Documents

d. Approval of 4% Tax- Exempt Rate Lock Series Resolution

e. Approval of 4% Tax Exempt Rate Lock Guidelines

9. REGULATORY AFFAIRS

9a. Approval of the Readoption of the Agency Regulations

10. DELINQUENT ASSETS

10a. HMFA #1 – Kingsbury Twin Towers – Approval of a CIAP Loan

b. HMFA #2102/SNHTF #24 – Essex Valley Supportive Housing – Approval of a Mortgage Extension

11. SPECIAL PROGRAMS

11a. FIP #001 – 351 Sumach Street – Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)

b. FIP #002 – 2 Brecht Road - Approval of a Funding Commitment from the Foreclosure Intervention Program(FIP)

c. FIP #003 – 48 Chelmsford Court - Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)

12. OTHER BUSINESS

12a. Approval to Enter into an MOU with DRM for the Workforce Housing Program

b. Approval to Enter into an MOU with DRM for the Urban Preservation Program

13. ADJOURNMENT

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