



**HOUSING & MORTGAGE FINANCE AGENCY**

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

June 20, 2024

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 516<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,

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 516<sup>th</sup> Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **June 27, 2024 at 10:00 a.m.** at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650. There is no telephonic or video link for this meeting.

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  
516th BOARD MEETING  
June 27, 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 May 9, 2024 Teleconference Meeting of the HMFA Board

2. **SINGLE FAMILY**

2a. Approval to Enter Into Contract with Post-Closing Specialist

3. **SPECIAL NEEDS**

3a. HMFA #07901 – Mount Airy Road Group Home – *Location : Bernards Township, Somerset County, Developer: Our House, Inc* – Approval of a Mortgage Financing Commitment

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

4a. HMFA #07936 – Woodlake Apartments – *Location : Woodbury, Gloucester County, Developer: Related Affordable, LLC* – Approval of a Declaration of Intent

b. HMFA #07944 – Glendenning Homes Phase 2 - *Location : Rahway, Union County. Developer: The Alpert Group & Rahway Housing Authority* – Approval of a Declaration of Intent

c. HMFA #07863 – Brunswick Village – *Location : Trenton, Mercer County, Developer : OAHS Brunswick Developer, LLC* - Approval of a Declaration of Intent

d. HMFA #07937 – JHRC Senior Housing – *Location : Jersey City, Hudson County, Developer : The Alpert Group* - Approval of a Declaration of Intent

- e. HMFA #07942 – The Willows at Pohatcong Phase I - *Location : Pohatcong, Warren County, Developer : Ingerman Development Company, LLC* - Approval of a Declaration of Intent
- f. HMFA #07943 – The Willows at Pohatcong Phase II - *Location : Pohatcong, Warren County, Developer : Ingerman Development Company, LLC* - Approval of a Declaration of Intent
- g. HMFA #07940 – Project Freedom at Wall Township – *Location : Wall Township, Monmouth County, Developer : Project Freedom, Inc.* – Approval of a Declaration of Intent

5. MULTIFAMILY –FOUR PERCENT TAX CREDITS

- 5a. HMFA #07745 – The Willows at Spruce Run Phase I – *Location : Clinton, Hunterdon County, , Developer : Ingerman Development Company, LLC* – Approval of a Mortgage Financing Commitment
- b. HMFA #07910 – The Willows at Spruce Run Phase II – *Location : Clinton, Hunterdon County, , Developer : Ingerman Development Company, LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA #07902 – Hainesport Family Apartments – *Location : Hainesport Township, Burlington County, Developer : Walters- Cornerstone Development, LLC* – Approval of a Mortgage Financing Commitment
- d. HMFA #07820- Highland Views Phase I - *Location : Newark, Essex County, Developer : MAR Acquisition Group LLC* – Approval of a Mortgage Modification

6. MULTIFAMILY –FOUR PERCENT TAX CREDITS CONDUITS

- 6a. HMFA #07893 – NJPAC Arts and Education District Phase I – *Location : Newark, Essex County, Developer : LMXD, an affiliate of L+M Development Partners LLC* – Approval of a Mortgage Financing Commitment

7. MULTIFAMILY –NINE PERCENT TAX CREDIT

- 7a. HMFA #07744 – Willows at Saddle Brook – *Location : Saddle Brook, Bergen County, Developer: ReBuild Metro, Inc. and Premier Housing Services, Inc.* - Approval of a Mortgage Financing Commitment
- b. HMFA #07811 – Fair Share Senior Housing Phase III – *Location : Mount Laurel, Burlington County, Developer : Fair Share Housing Development, Inc.*– Approval of a Mortgage Modification

8. TAX CREDIT

- 8a. Approval of QAP Amendment to the Per Unit Credit Cap

9. CAPITAL MARKETS

- 9a. Approval of Revisions to the Multifamily 9% Taxable Rate Lock Program Guidelines
- b. Approval of a Series Resolution Multifamily 9% Taxable Rate Lock Program

10. DELINQUENT ASSETS

- 10a. HMFA #2437, SNHTF #165 - Carol Street Permanent Supportive Housing – Approval of a Workout Plan

11. OTHER BUSINESS

11a. Resolution of Appreciation for Maria DiMaggio

12. ADJOURNMENT

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