



**HOUSING & MORTGAGE FINANCE AGENCY**

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

September 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 518<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 518<sup>th</sup> Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **September 26, 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  
518th BOARD MEETING  
September 26, 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 August 15, 2024 Meeting of the HMFA Board

2. **SINGLE FAMILY**

2a. Approval of Updates to Signatories on Freddie Mac Form 98SF- HFA

3. **SPECIAL NEEDS**

3a. HMFA #07890 – Hillsdale Supportive Housing – *Location : Hillsdale, Bergen County, Developer : BCUW/ Madeline Partners, LLC.* – Approval of a Mortgage Financing Commitment

b. HMFA #07950 – Ave C Supportive Housing – *Location : Haledon, Passaic County, Developer : Youth Consultation Services.* – Approval of a Mortgage Financing Commitment

c. HMFA #07875 – 1753 Dakota Street – *Location : Westfield, Union County, Developer : Community Options, Inc.* - Approval of a Mortgage Financing Commitment

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

4a. HMFA #07949 – Bernardsville Family - *Location :Bernardsville, Somerset County. Developer: RPM Development LLC.* – Approval of a Declaration of Intent

5. **MULTIFAMILY –FOUR PERCENT TAX CREDITS**

5a. HMFA #07897 – Greate Bay – *Location : Somers Point Atlantic County, Developer: JAS Group Enterprises.* – Approval of a Mortgage Financing Commitment

- b. HMFA #07830 – Oasis at Princeton Pike – *Location : Lawrence, Mercer County, Developer: JAS Group Enterprises.* – Approval of a Mortgage Modification
- c. HMFA #07719– Greater Paterson Development– *Location : Paterson, Passaic County, Developer: Roizman Development Inc.* – Approval of a Mortgage Modification Recommitment
- d. HMFA #07936– Woodlake Apartments– *Location : Woodbury City, Gloucester County, Developer: The Related Companies, Inc.*– Approval of a Mortgage Financing Commitment
- e. HMFA #07767–Apartments at Verona aka Verona Flats – *Location : Verona, Essex County, Developer: Conifer Realty, LLC*– Approval of a Mortgage Modification

6. MULTIFAMILY –FOUR PERCENT TAX CREDITS - CONDUIT

- 6a. HMFA #07933 – Montgomery Gateway Apartments– *Location : Jersey City Hudson County, Developer: The Related Companies, Inc.* – Approval of a Mortgage Financing Commitment

7. MULTIFAMILY –NINE PERCENT TAX CREDITS

- 7a. HMFA #07965 – 150-170 South Broad Street – *Location : Trenton, Mercer County, Developer: RPM Development LLC.* – Approval of a Mortgage Financing Commitment

8. MULTIFAMILY

- 8a. Approval of Revisions to the Affordable Housing Program Guidelines (AHPF)
- b. Approval of Revisions to the Affordable Housing Program MOU
- c. Approval to Enter in an MOU with DCA/DRM for Additional SFRF Funds

9. CAPITAL MARKETS

- 9a. HMFA #02729 – North Brunswick Crescent - Approval of Conduit Bond Documents

10. REGULATORY AFFAIRS

- 10a. Approval of Amendments to the Single -Family Program Regulations

11. SPECIAL PROGRAMS

- 11a. FIP #011 – 116 Charing Way – Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)

12. OTHER BUSINESS

- 12a. Approval of Revision to the SZL Guidelines

Jefferies Presentation on Single Family 2024 Series K&L bond issue – Bob Foggio

13. ADJOURNMENT

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