



HOUSING & MORTGAGE FINANCE AGENCY

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

December 6, 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 520th 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 520th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **December 12, 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)

[+1 609-594-5424,756384704#](tel:+16095945424756384704)

Phone Conference ID: 756 384 704#

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
520th BOARD MEETING
December 12, 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 November 7, 2024 Teleconference Meeting of the HMFA Board

2. SPECIAL NEEDS

2a. HMFA #07906- 15 Maplewood Supportive Housing – *Location: Rumson, Monmouth County, Developer: BC UW/Madeline Housing Partners, LLC*– Approval of a Mortgage Financing Commitment

b. HMFA #07932 – Stag Hill Supportive Housing – *Location: Mahwah, Bergen County, Developer: Nouvelle Main Street, LLC* – Approval of a Mortgage Financing Commitment

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

3a. HMFA #07980– Nicholas Angelo DiLella Senior Housing - *Location: Greenwich Township, Gloucester County, Developer: VOADV Property, Inc* – Approval of a Declaration of Intent

b. HMFA #07975– Cherry Hill Senior Housing - *Location: Cherry Hill, Camden County, Developer: VOADV Property, Inc.* – Approval of a Declaration of Intent

c. HMFA #07968– Avenel Veterans - *Location: Woodbridge Township, Middlesex County, Developer: Pennrose LLC.* – Approval of a Declaration of Intent

4. MULTIFAMILY –FOUR PERCENT TAX CREDITS

4a. HMFA #07805– Neptune Court - *Location: Neptune Twp, Monmouth County, Developer: The Alpert Group LLC and the Township of Neptune Housing Authority* – Approval of a Mortgage Financing Commitment

b. HMFA #07973– Willows at Saddle Brook - *Location: Saddle Brook, Bergen County, Developer ReBuild Metro, Inc., Premier Housing Services, Inc. and MBID of Delaware, LLC.* – Approval of a Mortgage Financing Commitment

c. HMFA #07949– Bernardsville Family- *Location: Bernardsville, Somerset County, Developer: RPM Development, LLC* – Approval of a Mortgage Financing Commitment

d. HMFA #07917– Heritage Village at Hoboken– *Location: Hoboken, Hudson County, Developer: Community Investment Strategies, Inc.*– Approval of a Mortgage Financing Commitment

e. HMFA #07899 – Apartments at Three Bridges - *Location: Readington Twp, Hunterdon County Developer: Conifer Realty, LLC*– Approval of a Mortgage Financing Commitment

f. HMFA #07928 – East Greenwich Family - *Location: East Greenwich, Gloucester County Developer: Conifer Realty, LLC*– Approval of a Mortgage Financing Commitment

g. HMFA #07947 – Woolwich Family Apartments Phase I - *Location: Woolwich Twp, Gloucester County, Developer: Walter Group*– Approval of a Mortgage Financing Commitment

h. HMFA #07948 – Woolwich Family Apartments Phase II - *Location: Woolwich Twp, Gloucester County, Developer: Walter Group*– Approval of a Mortgage Financing Commitment

i. HMFA #07940 – Project Freedom at Wall Township - *Location: Wall Twp, Monmouth County, Developer: Project Freedom Inc.* – Approval of a Mortgage Financing Commitment

j. HMFA #07970– Heritage Village at Rosegate – *Location: Rahway, Union County, Developer: Community Investment Strategies, Inc.* – Approval of a Mortgage Financing Commitment.

k. HMFA #07941– Gordon H. Mansfield Veterans and Seniors Village at West Deptford *Location: West Deptford, Gloucester County Developer: Winn Development Company LP* – Approval of a Mortgage Modification

5. MULTIFAMILY –FOUR PERCENT TAX CREDITS - CONDUIT

5a. HMFA #07863 – Brunswick Village– *Location: Trenton, Mercer County, Developer: OAHS Brunswick Developers LLC* – Approval of a Mortgage Financing Commitment

6. MULTIFAMILY –NINE PERCENT TAX CREDITS

6a. HMFA #07809– Bayonne Supportive Housing – *Location: Bayonne, Hudson County, Developer: BC UW/Madeline Housing Partners, LLC.* – Approval of a Mortgage Financing Recommitment

7. REGULATORY AFFAIRS

7a. HMFA #03525 – Princeton Senior Living – Approval of the Transfer of Interest within the Managing Member

b. Approval of Release of Reverter Provisions in Deeds of Asbury Park lots Conveyed Pursuant to SHORE EASY Program

8. CAPITAL MARKETS

8a. Approval of the New HUD Form 11702 Authorized Signers

9. FINANCE

9a. Approval of the Agency’s Fiscal Year 2025 Budget

10. OTHER BUSINESS

10a. Approval of Suspension of Michael Sawyer and JAS Enterprise Group, Inc.

10b. Uniform Housing Affordability Controls N.J.A.C. 5:80-26.1 et. seq- Emergency Rule Proposal

11. ADJOURNMENT

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