



Lt Governor Sheila Y. Oliver  
Chair

Melanie Walter  
Executive Director

April 1, 2021.

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 483<sup>rd</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,

Laura Shea  
Chief of Legal and Regulatory Affairs

Enclosure

**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650-2085 TELEPHONE:  
(609) 278-7400 WEB: [www.njhousing.gov](http://www.njhousing.gov)

**NOTICE OF THE NEW JERSEY  
HOUSING AND MORTGAGE FINANCE AGENCY  
TELECONFERENCE BOARD MEETING**

This is to notify you that the 483<sup>rd</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **April 8, 2021 at 10:00 a.m.**

Due to the COVID-19 pandemic and in compliance with Executive Order 107 issued by Governor Murphy on March 21, 2020, the offices of the New Jersey Housing and Mortgage Finance Agency (NJHMFA) will **not** be accessible to members of the public. The Board meeting will be accessible via video and teleconference to members of the public.

**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, 538501748#](tel:+16095945424)**

**Phone Conference ID: 538 501 748#**

**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  
483<sup>rd</sup> TELECONFERENCE BOARD MEETING  
April 8, 2021  
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 February 25, 2021 Teleconference Meeting of the HMFA Board.

## 2. SINGLE FAMILY

- 2a. Approval to enter into a Master Custodial Agreement with US Bank, as required by the Federal National Mortgage Corporation (“Fannie Mae”).
- b. Approval to enter into a Third-Party Agreement with US Bank as a Designated Custodian, as required by the Federal Home Loan Mortgage Corporation (“Freddie Mac”),
- c. Authorization to Accept Funds from the American Rescue Plan.
- d. Approval of revisions to the New Jersey Housing and Mortgage Finance Agency Mortgage Program Policy and Procedures for Participating Lenders

## 3. MULTIFAMILY-FOUR PERCENT TAX CREDIT

- 3a. HMFA #07709– The Mews at St. Mary – *Location: Williamstown, Gloucester County, Developer: Diocesan Housing Services Corporation of the Diocese of Camden* – Approval of a Mortgage Financing Commitment
- b. HMFA #03442 – Georgia King Outparcel – *Location: Newark, Essex County, Developer: L & M Development Corporation*– Approval of a Mortgage Financing Commitment

## 4. MULTIFAMILY

- 4a. HMFA #07704 – University Hospital – *Location: Newark, Essex County, Developer: University Hospital* - Approval of a Mortgage Financing Commitment

## 5. MULTIFAMILY-NINE PERCENT TAX CREDIT

- 5a. HMFA #03484– Branchburg Senior Apartments Phase II – *Location: Branchburg, Somerset County Developer: Walkers-Cornerstone Development, LLC*- Approval of a Mortgage Financing Recommitment

## 6. REGULATORY AFFAIRS

- 6a. HMFA #1453 – Butler Senior Community Apartments - Approval for Transfer of Project by Merger
- b. HMFA #1452 – Friendship Garden - Approval for Transfer of Project by Merger
- c. HMFA #03010 – Doddtown Plaza – Approval for Transfer of the Managing Member Interest

## 7. CAPITAL MARKETS

- 7a. HMFA #07680 – New York Avenue – Approval of Conduit Note Documents

b. HMFA #03398 – The Place at Marlboro – Approval of Conduit Note Documents

c. Adoption of the Agency Swap Policy

8. DELINQUENT ASSETS

8a. HMFA #1280 / ASL #21 - Bright Side Manor– Approval of a Mortgage Loan Default and Discharge

9. OTHER BUSINESS

9a. Approval of the HUD Note Purchase Pilot Program and Equity Investment in NJCC-NJS Community Restoration Fund LLC

10. ADJOURNMENT

Note: If an Executive Session is necessary, NJHMFA will announce the approximate time after calling the meeting to order.