



June 23, 2022

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 496th 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
TELECONFERENCE BOARD MEETING**

This is to notify you that the 496th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **June 30, 2022 at 10:00 a.m.**

Due to the ongoing COVID-19 pandemic the offices of the New Jersey Housing and Mortgage Finance Agency (NJHMFA) will **not** be accessible to members of the public for this meeting. 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,,111272142#](tel:+16095945424)
Phone Conference ID: 111 272 142#

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
496th TELECONFERENCE BOARD MEETING
June 30, 2022
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 19, 2022 Teleconference Meeting of the HMFA Board

2. SUPPORTIVE HOUSING

2a. HMFA #07769 – Thomas Street Supportive Housing – *Location : Wharton, Morris County, Developer : Pillar Care Continuum* - Approval of a Mortgage Financing Commitment

3. MULTIFAMILY

3a. Approval of Revisions to the Multifamily Guidelines

b. Approval of Revisions to the SNHTF Guidelines

c. Approval of Revisions to the SNHSLP Guidelines

4. MULTIFAMILY – PHA-FRM

4a. HMFA #03082 – Andrew Jackson - *Location : Hoboken , Hudson County,*
Developer : Hoboken Housing Authority - Approval of a Modification to Existing PHA-FRM Loans

b. HMFA #03078 – Adams Gardens - *Location : Hoboken , Hudson County,*
Developer : Hoboken Housing Authority - Approval of a Modification to Existing PHA-FRM Loans

c. HMFA #03083 – Christopher Columbus - *Location : Hoboken , Hudson County,*
Developer : Hoboken Housing Authority - Approval of a Modification to Existing PHA-FRM Loans

d. HMFA #03081 – Monroe Gardens - *Location : Hoboken , Hudson County,*
Developer : Hoboken Housing Authority - Approval of a Modification to Existing PHA-FRM Loans

e. HMFA #03079 – Harrison Gardens - *Location : Hoboken , Hudson County,*
Developer : Hoboken Housing Authority - Approval of a Modification to Existing PHA-FRM Loans

5. MULTIFAMILY – FOUR PERCENT TAX CREDITS-CONDUIT

5a. HMFA #07703 – Amity Heights Apartments – *Location : Bridgeton, Cumberland County,*
Developer : AH Development – Approval of a Mortgage Modification

6. TAX CREDITS

6a. Qualified Allocation Plan (QAP) – Approval of Amendments to the QAP

7. CAPITAL MARKETS

7a. Approval of the Single Family Housing Revenue Bond Issue

8. OTHER BUSINESS

8a. Approval of an MOU with DCA for the Affordable Housing Gap Subsidy Program

9. ADJOURNMENT

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