



August 4, 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 498th 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,

A handwritten signature in blue ink that reads "Laura Shea".

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 498th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **August 11, 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
498th TELECONFERENCE
BOARD MEETING
August 11, 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 July 18, 2022 Special Teleconference Meeting of the HMFA Board

2. MULTI FAMILY

2a. HMFA #03511 – 1425 Teaneck Road – *Location: Teaneck Bergen County, Developer: The Alpert Group* – Approval of a Subsidy Mortgage Loan Commitment from the Affordable Housing Gap Subsidy Program

3. MULTI FAMILY- FOUR PERCENT TAX CREDIT

- 3a. HMFA #07773 – The Place at Middletown Walk – *Location: Middletown, Monmouth County, Developer: Community Investment Strategies, Inc.* – Approval of a Mortgage Financing Commitment
- b. HMFA #07798 – The Place at East Windsor – *Location- East Windsor, Mercer County, Developer: Community Investment Strategies, Inc.* – Approval of a Declaration of Intent

4. MULTI FAMILY- FOUR PERCENT TAX CREDIT- CONDUIT

- 4a. HMFA #07763 – Fort Lee Senior Housing – *Location: Fort Lee, Bergen County Developer: Housing Development Corporation of Bergen County.* – Approval of a Declaration of Intent

5. MULTI FAMILY –NINE PERCENT TAX CREDIT

- 5a. HMFA #03428 - South Brunswick Mixed Income – *Location: South Brunswick, Middlesex County, Developer: RPM Development, LLC.* – Approval of a Mortgage Financing Recommitment
- b. HMFA #03418 – Concord Street Residences – *Location: Hillsborough, Somerset County , Developer: RPM Development, LLC.* – Approval of a Mortgage Financing Recommitment
- c. HMFA #03504 – Henderson Road Phase II Supportive Housing – *Location – South Brunswick, Middlesex County, Developer: RPM Development, LLC* – Approval of a Mortgage Financing Recommitment

6. MULTI FAMILY –NINE PERCENT - CONDITIONAL COMMITMENT- FAMILY CYCLE

- 6a. HMFA #07767 – Verona Flats aka Apartments at Verona – *Location: Verona, Essex County, Developer: PIRHL Developers, LLC.* – Approval of a Conditional Mortgage Financing Commitment
- b. HMFA #07816 – Swedesboro Family Housing – *Location: Swedesboro, Gloucester County, Developer: Conifer Realty, LLC.* – Approval of a Conditional Mortgage Financing Commitment
- c. HMFA #07807 – South 11th Street – *Location: Newark, Essex County, Developer: Foya Development Group, LLC, Octavia Frazier-Poter.* – Approval of a Conditional Mortgage Financing Commitment

7. MULTI FAMILY –NINE PERCENT - CONDITIONAL COMMITMENT- SENIOR CYCLE

- 7a. HMFA #07735 – Heritage Village at Wall – *Location: Wall, Monmouth County, Developer: Community Investment Strategies, Inc.* - Approval of a Conditional Mortgage Financing Commitment
- b. HMFA #07811 – Fair Share Housing Phase III – *Location: Mount Laurel, Burlington County, Developer: Fair Share Housing Development.* - Approval of a Conditional Mortgage Financing Commitment
- c. HMFA #07810 – West Orange Senior Housing – *Location: West Orange, Essex County, Developer: The Alpert Group, LLC.* - Approval of a Conditional Mortgage Financing Commitment

- d. HMFA #07813 – Park Village at Garden State Park – *Location: Cherry Hill, Camden County, Developer: Michaels Development Company* – Approval of a Conditional Mortgage Financing Commitment
- e. HMFA #07817 – Highland Views Phase II – *Location: Newark, Essex County, Developer: MAR NHA WSV Phase II, LLC.* - Approval of a Conditional Mortgage Financing Commitment
- f. HMFA #07815 – Stonegate at St Stephens Phase III – *Location: Pennsauken, Camden County, Developer: Diocesan Housing Services Corporation of the Diocese of Camden* – Approval of a Conditional Mortgage Financing Commitment

8. MULTI FAMILY –NINE PERCENT - CONDITIONAL COMMITMENT- SUPPORTIVE HOUSING CYCLE

- 8a. HMFA #07809 – Bayonne Supportive Housing – *Location: Bayonne, Hudson County, Developer: BCUW/ Madeline Housing Partners* – Approval of a Conditional Mortgage Financing Commitment

9. OTHER BUSINESS

- 9a. Resolution of Appreciation for Dale Ingham

10. ADJOURNMENT

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