



## HOUSING & MORTGAGE FINANCE AGENCY

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

August 9, 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 517<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 517<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **August 15, 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, 568800638#](tel:+16095945424)**

**Phone Conference ID: 568 800 638#**

***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  
517th BOARD MEETING  
August 15, 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 June 27, 2024 Meeting of the HMFA Board

**2. SINGLE FAMILY**

2a. Approval of Amendments to the Participating Lender's Guide

b. Approval to Enter into Contract with Sub Servicer

**3. SPECIAL NEEDS**

3a. HMFA #07873 – 4 Scott Road – Location : Middletown, Monmouth County, Developer : Community Options, Inc, – Approval of a Mortgage Financing Commitment

- b. HMFA #07945 – 2 Tindall Road – *Location : Robinsville, Mercer County, Developer : Eden Autism Services, Inc.* – Approval of a Mortgage Financing Commitment

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

- 4a. 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 Declaration of Intent
- b. HMFA #07933 – Montgomery Gateway Apartments – *Location : Jersey City, Hudson County, Developer : Related Affordable LLC* - Approval of a Declaration of Intent
- c. HMFA #07947 – Woolwich Family Apartments Phase I - *Location :Woolwich, Gloucester County, Developer : Fair Share Housing Development, Inc.* - Approval of a Declaration of Intent
- d. HMFA #07948 – Woolwich Family Apartments Phase II - *Location :Woolwich, Gloucester County, Developer : Fair Share Housing Development, Inc.* - Approval of a Declaration of Intent
- e. HMFA #07962 – Kingsbury Tower East - *Location : Trenton, Mercer County, Developer : Sena Affordable Communities, LLC* - Approval of a Declaration of Intent
- f. HMFA #07877 – Kingsbury Tower West - *Location : Trenton, Mercer County, Developer : Sena Affordable Communities, LLC* - Approval of a Declaration of Intent

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

- 5a. HMFA #07718 – Christopher Columbus Townhomes – *Location : Paterson, Passaic County, Developer : Roizman Development Inc.* – Approval of a Modification to the Mortgage Recommitment

#### 6. MULTIFAMILY –NINE PERCENT TAX CREDITS

- 6a. HMFA #07751 – South Orange Commons – *Location : South Orange, Essex County, Developer : BC UW/Madeline Housing Partners LLC* – Approval of a Mortgage Financing Recommitment
- b. HMFA #07815- Stonegate at St Stephens Phase III - *Location : Pennsauken, Camden County, Developer : Diocesan Housing Services Corporation of the Diocese of Camden, Inc.*– Approval of a Mortgage Commitment

#### 7. CAPITAL MARKETS

- 7a. Approval of Amended 4% Tax-Exempt Rate Lock Guidelines
- b. Approval of Series Resolution - 4% Tax Exempt Rate Lock Revisions
- c. Approval of First Amendment to Series Resolution Authorizing Revisions to 9% Taxable Rate Lock Program
- d. HMFA #07893 - NJPAC Arts and Education District Phase I - Approval of Conduit Note Documents

8. SPECIAL PROGRAMS

- 8a. FIP #006 – 86 Buckingham Drive – Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)
- b. FIP #007 – 112 Carleton Drive - Approval of a Funding Commitment from the Foreclosure Intervention Program(FIP)
- c. FIP #008 – 1215 Bergen Avenue - Approval of a Funding Commitment from the Foreclosure Intervention Program(FIP)
- d. FIP #009 – 43 Cortland Street - Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)
- e. FIP #010 – 43.5 Cortland Street - Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)

9. OTHER BUSINESS

- 9a. Approval to Participate in the SHBP/ SEHBP Dental Plan Coverage

10. EXECUTIVE SESSION

CHOICE 13-08 – Leewood Village at Rowand Pond - Approval of a Workout Plan

HMFA #554 - Reservoir Site – Approval of a Workout Plan

11. RECONVENE TO PUBLIC SESSION

11a. CHOICE 13-08 – Leewood Village at Rowand Pond - Approval of a Workout Plan

11b. HMFA #554 - Reservoir Site – Approval of a Workout Plan

12. ADJOURNMENT

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