



## HOUSING & MORTGAGE FINANCE AGENCY

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

November 1, 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 519<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 519<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **November 7, 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, 635578894#**

**Phone Conference ID: 635 578 894#**

***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  
519th BOARD MEETING  
November 7, 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 September 26, 2024 Meeting of the HMFA Board

**2. SINGLE FAMILY**

2a. Approval to Execute HUD Form Resolution for Housing Counseling Services

b. Approval of Revisions to the Mortgage Purchase Agreement

**3. SPECIAL NEEDS**

3a. HMFA #07823 – 490 Amwell Road Supportive Housing – *Location: Hillsborough, Somerset County, Developer: ADTI Housing Corp.* – Approval of a Mortgage Financing Recommitment

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

- 4a. HMFA #07938– Parkside Place One and Two - *Location: Camden, Camden County, Developer: Parkside Development LLC.* – Approval of a Declaration of Intent
- b. HMFA #07970– Heritage Village at Rosegate - *Location: Rahway, Union County, Developer: Community Investment Strategies, Inc.* – Approval of a Declaration of Intent
- c. HMFA #07973– Willows at Saddlebrook - *Location: Saddlebrook, Bergen County, Developer: Rebuild Metro Inc., Premier Housing Services, Inc and MBID of Delaware, LLC.* – Approval of a Declaration of Intent

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

- 5a. HMFA #07962– Kingsbury Tower East - *Location: Trenton, Mercer County, Developer: Sena Affordable Communities LLC.* – Approval of a Mortgage Financing Commitment
- b. HMFA #07877– Kingsbury Tower West - *Location: Trenton, Mercer County, Developer: Sena Affordable Communities LLC.* – Approval of a Mortgage Financing Commitment
- c. HMFA #07795– Randolph Senior Estates- *Location: Hainesport, Burlington County, Developer: MBID of Delaware, LLC* – Approval of a Mortgage Financing Commitment
- d. HMFA #07891 – Third and Water – *Location: Swedesboro, Gloucester County, Developer: Conifer Realty, LLC* – Approval of a Mortgage Financing Commitment
- e. HMFA #07781–Lounsberry Meadow– *Location: Stirling, Morris County, Developer: The Alpert Group & Long Hill Township Community Housing Development Corporation* – Approval of a Mortgage Financing Commitment
- f. HMFA #07941– Gordon H. Mansfield Veterans and Seniors Village at West Deptford  
*Location: West Deptford, Gloucester County Developer: WinnDevelopment Company LP* – Approval of a Mortgage Financing Commitment
- g. HMFA #07934 – Hildebrand Commons - *Location: New Brunswick, Middlesex County Developer: Pennrose, LLC*– Approval of a Mortgage Financing Commitment

#### 6. MULTIFAMILY –FOUR PERCENT TAX CREDITS - CONDUIT

- 6a. HMFA #07783 –Lafayette Village– *Location: Jersey City, Hudson County, Developer: McCormack Baron Salazar, Inc.* – Approval of a Mortgage Modification

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

- 7a. HMFA #07736 – The Place at Burlington - *Location: Burlington Twp, Burlington County, Developer: Community Investment Strategies, Inc.* – Approval of a Mortgage Financing Commitment
- b. HMFA #03511– 1425 Teaneck Road – *Location: Teaneck, Bergen County Developer: The Alpert Group and Geriatric Services, Inc.*– Approval of a Mortgage Financing Commitment

## 8. CAPITAL MARKETS

8a. HMFA #07933 – Montgomery Gateway Apartments - Approval of Conduit Bond Documents

b. Approval of the Multifamily Pooled Bonds

c. Approval of the Multifamily Bonds

## 9. REGULATORY AFFAIRS

9a. HMFA #3365/ SNHTF #360 – Wayne Nouvelle Supportive Housing – Approval for Release of Part of the Mortgaged Premises

## 10. OTHER BUSINESS

10a. Approval to Enter into an MOU with the County of Camden for the Camden County Homeless Trust Fund

## 11. ADJOURNMENT

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