



HOUSING & MORTGAGE FINANCE AGENCY

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

December 6, 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 520<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 520<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **December 12, 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)**

**[+1 609-594-5424,756384704#](tel:+16095945424756384704)**

**Phone Conference ID: 756 384 704#**

***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  
520<sup>th</sup> BOARD MEETING  
December 12, 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 November 7, 2024 Teleconference Meeting of the HMFA Board

**2. SPECIAL NEEDS**

2a. HMFA #07906- 15 Maplewood Supportive Housing – *Location: Rumson, Monmouth County, Developer: BC UW/Madeline Housing Partners, LLC*– Approval of a Mortgage Financing Commitment

- b. HMFA #07932 – Stag Hill Supportive Housing – *Location: Mahwah, Bergen County, Developer: Nouvelle Main Street, LLC* – Approval of a Mortgage Financing Commitment

3. MULTIFAMILY –FOUR PERCENT TAX CREDITS – DECLARATION OF INTENT

- 3a. HMFA #07980– Nicholas Angelo DiLella Senior Housing - *Location: Greenwich Township, Gloucester County, Developer: VOADV Property, Inc* – Approval of a Declaration of Intent
- b. HMFA #07975– Cherry Hill Senior Housing - *Location: Cherry Hill, Camden County, Developer: VOADV Property, Inc.* – Approval of a Declaration of Intent
- c. HMFA #07968– Avenel Veterans - *Location: Woodbridge Township, Middlesex County, Developer: Pennrose LLC.* – Approval of a Declaration of Intent

4. MULTIFAMILY –FOUR PERCENT TAX CREDITS

- 4a. HMFA #07805– Neptune Court - *Location: Neptune Twp, Monmouth County, Developer: The Alpert Group LLC and the Township of Neptune Housing Authority* – Approval of a Mortgage Financing Commitment
- b. HMFA #07973– Willows at Saddle Brook - *Location: Saddle Brook, Bergen County, Developer ReBuild Metro, Inc., Premier Housing Services, Inc. and MBID of Delaware, LLC.* – Approval of a Mortgage Financing Commitment
- c. HMFA #07949– Bernardsville Family- *Location: Bernardsville, Somerset County, Developer: RPM Development, LLC* – Approval of a Mortgage Financing Commitment
- d. HMFA #07917– Heritage Village at Hoboken– *Location: Hoboken, Hudson County, Developer: Community Investment Strategies, Inc.*– Approval of a Mortgage Financing Commitment
- e. HMFA #07899 – Apartments at Three Bridges - *Location: Readington Twp, Hunterdon County Developer: Conifer Realty, LLC*– Approval of a Mortgage Financing Commitment
- f. HMFA #07928 – East Greenwich Family - *Location: East Greenwich, Gloucester County Developer: Conifer Realty, LLC*– Approval of a Mortgage Financing Commitment
- g. HMFA #07947 – Woolwich Family Apartments Phase I - *Location: Woolwich Twp, Gloucester County, Developer: Walter Group*– Approval of a Mortgage Financing Commitment
- h. HMFA #07948 – Woolwich Family Apartments Phase II - *Location: Woolwich Twp, Gloucester County, Developer: Walter Group*– Approval of a Mortgage Financing Commitment
- i. HMFA #07940 – Project Freedom at Wall Township - *Location: Wall Twp, Monmouth County, Developer: Project Freedom Inc.* – Approval of a Mortgage Financing Commitment
- j. HMFA #07970– Heritage Village at Rosegate – *Location: Rahway, Union County, Developer: Community Investment Strategies, Inc.* – Approval of a Mortgage Financing Commitment.
- k. 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 Mortgage Modification

5. MULTIFAMILY –FOUR PERCENT TAX CREDITS - CONDUIT

- 5a. HMFA #07863 – Brunswick Village– *Location: Trenton, Mercer County, Developer: OAHS Brunswick Developers LLC* – Approval of a Mortgage Financing Commitment

6. MULTIFAMILY –NINE PERCENT TAX CREDITS

- 6a. HMFA #07809– Bayonne Supportive Housing – *Location: Bayonne, Hudson County, Developer: BC UW/Madeline Housing Partners, LLC.* – Approval of a Mortgage Financing Recommitment

7. REGULATORY AFFAIRS

- 7a. HMFA #03525 – Princeton Senior Living – Approval of the Transfer of Interest within the Managing Member
- b. Approval of Release of Reverter Provisions in Deeds of Asbury Park lots Conveyed Pursuant to SHORE EASY Program

8. CAPITAL MARKETS

- 8a. Approval of the New HUD Form 11702 Authorized Signers

9. FINANCE

- 9a. Approval of the Agency’s Fiscal Year 2025 Budget

10. OTHER BUSINESS

- 10a. Approval of Suspension of Michael Sawyer and JAS Enterprise Group, Inc.
- 10b. Uniform Housing Affordability Controls N.J.A.C. 5:80-26.1 et. seq- Emergency Rule Proposal

11. ADJOURNMENT

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