

**-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**  
**REVISED**

**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. **PULLED** - 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: Fair Share Housing Development, Inc.* – Approval of a Mortgage Financing Commitment
- h. HMFA #07948 – Woolwich Family Apartments Phase II - *Location: Woolwich Twp, Gloucester County, Developer: Fair Share Housing Development, Inc* – 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: OAHBS 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: BCUW/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. **PULLED** - 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