



HOUSING & MORTGAGE FINANCE AGENCY

Sheila Y. Oliver | Lt. Governor • Melanie R. Walter | Executive Director

May 14, 2021.

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 484th 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,

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 484th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **May 20, 2021 at 10:00 a.m.**

Due to the COVID-19 pandemic and in compliance with Executive Order 107 issued by Governor Murphy on March 21, 2020, the offices of the New Jersey Housing and Mortgage Finance Agency (NJHMFA) will **not** be accessible to members of the public. 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, 538501748#](tel:+16095945424)
Phone Conference ID: 538 501 748#

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
484th TELECONFERENCE BOARD MEETING
May 20, 2021
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 April 8, 2021 Teleconference Meeting of the HMFA Board.

2. SINGLE FAMILY

- 2a. Approval to enter into a Third-Party Agreement with US Bank as a Designated Custodian, as required by the Federal Home Loan Mortgage Corporation (“Freddie Mac”),

3. SUPPORTIVE HOUSING

- 3a. HMFA #03341 – South Odessa Supportive Housing – *Location: Egg Harbor, Atlantic County, Developer: Mobility Special Cares* - Approval of a Mortgage Financing Commitment
- b. HMFA #03459 – Waker Avenue – *Location: Allentown, Monmouth County, Developer: Penn Reach* – Approval of a Mortgage Financing Commitment

4. MULTIFAMILY

- 4a. HMFA #00258 – Princeton Community Village– *Location: Princeton, Mercer County, Developer: Princeton Community Housing Development Corp* - Approval of a Declaration of Intent

5. MULTIFAMILY-FOUR PERCENT TAX CREDIT-CONDUIT

- 5a. HMFA #03488– New Brunswick Apartments – *Location: New Brunswick, Middlesex County* - Approval of a Declaration of Intent
- b. HMFA #07681 – Argus Ellison – *Location: Paterson, Passaic County, Developer: Winn Development* – Approval of a Mortgage Financing Commitment
- c. HMFA #07710 – Arlington – *Location: East Orange, Essex County, Developer: OAH Development* – Approval of a Declaration of Intent
- d. HMFA #07703 – Amity Heights Apartments – *Location: Bridgeton, Cumberland County, Developer: AH Development, LLC* – Approval of a Declaration of Intent

6. MULTIFAMILY-MORTGAGE MODIFICATION

- 6a. HMFA #03395 – Barclay Street Housing – *Location: Paterson, Passaic County, Developer: New Jersey Community Development Corporation and Community Asset Preservation Corporation* – Approval of a Mortgage Modification
- b. HMFA #03354 – New Irvine Turner – *Location: Newark, Essex County, Developer: The NHP Foundation* – Approval of a Mortgage Modification
- c. HMFA #03353 – New Center City – *Location: Newark, Essex County, Developer: The NHP Foundation* – Approval of a Mortgage Modification

7. MULTIFAMILY-NINE PERCENT TAX CREDIT

- 7a. HMFA #03388– Freedom Village at Hamilton Woods – *Location: Hamilton, Mercer County, Developer: Project Freedom, Inc.*- Approval of a Mortgage Financing Recommitment

8. CAPITAL MARKETS

- 8a. HMFA #3216 – 540 Broad Street – Approval of the Conduit Bond Documents
- b. HMFA #1388A –Whitlock Mills - Approval of a Supplemental Resolution

9. REGULATORY AFFAIRS

- 9a. Approval of Amendments to Rules Governing Tenant Selection Standards, N.J.A.C. 5:80-7

10. OTHER BUSINESS

- 10a. Resolution of Appreciation for Francis Thomas
- b. Resolution of Appreciation for Dawn Pagodin

11. ADJOURNMENT

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