



March 27, 2023

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 504<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,

A handwritten signature in black ink, appearing to read 'Laura Shea', is written over a horizontal line.

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 504<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **March 30, 2023 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 ,178731196#](tel:+16095945424178731196)**  
**Phone Conference ID: 178 731 196#**

**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  
504th BOARD MEETING  
March 30, 2023  
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 February 9, 2023 Meeting of the HMFA Board

2. **SINGLE FAMILY**

2a. Approval of Revisions to the Participating Lenders Guide

3. SPECIAL NEEDS HOUSING TRUST FUND

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

4. MULTIFAMILY

- 4a. Approval of Revisions to the Multifamily Gap Financing Program (MGFP) Guidelines

5. MULTIFAMILY –FOUR PERCENT TAX CREDITS

- 5a. HMFA #07810 – West Orange Senior Housing – *Location : West Orange, Essex County, Developer : The Alpert Group* – Approval of a Declaration of Intent
- b. HMFA # 07846 - Heritage Village at Moorestown – *Location : Moorestown, Burlington County, Developer : Community Investment Strategies* – Approval of a Declaration of Intent
- c. HMFA # 07813 – Park Village at Garden State Park – *Location : Cherry Hill, Camden County, Developer : Michaels Development* – Approval of a Declaration of Intent
- d. HMFA # 07709 – The Mews at St. Mary – *Location : Williamstown, Gloucester County Developer : Diocesan Housing Services Corporation of the Diocese of Camden.* – Approval of Declaration of Intent
- e. HMFA # 07848 – Manahawkin Family Phase II – *Location: Manahawkin, Ocean County, Developer : Walters-Cornerstone Development LLC* – Approval of a Declaration of Intent
- f. HMFA # 07706 – Monroe Veterans Housing – *Location : Monroe, Middlesex County, Developer : Conifer Realty, LLC* – Approval of a Mortgage Financing Commitment
- g. HMFA # 07830 – The Trail at Princeton Pike – *Location : Lawrence, Mercer County, Developer : JAS Group Enterprises* – Approval of a Mortgage Financing Commitment
- h. HMFA # 03492 – Glen Oaks Apartments – *Location : Wall Township, Monmouth County, Developer : The Richman Group Development* – Approval of a Mortgage Recommitment Modification

6. CAPITAL MARKETS

- 6a. HMFA #3069 – Paragon Senior Living – Approval of a Supplemental Indenture (Conduit Amendment)
- b. Approval of Conduit Resolutions (LIBOR revisions)
- c. Approval of Resolution Authorizing the Swap Novation Agreement

7. REGULATORY AFFAIRS

- 7a. HMFA #3379/SNHTF #359 – Keansburg Group Home- Approval of an Internal Transfer of the Sole Member Interest
- b. HMFA #03360- Sencit Liberty Apartments – Approval of a Mortgage Modification

8. DELINQUENT ASSETS

8a. CHOICE #13-08 - Leewood Villages at Rowand Pond - Approval of a Workout Plan

9. OTHER BUSINESS

10. ADJOURNMENT

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