

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**458th BOARD MEETING**  
**August 15, 2019**  
**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 July 11, 2019 Meeting of the HMFA Board
- 1b. Approval of the Executive Session Minutes of the July 11, 2019 Meeting of the HMFA Board

2. **MULTI FAMILY**

- 2a. HMFA #03236 – Willows at Cranbury – *Location – Cranbury, Middlesex County, Developer: Ingerman Development Company* – Approval of a Mortgage Modification

3. **MULTI FAMILY- NINE PERCENT TAX CREDIT**

- 3a. HMFA #03346/ MFP #19 – Apartments at Montgomery – *Location: Montgomery, Somerset County, Developer :PIRHL, LLC* – Approval of a Mortgage Financing Recommitment

4. **MULTI FAMILY –NINE PERCENT - CONDITIONAL COMMITMENT**

- 4a. HMFA #03416 – Moorestown Family Apartments – *Location: Moorestown, Burlington County, Developer: Walters-Cornerstone Development, LLC* - Approval of a Conditional Mortgage Financing Commitment
- b. HMFA #03997/MFP #21 – Maple Shade Senior- *Location: Maple Shade, Burlington County, Developer: RPM Development Group* – Approval of a Conditional Mortgage Financing Commitment
- c. HMFA #03408/SNHTF #506 – North Bergen Supportive Housing – *Location: North Bergen, Hudson County, Developer: The Alpert Group, LLC & North Bergen Renaissance Corp.* – Approval of a Conditional Mortgage Financing Commitment
- d. HMFA #03426 – Willows at Greenwich – *Location: Greenwich, Warren County, Developer: Ingerman Development Company, LLC.-* Approval of a Conditional Mortgage Financing Commitment
- e. HMFA #03411 – Tavistock Townhomes – *Location: Woolwich Township, Gloucester County, Developer: Michaels Development Company.-* Approval of a Conditional Mortgage Financing Commitment

- f. HMFA #03412/MFP #26 – Vista at Old Bridge – *Location: Old Bridge, Middlesex County, Developer: Richman Development Group* – Approval of a Conditional Mortgage Financing Commitment
- g. HMFA #03414 – West Orange Senior Housing – *Location: West Orange Twp., Essex County, Developer: The Alpert Group, LLC.*- Approval of a Conditional Mortgage Financing Commitment
- h. HMFA #03389/SNHTF #361 – Little Ferry Senior Supportive Housing – *Location: Little Ferry, Bergen County, Developer: Regan Development Group*– Approval of a Conditional Mortgage Financing Commitment
- i. HMFA #03403 – Hartford Village – *Location: Medford Twp., Burlington County, Developer: Volunteer of America Delaware Valley Properties, Inc.*- Approval of a Conditional Mortgage Financing Commitment
- j. HMFA # 03427 – 150-170 S Broad Street – *Location: Trenton, Mercer County, Developer: RPM Development Group* – Approval of a Conditional Mortgage Financing Commitment
- k. HMFA #02594A – Hoffman Pavillion – *Location, New Brunswick, Middlesex County, Developer: Pennrose LLC* - Approval of a Conditional Mortgage Financing Commitment .
- l. HMFA #03404/ MFP #22 – Ginsburg Bakery Senior – *Location, Atlantic City, Atlantic County, Developer: KCG Development, LLC.* - Approval of a Conditional Mortgage Financing Commitment
- m. HMFA #03348A/ MFP #24 – Apartments at Clinton – *Location, Clinton Twp., Hunterdon County, Developer: PIRHL Developers, LLC* - Approval of a Conditional Mortgage Financing Commitment
- n. HMFA #03391- Walter G. Alexander Village Phase IV – *Location: Orange, Essex County, Developer: Orange Housing Development Corp.* - Approval of a Conditional Mortgage Financing Commitment
- o. HMFA #03415 – East Greenwich Family Housing – *Location: East Greenwich Township, Gloucester Township Developer: Conifer Realty, LLC.* – Approval of a Conditional Mortgage Financing Commitment
- p. HMFA #03417 – Davenport Village – *Location: Hainesport, Burlington County, Developer: Diocesan Housing Services Corp.*- Approval of a Conditional Mortgage Financing Commitment
- q. HMFA #03428 – South Brunswick Mixed Income – *Location: South Brunswick, Middlesex County, Developer: RPM Development Group* - Approval of a Conditional Mortgage Financing Commitment
- r. HMFA #03410 – Victory Commons Townhomes – *Location: Voorhees, Camden County, Developer: Michaels Development Company* – Approval of a Conditional Mortgage Financing Commitment

- s. HMFA #03407 – Carlstadt Senior Housing – *Location: Carlstadt, Bergen County, Developer: Housing Development Corp. of Bergen County*- Approval of a Conditional Mortgage Financing Commitment
- t. HMFA #03392- 900 Herrontown Road – *Location: Princeton, Mercer County, Developer: RPM Development Group* - Approval of a Conditional Mortgage Financing Commitment
- u. HMFA #03402 – Cross Creek at Swedesboro – *Location: Swedesboro, Gloucester County, Developer: Eastern Pacific Development, LLC*- Approval of a Conditional Mortgage Financing Commitment
- v. HMFA #03409 – Closter Family Housing - *Location: Closter, Bergen County, Developer: Housing Development Corp. of Bergen County* – Approval of a Conditional Mortgage Financing Commitment
- w. HMFA #03340A – Woodbury Heights Family Housing – *Location: Woodbury Heights, Gloucester County, Developer: Conifer Realty, LLC* - Approval of a Conditional Mortgage Financing Commitment
- x. HMFA #03419- Birchwood at Phillipsburg – *Location: Phillipsburg, Warren County, Developer: Ingerman Development Company, LLC* - Approval of a Conditional Mortgage Financing Commitment
- y. HMFA #03418 – Concord Residences – *Location: Hillsborough Township, Somerset County, Developer: RPM Development Group* - Approval of a Conditional Mortgage Financing Commitment
- z. HMFA #03424 – Branchburg Senior Apartments – *Location: Branchburg, Somerset County, Developer: Walters-Cornerstone Development, LLC.* – Approval of a Conditional Mortgage Financing Commitment
- aa. HMFA #03388/ SNHTF #360 – Freedom Village at Hamilton Woods – *Location: Hamilton, Mercer County, Developer: Project Freedom, Inc.* - Approval of a Conditional Mortgage Financing Commitment
- ab. HMFA #03400 – The Place at Sayreville – *Location: Sayreville, Middlesex County, Developer: Community Investment Strategies, Inc.*- Approval of a Conditional Mortgage Financing Commitment
- ac. HMFA #03405/ MFP #23 – Apartments at Warren – *Location: Warren, Somerset County, Developer: PIRHL Developers, LLC.* - Approval of a Conditional Mortgage Financing Commitment
- ad HMFA #03413/ SNHTF #507 – West Deptford Senior Apartments – *Location: West Deptford, Gloucester County, Developer: Winn Development* - Approval of a Conditional Mortgage Financing Commitment

5. REGULATORY AFFAIRS

- 5a. Approval of the Adoption of Amendments to Update Terminology
- b. HMFA #238 – Federation Apartments– Approval of a Transfer of Ownership of Project and Prepayment of Agency Financing

6. CAPITAL MARKETS

- 6a. HMFA #03255 – Greater Englewood Apartments – Approval of Conduit Bond Documents
- b. Approval of Underwriters in the Agency’s Qualified Pool of Senior Managing Underwriters for the Conduit Bond Program

7. DELINQUENT ASSETS

- 7a. HMFA # 2643 / SNHTF #257 Mountain Central Homes – Approval of a Transfer of Ownership and Assumption of Agency Financing
- b. HMFA #2931 / SSNHF #37 Cranford Benjamin Homes - Approval of a Transfer of Ownership and Assumption of Agency Financing
- c. HMFA #2539 / SNHTF #211 Homes for Success IV - Approval of a Transfer of Ownership and Assumption of Agency Financing

8. PROPERTY MANAGEMENT

- 8a. HMFA #1 - Kingsbury Twin Towers – Approval of the Capital Improvement Assistance Program

OTHER BUSINESS

9. ADJOURNMENT

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