



**HOUSING & MORTGAGE FINANCE AGENCY**

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

December 1, 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 511<sup>th</sup> 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  
BOARD MEETING**

This is to notify you that the 511<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **December 7, 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 ,800373812#](tel:+16095945424800373812)**

**Phone Conference ID: 800 373 812#**

***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  
511th BOARD MEETING  
December 7, 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 October 19, 2023 Meeting of the HMFA Board

**2. SINGLE FAMILY**

2a. Approval of Revisions to Signatories on Freddie Mac Form 98SF-HFA

**3. MULTIFAMILY –FOUR PERCENT TAX CREDITS**

3a. HMFA #07891– Third and Water – *Location: Swedesboro, Gloucester County, Developer: Conifer Realty, LLC.* – Approval of a Declaration of Intent

- b. HMFA #07749- Texas Avenue Homes – *Location : Lawrence Township, Mercer County, Developer: RPM Development, LLC*– Approval of a Mortgage Financing Commitment
- c. HMFA #07797-West Main Street Residences– *Location : Rockaway Borough, Morris County, Developer: RPM Development*– Approval of a Mortgage Financing Commitment
- d. HMFA #07889- 27 Burnt Tavern Road – *Location : Millstone Township, Monmouth County, Developer: Affordable Housing Alliance.*– Approval of a Declaration of Intent
- e. HMFA #07870 – The Place at Marlboro Phase II - *Location: Marlboro, Monmouth County, Developer: Community Investment Strategies, Inc.*– Approval of a Mortgage Financing Commitment

4. MULTIFAMILY –FOUR PERCENT TAX CREDIT - CONDUITS

- 4a. HMFA #07893– NJPAC Arts and Education District Phase I – *Location : Newark, Essex County, Developer : L & M Development Partners, Inc* – Approval of a Declaration of Intent

5. MULTIFAMILY –NINE PERCENT TAX CREDIT

- 5a. HMFA #07811– Fair Share Senior Housing Phase III – *Location Mount Laurel, Burlington County, Developer :Fair Share Housing Development, Inc* – Approval of a Mortgage Financing Recommitment

6. CAPITAL MARKETS

- 6a. HMFA #07831 – Forest Hill House – Approval of Conduit Bond Documents
- b. HMFA #07838 – Riverview Tower Apartments – Approval of Conduit Bond Documents
- c. Approval of Multifamily Bond Issuance

7. REGULATORY AFFAIRS

- 7a. HMFA #2393 – Patriots Cove – Approval of a Sale of the Project and Assumption of Agency Financing
- b. HMFA #1339 – Hopewell Gardens, HMFA #1325 – Maple Tree Manor, HMFA #2320 – Scotland Commons – Approval of an Internal Transfer of Interest
- c. HMFA#2090/SHTF#35/DMHS#35 - 110 South Terrace, HMFA #2188/SNHTF#91 - Mt. Olive Supportive Housing, HMFA #2354/SNHTF#109 - Emma Place Supportive Housing-, HMFA#2231/SNHTF#125 - Jersey City Twins Supportive Housing, HMFA #380/SNHTF#150 Goldmine Supportive Housing, HMFA#2450/SHNTF#174 - Jersey City II Supportive Housing, HMFA#2492/SNHTF#193 - Evans Place, HMFA#2501/SNHTF#207 - The Juliet, HMFA #2671/SNHTF#271 - Boyd Avenue – Approval of Internal Transfer of Interest

8. FINANCE

- 8a. Approval of the Agency’s Fiscal Year 2024 Budget

9. OTHER BUSINESS

9a. Resolution of Appreciation for Anna Bafaloukos

b. Resolution of Appreciation for Charylene Matthews

10. ADJOURNMENT

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