



HOUSING & MORTGAGE FINANCE AGENCY

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

October 13, 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 510<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 that reads 'Laura Shea'.

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 510<sup>th</sup> Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **October 19, 2023 at 10:00 a.m.** at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650.

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  
510th BOARD MEETING  
October 19, 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 September 7, 2023 Teleconference Meeting of the HMFA Board

2. TAX CREDITS

2a. Approval of the publication of the 2023 Low-Income Housing Tax Credit Qualified Allocation Plan (“QAP”)

3. MULTIFAMILY

3a. Approval of the Urban Preservation Program (UHP) Guidelines

b. Approval of the Workforce Housing Program (WHP) Guidelines

4. SPECIAL NEEDS

4a. HMFA #07850 - Hiawatha Boulevard Supportive Housing–*Location :Parsippany, Morris County, Developer : Advancing Opportunities, Inc..* – Approval of a Mortgage Financing Commitment

5. MULTIFAMILY –FOUR PERCENT TAX CREDITS

5a. HMFA #07718 – Christopher Columbus Townhomes – *Location: Paterson ,Passaic County, Developer: Roizman Development, Inc–* Approval of a Mortgage Financing Commitment

- b. HMFA #07719 – Greater Paterson Development – *Location: Paterson, Passaic County, Developer: Roizman Development, Inc* – Approval of a Mortgage Financing Commitment
- c. HMFA #07878– Birchwood at Washington Township – *Location: Washington Township, Gloucester County, Developer: Ingerman Development.* – Approval of a Mortgage Financing Commitment
- d. HMFA #07877– Kingsbury Twin Towers – *Location : Trenton, Mercer County, Developer: L & M Development Partners, LLC*– Approval of a Declaration of Intent
- e. HMFA #07859- Heritage Village at Wall II– *Location : Wall, Monmouth County, Developer: Community Investment Strategies, Inc*– Approval of a Mortgage Financing Commitment
- f. HMFA #07846- Heritage Village at Moorestown – *Location : Moorestown, Burlington County, Developer: Community Investment Strategies, Inc.*– Approval of a Mortgage Financing Commitment
- g. HMFA #07882 – Galloway Family Apartments - *Location: Galloway Township, Atlantic County, Developer: Walter- Cornerstone Development, LLC*– Approval of a Declaration of Intent Commitment
- h. HMFA #07794 – Waterford Family Housing Phase I - *Location: Waterford, Camden County, Developer: Cnifer Realty, LLC*– Approval of a Mortgage Financing Commitment
- i. HMFA #07872– Waterford Family Housing Phase II- *Location: Waterford, Camden County, Developer: Cnifer Realty, LLC*– Approval of a Mortgage Financing Commitment

6. MULTIFAMILY –FOUR PERCENT TAX CREDIT - CONDUITS

- 6a. HMFA # 07838– Riverview Tower Apartments – *Location : Camden, Camden County, Developer :L & M Development Partners LLC* – Approval of a Mortgage Financing Commitment
- b. HMFA # 07842– Pennsauken Towers – *Location : Pennsauken, Camden County Developer : The Community Builders, Inc* – Approval of a Mortgage Financing Commitment
- c. HMFA # 07831– Forest Hill House – *Location : Newark, Essex County, Developer : Forest Hill House Developer, LLC* – Approval of a Mortgage Financing Commitment
- d. HMFA #07720- Hamilton Square – *Location : Paterson, Passaic County, Developer : Hamilton Square Developer, LLC.* – Approval of a Mortgage Financing Commitment

7. MULTIFAMILY –NINE PERCENT TAX CREDIT

- 7a. HMFA #07735– Heritage Village at Wall – *Location :Wall, Monmouth County, Developer :Community Investment Strategies, Inc* – Approval of a Mortgage Financing Recommitment
- b. HMFA #07746– Harper Apartments – *Location : Moorestown, Burlington County Developer : Pennrose, LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA # 03485– Tavistock Homes at Woolwich – *Location : Woolwich, Gloucester County, Developer : The Michaels Development Company I, LP* – Approval of a Mortgage Financing Commitment

d. HMFA #07881 – Brittany Woods - *Location : Gloucester, Camden County, Developer : MBID of Delaware, LLC* – Approval of a Mortgage Financing Commitment

8. CAPITAL MARKETS

8a. HMFA #3125 – The Pavillion, HMFA #3303 – Al Gomer Residence, HMFA #3237 – Vista Village, HMFA #3304 – Daughters of Israel - Approval of Conduit Amendments

9. RISK MANAGEMENT/SPECIAL PROGRAMS ADMINISTRATION

9a. Approval of the Foreclosure Intervention Plan (FIP) Guidelines and Funding Plan

10. REGULATORY AFFAIRS

10a. HMFA #3263 – Jacobs Landing Phase II – Approval of an Internal Transfer of Interest within the Managing Member

11. OTHER BUSINESS

11a. Approval of Additional Assistant Secretaries and Assistant Treasurers

12. ADJOURNMENT

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