

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
357TH BOARD MEETING
December 9, 2010
637 South Clinton Avenue
Trenton, NJ 08650-2085

PUBLIC SESSION

1. **APPROVAL OF MINUTES**

- 1 a. Approval of the Minutes of the October 28, 2010 Meeting of the HMFA Board

2. **SINGLE FAMILY**

- 2 a. Informational Item - HomeKeeper Program – Status Report - **(To Follow)**
b. HomeKeeper Program - Approval of Program Guidelines - **(To Follow)**

3. **MULTIFAMILY**

- 3 a. HMFA #02325 – 450 Ocean Avenue, *Location: Jersey City, Hudson County; Developer: RAV Group, LLC* - Approval of a Mortgage Financing Commitment Extension
b. HMFA #1411 – Hillcrest Manor Senior Residence, *Location: South Amboy, Middlesex County; Developer: Hillcrest Manor at South Amboy, LLC* – Approval of a Mortgage Financing Recommitment – **(To Follow)**

MULTIFAMILY – SPECIAL NEEDS HOUSING TRUST FUND

- c. HMFA #02509/SNHTF #203 - The Meadows at Pyne Poynt, *Location: Camden, Camden County; Developer: Ingerman Group* – Approval of a Mortgage Financing Recommitment

4. **PRESERVATION**

- 4 a. HMFA #00419-2 – Ocean Towers, *Location: Jersey City, Hudson County; Developer: Michaels Development* – Approval of a Declaration of Intent

5. **SUPPORTIVE HOUSING-SPECIAL NEEDS TRUST FUND**

- 5 a. HMFA #02643/SNHTF #257 – Mountain Central Homes, *Location: Westfield and Scotch Plains, Union County Developer: Homefirst Interfaith Housing and Family Services, Inc.* – Approval of a Mortgage Financing Commitment
b. HMFA #02617/SNHTF #247 - Shiimti Apartments, *Location: Newark, Essex County; Developer: Reformed Church of Highland Park Affordable Housing Corp.* – Approval of a Mortgage Financing Commitment
c. Start Easy Eagle Development Corp. (SEED Corp.) – Approval of a Transfer of Management Control to New Bridge Services, Inc. - **(To Follow)**

6. REGULATORY AFFAIRS

- 6 a. HMFA #456 - Shalom Towers Apartments, *Location: City of Newark, Essex County* – Approval of a Waiver of Regulation in connection with potential one-time increase in return on equity rate
- b. HMFA #2 - Zion Towers Apartments, *Location: City of Newark, Essex County* – Approval of a Waiver of Regulation in connection with potential one-time increase in return on equity rate
- c. HMFA #1203 - Park Avenue Apartments, *Location: East Orange, Essex County* – Approval of Modification of Purchase Price

7. POLICY AND PLANNING

- 7a. Camden Program Offering Widespread Energy Recovery (POWER) Program – Approval to accept Funding and Approval of Program Guidelines

8. GREEN INITIATIVE

- 8a. Weatherization Assistance Program – Approval to Enter into Contracts as needed to effectuate the Program and to amend the Memorandum of Understanding with DCA – **(To Follow)**

9. FINANCE

- 9 a. Approval of the Fiscal Year Budget 2011

10. OTHER BUSINESS

- 10a. Any Necessary Business that May Come Before the Board

EXECUTIVE SESSION