

**NOTICE OF THE NEW JERSEY
HOUSING AND MORTGAGE FINANCE AGENCY
BOARD MEETING**

This is to notify you that the 364th Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, August 18, 2011 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 with regard to the items.

**-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
364TH BOARD MEETING
August 18, 2011
637 South Clinton Avenue
Trenton, NJ 08650-2085**

PUBLIC SESSION

1. **APPROVAL OF MINUTES**

- 1 a. Approval of the Minutes of the June 28, 2011 Meeting of the HMFA Board
- b. Approval of the Minutes of the July 26, 2011 Meeting of the HMFA Board

2. **SINGLE FAMILY**

- 2 a. Shore Homeownership Opportunities Restoration and Economic Assistance Strategy (SHORE-EASY) - Authorization to sell 228 Main Street, Lakewood, Ocean County

3. **MULTIFAMILY**

- 3 a. Approval to Amend the Multifamily Underwriting Guidelines and Financing Policy
- b. HMFA #02707 - Sunnyside at Howell, *Sponsor: Sunnyside at Howell, LLC, Location: Howell, Monmouth County* – Approval of a Declaration of Intent
- c. HMFA #02708 - Woodmont at Bridgewater, *Sponsor: Woodmont Properties, Location: Bridgewater, Somerset County* – Approval of a Declaration of Intent

4. **MULTI-FAMILY – NINE PERCENT TAX CREDIT CONDITIONAL COMMITMENTS**

- 4 a. HMFA #02691/SNHTF #290 – Freedom Village at Hopewell, *Sponsor: Project Freedom, Location: Hopewell, Mercer County* – Approval of a Mortgage Financing Commitment
- b. HMFA #02549/SNHTF #284 - Branch Village Phase I, *Sponsor: Michaels Development, Location: Camden, Camden County* – Approval of a Mortgage Financing Commitment
- c. HMFA #02589/SNHTF #285 – Glennview Townhomes Phase II, *Sponsor: Michaels Development, Location: Jersey City, Hudson County* – Approval of a Mortgage Financing Commitment
- d. HMFA #2692/SNHTF #289 – Meadowbrook II Apartments, *Sponsor: Meadowbrook II Partners, Location: Tinton Falls, Monmouth County* – Approval of a Mortgage Financing Commitment
- e. HMFA #02586/SNHTF #289 – Ferry Family Housing, *Sponsor: Conifer Realty, LLC, Location: Camden City, Camden County* – Approval of a Mortgage Financing Commitment
- f. HMFA #02699/SNHTF #302 – Dr. Lena Frances Edwards (aka Liberty View), *Sponsor: Genesis Companies, Location: Jersey City, Hudson County* – Approval of a Mortgage Financing Commitment

- g. HMFA #02490/SNHTF #283 – Heritage Village at Duffy Manor, *Sponsor: Community Investment Strategies, Location: Florence, Burlington County* – Approval of a Mortgage Financing Commitment
- h. HMFA #02507/SNHTF #202 – Landis Square Senior Apartments Phase II, *Sponsor: Eastern Pacific Development, Location: Vineland, Cumberland County* – Approval of a Mortgage Financing Commitment
- i. HMFA #02690/SNHTF #288 – Ocean Green Senior Apartments, *Sponsor: Ocean Green Senior Apts., LLC (Eugene O’Connell), Location: Jersey City, Hudson County* – Approval of a Mortgage Financing Commitment
- j. HMFA #02683/SNHTF #277 – The Beachview Apartments, *Sponsor: Hanes Now, Inc. (Carol A. Wolfe), Location: Atlantic City, Atlantic County* – Approval of a Mortgage Financing Commitment
- k. HMFA #02703/SNHTF #300 – Springfield Village Senior, *Sponsor: RPM Development, LLC, Location: Newark, Essex County* – Approval of a Mortgage Financing Commitment
- l. HMFA #02689/SNHTF #287 – The Plaza at Springfield Village, *Sponsor: RPM Development, LLC, Location: Newark, Essex County* – Approval of a Mortgage Financing Commitment
- m. HMFA #02696/SNHTF #293 - Woodrow Wilson Housing, *Sponsor: Pennrose Properties, LLC, Location: Long Branch, Monmouth County* – Approval of a Mortgage Financing Commitment
- n. HMFA #02697/SNHTF #298 – Fairmount and Eleven/Eleven, *Sponsor: Genesis Companies, Location: Newark, Essex County* – Approval of a Mortgage Financing Commitment
- o. HMFA #02618/SNHTF #250 – Renaissance Apartments, *Sponsor: Brand New Day, Inc., Location: Elizabeth, Union County* – Approval of a Mortgage Financing Commitment
- p. HMFA #02700 – Saddle Brook Court, *Sponsor: MBI Development Co., Location: Hanover Township, Morris County* – Approval of a Mortgage Financing Commitment
- q. HMFA #02701/SNHTF #301 – Belleville Senior Apartments, *Sponsor: MBI Development Co., Location: Belleville, Essex County* – Approval of a Mortgage Financing Commitment
- r. HMFA #02698/SNHTF #297 - Independence Crossing, *Sponsor: Genesis Companies, Location: Franklin Township, Somerset County* – Approval of a Mortgage Financing Commitment
- s. HMFA #02599/SNHTF #299 – Waretown Town Center, Phase II, *Sponsor: MBI Development, Location: Ocean Township, Ocean County* – Approval of a Mortgage Financing Commitment
- t. HMFA #02704 – Conifer Village at Rittenberg, *Sponsor: Conifer Realty, LLC, Location: Egg Harbor City, Atlantic County* – Approval of a Mortgage Financing Commitment
- u. HMFA #02614/SNHTF #248 – Valley Brook Village, Phase I, *Sponsor: VBV Developer, LLC Development, Location: Lyons, Somerset County* – Approval of a Mortgage Financing Commitment

5. PRESERVATION - NINE PERCENT TAX CREDIT CONDITIONAL COMMITMENT

- 5 a. HMFA #02702/SNHTF #295 – Independence Village at Camden, *Sponsor: RPM Development, LLC, Location: Camden, Camden County* – Approval of a Mortgage Financing Commitment

PRESERVATION

- b. HMFA #02659 – Colonial Park Apartments, *Sponsor: Seniors Housing Development of Gloucester County (controlled by the Housing Authority of Gloucester County), Location: Woodbury, Gloucester County* – Approval of a Modification to the Financing Commitment
- c. HMFA #2681 – Two Osborne Rehabilitation, *Sponsor: CRP Osbourne LLC, Location: Newark, Essex County* – Approval of a Declaration of Intent
- d. HMFA #00281 - Eggerts Crossing Village, *Sponsor: Lawrenceville Non-Profit Housing, Location: Lawrenceville, Mercer County* – Approval of a Portfolio Reserve Account (PRA) Loan

6. SUPPORTIVE HOUSING

- 6 a. HMFA #02661/SNHTF #262 - Demarest Farms at Lafayette, Phase II, *Sponsor: Advance Housing, Inc., Location: Lafayette, Sussex County* - Approval of a Mortgage Financing Commitment
- b. HMFA #02588/SNHTF #240 - Halleck Street Supportive Housing, *Sponsor: Project Live, Inc., Location: Newark, Essex County* - Approval of a Mortgage Financing Commitment

7. REGULATORY AFFAIRS

- 7 a. HMFA #707 – North 25 Housing Corp. – Authorization to allow nonprofit Managing General Partner to amend By-Laws
- b. HMFA #00002 – Zion Towers Apartments – Approval of Extension to Obtain HMFA Refinancing Commitment
- c. HMFA #456 – Shalom Towers Apartments – Approval of Extension to Obtain HMFA Refinancing Commitment
- d. HMFA #983 – Oakwood Plaza – Approval of the Release of Portion of Project from Lien of Agency Mortgage

8. CAPITAL MARKETS

- 8 a. Credit Enhanced Conduit Bond Program – Approval of Program Guidelines

9. OTHER BUSINESS

- 9 a. Approval of the Agency's Comprehensive Report for the year ending December 31, 2010 Pursuant to EO #37 (Corzine)- PULLED
- b. HUD's Performance Based Contract Administration Contract (Verbal Presentation)
- c. Distribution of Agency Financials for the period ended December 31, 2010
- d. Any Necessary Business that May Come Before the Board

10. EXECUTIVE SESSION

- 10a. HMFA #1513 - Broadway Arts Center

11. RECONVENE TO PUBLIC

12. MOTION TO ADJOURN