

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**367<sup>TH</sup> BOARD MEETING**  
**December 8, 2011**  
**637 South Clinton Avenue**  
**Trenton, NJ 08650-2085**

**PUBLIC SESSION**

1. **APPROVAL OF MINUTES**

- 1 a. Approval of the Minutes of the November 10, 2011 Meeting of the HMFA Board

2. **SINGLE FAMILY – CHOICE COMMITMENTS**

- 2 a. CHOICE #11-81 - All Saints, *Sponsor: Community Asset Preservation Alliance #2 of Jersey City Urban Renewal, LLC, Location: Jersey City, Hudson County* – Approval of a Mortgage Financing Commitment
- b. CHOICE #11-80 – Eastwind, *Sponsor: Baltic Development Group, LLC, Location: Atlantic City, Atlantic County* - Approval of a Mortgage Financing Commitment
- c. CHOICE #11-85 - Nelson House/Washington Hall, *Sponsor: Tri County Real Estate Maintenance Co., Inc., Location: Salem City, Salem County* - Approval of a Mortgage Financing Commitment
- d. CHOICE #11-87 – Roseville Homes, *Sponsor: Roseville Homes, LLC, Location: Newark, Essex County* - Approval of a Mortgage Financing Commitment

**SINGLE FAMILY- OTHER**

- e. Uniform Housing Affordability Controls Rules (UHAC) – Approval of Waiver

3 **FORECLOSURE PREVENTION INITIATIVES**

- 3 a. Approval of Revisions to the New Jersey HomeKeeper Program Guidelines

4. **MULTI-FAMILY-SMALL RENTAL HOUSING LOAN PROGRAM COMMITMENTS**

- 4 a. HMFA #02663/SNHTF #263 - Bergen Court Apartments, *Sponsor: Jersey City Episcopal Community Development, Location: Jersey City, Hudson County* – Approval of a Mortgage Financing Commitment
- b. HMFA #02468 – Vanderbilt Avenue Apartments, *Sponsor: Emad Elgohail, Location: Middletown, Monmouth County* - Approval of a Mortgage Financing Commitment

5. SUPPORTIVE HOUSING

- 5 a. HMFA #02655/SNHTF #259 - Perry Street Supportive Housing, *Sponsor: Rescue Mission of Trenton, Location: Trenton, Mercer County* - Approval of a Mortgage Financing Commitment
- b. HMFA #02672/SNHTF #272 - Promise House, *Sponsor: Triple C Housing, Location: New Brunswick, Middlesex County* - Approval of a Mortgage Financing Commitment
- c. HMFA #02666/SNHTF #266 - Livingston Avenue Supportive Housing, *Sponsor: Women Aware, Inc., Location: New Brunswick, Middlesex County* - Approval of a Mortgage Financing Commitment
- d. HMFA #02717/SNHTF #309 - Val Lane Supportive Housing, *Sponsor: Community Options, Inc., Location: Millville, Cumberland County* - Approval of a Mortgage Financing Commitment
- e. HMFA #02718/SNHTF #310 - West Wedgewood Supportive Housing, *Sponsor: Community Options, Inc., Location: Millville, Cumberland County* - Approval of a Mortgage Financing Commitment
- f. HMFA #02715/SNHTF #307 – Hopewell Supportive Housing, *Sponsor: Community Options Hopewell, Inc., Location: Hopewell, Mercer County* – Approval of a Grant Commitment

6. REGULATORY AFFAIRS

- 6 a. HMFA #925 - Montgomery Gateway East II – Approval of a Prepayment and Transfer of Ownership
- b. HMFA #00002 – Zion Towers Apartments – Approval of Extension of Waivers
- c. HMFA #456 – Shalom Towers Apartments - Approval of Extension of Waivers

7. FINANCE

- 7 a. Approval to extend the Fiscal Year 2011 Budget at the same average monthly spending level

8. CAPITAL MARKETS

- 8 a. Conduit Loan Program (Lakeside Apartments) - Approval of Bond Documents

9. OTHER BUSINESS

- 9 a. Approval to Enter into an MOU with Rowan University to provide Acquisition Services for the Cooper Medical School of Rowan University
- b. Any Necessary Business that May Come Before the Board

10. EXECUTIVE SESSION

HMFA #1388 – Whitlock Mills

11. PUBLIC SESSION

- 12. Motion to Adjourn