

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**370<sup>TH</sup> BOARD MEETING**  
**March 1, 2012**  
**637 South Clinton Avenue**  
**Trenton, NJ 08650-2085**

**PUBLIC SESSION**

1. **APPROVAL OF MINUTES**

- 1 a. Approval of the Minutes of the January 26, 2012 Meeting of the HMFA Board

2. **SINGLE FAMILY**

- 2 a. Market Maker Program – Approval of Guidelines

3. **MULTI-FAMILY**

- 3 a. HMFA #02710 – Central Orange Village II, *Sponsor: RPM Development Group, Location: Orange, Essex County* – Approval of a Mortgage Financing Commitment
- b. HMFA #02651 – Vreeland Park, *Sponsor: Daibes, Location: Edgewater, Bergen County* – Approval of a Mortgage Financing Commitment
- c. HMFA #02329 – Studebaker Lofts aka BAT District, *Sponsor: RPM, Location: Newark, Essex County* – Approval of a Waiver of a Closing Condition
- d. HMFA #02572/SNHTF #275 – Morgan Village, *Sponsor: Michaels Development, Location: Camden, Camden County* – Approval of a Grant Recommitment
- e. HMFA #02614SNHTF #248 – Valley Brook Village Phase I, *Sponsor: VBVI, LLC, Location: Lyon, Somerset County* – Approval of a Grant Recommitment
- f. HMFA #02413/SNHTF #196 – Apartments at Harmony Square, *Sponsor: M and M Development, Location: Newark, Essex County* – Approval of a Mortgage Financing Commitment Extension
- g. Approval to Amend the Multifamily Guidelines and Financing Policy

4. **SUPPORTIVE HOUSING**

- 4 a. HMFA #02379/SNHTF #215 – Elm Street Apartments, *Sponsor: NJCDC, Location: Paterson, Passaic County* – Approval of a Mortgage Financing Commitment
- b. Special Needs Housing Partnership Loan Program - Approval of Amendments to the Program Guidelines

5. REGULATORY AFFAIRS

- 5 a. HMFA #1476 - Bayonne Community Action Project – Approval of a Modification to a Condition of the Financing Commitment
- b. HMFA #925 - Montgomery Gateway East II – Approval of Prepayment, Internal Transfer of Ownership and Approval of Waiver of the Portfolio Reserve Account Sum
- c. HMFA #1128 - Countryside Place - Approval of Prepayment, Internal Transfer of Ownership and Approval of Waiver of the Portfolio Reserve Account Sum
- d. HMFA #485 – Unico Towers – Waiver of N.J.A.C. 5:80-5.8(a) Requiring that the Buyer Assume the same Rate of Return on Equity as the Seller and Waiver of N.J.A.C. 5:80-5.9(a)1, Payment of Portfolio Reserve Account (PRA)

6. CAPITAL MARKETS

- 6 a. Approval of the Multifamily Bond Documents

7. OTHER BUSINESS

- 7 a. Camden Power Program – Approval of Amendments to the Guidelines
- b. Any Necessary Business that May Come Before the Board

8. MOTION TO ADJOURN

**EXECUTIVE SESSION**

- 1. HMFA #1055 - Regency Park