

AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
374th BOARD MEETING
May 16, 2012
637 South Clinton Avenue
Trenton, NJ 08650-2085

PUBLIC SESSION

NOTICE OF PUBLIC MEETING

ROLL CALL

1. **APPROVAL OF MINUTES**

1 a. Approval of the Minutes of the April 12, 2012 Meeting of the HMFA Board

2. **SINGLE FAMILY**

2a. SHORE-EASY – 228 Main Street, Lakewood, Ocean County - Approval To Extend the date of the Contract of Sale

3. **MULTIFAMILY**

3a. Multifamily Underwriting Guidelines and Financing Policy – Approval of Amendments

b. Multifamily Rental Housing Production Loan Program – Approval to Increase the Program Funding

c. HMFA #02575 – Morgan Village, *Developer: The Michaels Organization, Location: Camden, Camden County* – Approval to Amend the Financing Commitment

d. HMFA #02162/SNHTF #206 - Alexander Hamilton Phase I, *Developer: Pennrose, Location: Paterson, Passaic* – Approval of a Mortgage Financing Commitment Extension

e. HMFA #02682 – Laurel Oaks Family Apartments, *Developer: The Walters Group, Location: Barnegat, Ocean County* – Approval of a Mortgage Finance Recommitment

f. HMFA #02213 – Whispering Hills Apartments, *Developer: The Walter's Group, Location: Barnegat, Ocean County* - Approval of a Mortgage Financing Recommitment

g. HMFA #02747 – Lyndhurst Senior Residence, *Developer: Domus Corporation, Location: Lyndhurst, Bergen County* – Approval of a Declaration of Intent

MULTIFAMILY CONDUIT

h. HMFA #02727 – 169-177 Central Avenue, *Developer: Robert Padula, Location: Orange, Essex County* - Approval of a Declaration of Intent

4. **SUPPORTIVE HOUSING**

4 a. HMFA #02664/SNHTF #265 - Airmont Woods, *Sponsor: Ramsey Affordable Housing Corp. Inc., Location: Ramsey, Bergen County* – Approval of a Mortgage Financing Commitment

5. REGULATORY AFFAIRS
- 5 a. HMFA #374 – Union Gardens – Approval of a Subordinate Mortgage
6. PORTOFOLIO DISPOSITION
- 6 a. HMFA #1154 - Stockton Street Apartments - Approval of a Declaration of Default
7. CAPITAL MARKETS
- 7 a. Conduit Loan Program- Approval to appoint US Bank as the Trustee
- b. HMFA #02726 – Asbury Park Gardens – Approval of the Bond Documents
8. PUBLIC COMMENT
9. OTHER BUSINESS
- 9 a. Any Necessary Business that May Come Before the Board
10. ADJOURNMENT

Note: If an Executive Session is necessary, NJHMFA will announce the approximate time after calling the meeting to order.