

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

This is to notify you that the 375th Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, June 28, 2012 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
375TH BOARD MEETING
June 28, 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 May 7, 2012 Meeting of the HMFA Board
 - b. Approval of the Minutes of the May 16, 2012 Meeting of the HMFA Board
2. **SINGLE FAMILY**
 - 2 a. Live Where You Work – Approval of Amendments to the Program Guidelines
3. **MULTIFAMILY**
 - 3 a. Multifamily Underwriting Guidelines – Approval of Amendments
 - b. HMFA #02689/SNHTF #287 - The Plaza at Springfield Village, *Location: Newark, Essex County, Developer: RPM Development* – Approval of a Mortgage Financing Recommitment
 - c. HMFA #02703/SNHTF #300 - Springfield Village Senior Residence, *Location: Newark, Essex County, Developer: RMP Development* – Approval of a Mortgage Financing Recommitment
 - d. HMFA #02692/SNHTF #289 – Meadowbrook II Apartments, *Location: Tinton Falls, Monmouth County, Developer: TRGNJ* – Approval of a Mortgage Financing Recommitment
 - e. HMFA #02677 - Taylor Woods, *Location: Winslow Township, Camden County, Developer: Thomas Schaffer* – Approval of a Declaration of Intent
 - f. HMFA #02756 – Harrison Senior Housing, *Location: Township of Harrison, Hudson County, Developer: Domus Corporation,* – Approval of a Declaration of Intent

4. PRESERVATION CONDUIT

- 4 a. HMFA #02409 – Washington Dodd Apartments, *Location: Orange, Essex County, Developer: NHP Foundation* – Approval of a Mortgage Financing Recommitment
- b. HMFA #02452 - Hollybush I & II, *Location: Glassboro, Gloucester County, Developer: NHP Foundation* – Approval of a Declaration of Intent

PRESERVATION

- c. HMFA #472 – Audubon Towers, *Location: Audubon, Camden County, Sponsor: Audubon Towers Limited Partnership* – Approval of a Mortgage Modification

5. SUPPORTIVE HOUSING

- 5 a. THP #20 – Morris Shelter – Approval of a Transfer of Title and Extension of a Mortgage Loan Term
- b. Section 811 Project Rental Assistance Demonstration Program NOFA – Approval of the Inter-Agency Partnership Agreement

6. REGULATORY AFFAIRS

- 6 a. HMFA #1330 - Carney's Point Senior Apartments – Approval of Transfer of General Partner Interest
- b. HMFA #1382 - Riverwalk Senior Apartments – Approval of Transfer of General Partner Interest
- c. HMFA #258 – Princeton Community Village – Approval of Amended Easement
- d. HMFA #983 – Oakwood Plaza – Approval to Amend Partial Release of Collateral from Lien

7. CAPITAL MARKETS

- 7 a. Approval of Amendment to the Bank of America/Merrill Swap Document Guarantor Agreement
- b. Approval of UBS / Bank of New York Swap Novation

8. FINANCE

- 8 a. Acceptance of the Agency's Audited Financials for the period ended December 31, 2011

9. HOUSING AFFORDABILITY SERVICE

- 9 a. Approval to amend the December 8, 2011 Board Action relative to the Waiver of Sections 5:80-26.5(c) and 5:80-26.5(e) of the Uniform Housing Affordability Controls Rules

10. PUBLIC COMMENT

11. INFORMATIONAL ITEM

- 11a. HMFA Staff Title Changes

12. OTHER BUSINESS

- 12a. Any Necessary Business that May Come Before the Board

13. ADJOURNMENT

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