

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
379TH BOARD MEETING
November 20, 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 September 27, 2012 Meeting of the HMFA Board

2. FORECLOSURE PREVENTION

- 2 a. Hardest Hit Fund Principal Reduction Program - Approval of Program Guidelines and a Funding Allocation
- b. Hardest Hit Fund Mediation Program - Approval of Program Guidelines and a Funding Allocation
- c. Hardest Hit Fund HomeKeeper II - Approval of Program Guidelines and a Funding Allocation

3. SINGLE FAMILY

- 3 a. CHOICE #11-95 – Jackson Green, *Location: Jersey City, Hudson County, Sponsor: TRF Development Partners, Inc.* – Approval of a Mortgage Financing Commitment
- b. CHOICE #11-93 – California Commons, Phase I, *Location: Pleasantville, Atlantic County, Sponsor: Tara Developers* – Approval of a Mortgage Financing Commitment
- c. CHOICE #08-27 – The Villages at Delaware Run, *Location: Trenton, Mercer County, Sponsor: K. Hovnanian* - Approval of a Mortgage Financing Commitment Extension
- d. CHOICE #10-62 – Condominiums at Harmony Square Phase II, *Location: Newark, Essex County, Sponsor: M&M Development* - Approval of a Mortgage Financing Commitment Extension
- e. Approval of a Mortgage Backed Securities Consultant
- f. Approval of Award of Contracts for Real Estate Owned (REO) Asset Managers

4. MULTI-FAMILY

- 4 a. Approval of Revisions to the Multifamily Underwriting Guidelines
- b. HMFA #02772 – Atlantic City HOPE VI, *Location: Atlantic City, Atlantic County, Developer: Conifer Realty* - Approval of a Mortgage Financing Commitment
- c. HMFA #02654 – Richardson Lofts, *Location: Newark, Essex County, Developer: RPM Development* - Approval to Amend the Financing Commitment
- d. HMFA #1443 – Grove Street Senior Housing, *Location: South Hackensack, Bergen County, Developer: Madeline Corporation* – Approval of a Mortgage Financing Commitment Extension
- e. HMFA #02587 – Parkside Family Housing, Phase II, *Location: Franklin, Somerset County, Developer: RPM Development* – Approval of a Mortgage Financing Recommitment Extension

MULTI-FAMILY FIRM COMMITMENT NINE PERCENT TAX CREDIT

- f. HMFA #02734 – Springside School, *Location: Burlington Township, Burlington County, Developer: Conifer Realty* – Approval of a Mortgage Financing Recommitment

MULTIFAMILY SMALL RENTAL HOUSING LOAN PROGRAM

- g. HMFA #02555 - 84-86 First Street, *Location: Elizabeth, Union County, Developer: MAR Acquisition* – Approval of a Mortgage Financing Recommitment

MULTIFAMILY – CONDUIT PROGRAM

- h. HMFA #02748 – Alexander Hamilton Phase III, *Location: Paterson, Passaic County, Developer: Pennrose Property, Inc.* – Approval of a Mortgage Financing Commitment
- i. HMFA #02764 – Hampshire House Apartments, *Location: East Orange, Essex County, Developer: The Related Companies, Inc.* – Approval of a Mortgage Financing Commitment and Declaration of Intent
- j. HMFA #02571 – Carl Miller Homes, *Location: Trenton, Mercer County, Developer: Pennrose Properties, Inc.* – Approval to Amend the Financing Structure

5. PRESERVATION - CONDUIT PROGRAM

- 5 a. HMFA #02787 – Somerset Street Mews, *Location: New Brunswick, Middlesex County, Sponsor: Boraie Development* - Approval of a Mortgage Financing Commitment
- b. HMFA #02409 – Washington Dodd Apartments, *Location: Orange, Essex County, Developer: NHP Foundation* – Approval of a Mortgage Financing Recommitment Amendment

PRESERVATION

- c. HMFA #02681 – Two Osborne Rehabilitation, *Location: Newark, Essex County, Developer: Castellan Real Estate Partners* - Approval of Additional Funding
- d. HMFA #472 – Audubon Towers, *Location: Audubon, Camden County, Sponsor: Audubon Towers Limited Partnership* - Approval of Amendment to a Mortgage Modification

6. CAPITAL MARKETS – (CONDUIT)

- 6 a. HMFA #02571 - Carl Miller Homes – Approval of Bond Documents
- b. HMFA #02748 - Alexander Hamilton, Phase III – Approval of Bond Documents
- c. HMFA #02760 - McIver Homes – Approval of Bond Documents
- d. HMFA #02764 - Hampshire House – Approval of Bond Documents
- e. HMFA #02409 - Washington Dodd – Approval of Bond Documents

7. SUPPORTIVE HOUSING

- 7 a. Special Needs Housing Partnership Loan Program – Approval to Amendments to Program Guidelines and Revisions to the Memorandum of Understanding between DCA and HMFA

8. REGULATORY AFFAIRS

- 8 a. HMFA #1470/SNHTF #89/DDHP #14 - Tewksbury Supportive Housing - Transfer of Ownership

9. FINANCE

- 9 a. Approval of Revision to Bank Signatories

10. PUBLIC COMMENT

11. INFORMATIONAL ITEMS

- 11a. STAR Corporation Minutes of the September 25, 2012 Meeting

12. OTHER BUSINESS

12a. AWARDS:

- NCSHA Award for Homeownership – New Production – The CHOICE Program
 - Robert C. Larson Workforce Housing Public Policy Award for The CHOICE Program
- b. 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.