

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

This is to notify you that the 386th Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Wednesday, July 17, 2013 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
386TH BOARD MEETING
July 17, 2013
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 June 6, 2013 Meeting of the HMFA Board
2. CDBG-DR
- 2 a. Fund for Restoration of Multi-Family Housing - Approval of Amendment to the Program Guidelines
- b. Approval of Accountability Officer
- c. Sandy Special Needs Housing Fund – Approval of the Amendment to the Program Guidelines
3. MULTI-FAMILY
- 3 a. HMFA #02815 – Chestnut Park Apartments, *Developer: Landex, Location: East Orange, Essex County*
– Approval of a Declaration of Intent
4. MULTI-FAMILY - CONDUIT
- 4 a. HMFA #02829 – Salem Lafayette Apartments, *Developer: National Foundation for Affordable Housing Solutions Development, LLC, Location: Jersey City, Hudson County* - Approval of a Mortgage Financing Commitment and Transfer Ownership Interest
- b. HMFA #02802 – Broadway Townhomes, *Developer: Roizman Development, Inc., Location: Camden City, Camden County* – Approval of a Mortgage Financing Commitment

5. MULTI-FAMILY- FUND FOR RESTORATION OF MULTI-FAMILY HOUSING- NINE PERCENT TAX CREDITS (CONDITIONAL COMMITMENTS)

- 5 a. HMFA #02852 – Roselle Park – *Developer: Domus Corporation, Location: Roselle Park, Union County* - Approval of Modification of Subsidy Loan
- b. HMFA #02557 – A. Harry Moore Phase IV – *Developer: Pennrose Properties, LLC, Location: Jersey City, Hudson County* - Approval of a Subsidy Commitment
- c. HMFA #02913 – Roosevelt Hospital – *Developer: Pennrose Properties, LLC, Location : Edison, Middlesex County* - Approval of a Subsidy Commitment
- d. HMFA #02909 – Dr. Lena Frances Edwards Apartments, *Developer: Genesis, Location: Jersey City, Hudson County* – Approval of a Subsidy Commitment
- e. HMFA #02683 – Beachview Residence, *Developer: Homes Now, Location: Atlantic City, Atlantic County* - Approval of a Subsidy Commitment
- f. HMFA #02802 – Parkers Walk, *Developer: Community Investment Strategies, Inc., Location: Elizabeth, Union County* - Approval of a Subsidy Commitment
- g. HMFA #02908 – Heritage Village at Westminster, *Developer: Community Investment Strategies, Inc., Location: Elizabeth, Union County* - Approval of a Subsidy Commitment
- h. HMFA #02910/2013-U – Hoffman Pavilion, *Developer: Pennrose Properties, LLC, Location: New Brunswick, Middlesex County* – Approval of a Subsidy Commitment

6. SUPPORTIVE HOUSING – SANDY SPECIAL NEEDS HOUSING FUND

- 6 a. HMFA #02463/SSNHF #1 – Capstan II Supportive Housing – *Sponsor: HABcore, Inc., Location: Beachwood, Ocean County* – Approval of a Mortgage Financing Commitment

7. PROPERTY MANAGEMENT

- 7 a. HMFA #00369 – Keyport Legion Apartment, *Developer: Keyport American Legion, Location: Keyport Borough Monmouth County* – Approval of a Portfolio Reserve Account Loan

8. CAPITAL MARKETS

- 8 a. HMFA #02802- Broadway Townhomes –Approval of Bond Documents
- b. HMFA #02729- North Brunswick Crescent –Approval of Bond Documents

9. HOMELESS MANAGEMENT INFORMATION SYSTEM

- 9 a. Approval of the Memorandum of Understanding between the Agency and the Continuums of Care

10. REGULATORY AFFAIRS

- 10a. HMFA #002 – Zion Towers – Extension of Approval for Prepayment
- b. HMFA #456 – Shalom Towers Apartments – Extension of Approval for Prepayment
- c. HMFA #1105 – Littleton Avenue Community Village - Approval of payment in redemption of all Tax Sale Certificates
- d. HMFA #9932 - 329 Park Avenue – Approval of a Subordination Agreement

11. FINANCE

- 11a. Approval to Transfer Funds remaining in the Below Market Interest Rate (BMIR) Reincentive Plan to the Strategic Zone Lending Pool (SIZZLE)

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.