

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
394TH BOARD MEETING
January 27, 2014
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 December 3, 2013 Meeting of the HMFA Board

2. **SINGLE FAMILY**

- 2 a. CHOICE 2014 – Approval of Guidelines and Program Funding

3. **MULTI-FAMILY- FOUR PERCENT TAX CREDIT**

- 3 a. HMFA #02961 – Teaneck Senior Housing, *Developer: The Alpert Group, LLC & Geriatric Services, Inc., Location: Teaneck, Bergen County* - Approval of a Declaration of Intent

4. **MULTI-FAMILY- FOUR PERCENT TAX CREDIT-CONDUIT**

- 4 a. HMFA #02951 – Sycamore Ridge Apartments, *Developer: Related Affordable LLC, Location: Pennsauken, Camden* – Approval of a Mortgage Financing Commitment
- b. HMFA #02946 – Trent Center West, *Developer: GLTC Partners, LLC, Location: Trenton, Mercer County* – Approval of a Declaration of Intent
- c. HMFA #02947 – Trent Center East, *Developer: GLTC Partners, LLC, Location: Trenton, Mercer County* – Approval of a Declaration of Intent
- d. HMFA #02843 – NCC Manor, *Developer: New Community Corporation, Location: Newark, Essex County* - Approval of a Declaration of Intent

5. **MULTIFAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING - FOUR PERCENT TAX CREDIT**

- 5 a. HMFA #02836 – Akabe Village Apartments, *Developer: Regan Development Corporation, Location: Howell, Monmouth County* – Approval of a Mortgage Financing Recommitment

6. MULTIFAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING - NINE PERCENT TAX CREDIT– FIRM COMMITMENTS

- 6 a. HMFA #02589 – Glennview Townhouses Phase II, *Developer: Michaels Development, Location: Jersey City, Hudson County* – Approval of a Mortgage Financing Recommitment
- b. HMFA #02859 – Carolina Crescent and Connecticut Crescent, *Developer: CIS, Location: Atlantic City, Atlantic County* - Approval of a Mortgage Financing Recommitment
- c. HMFA #02837 – Rio Grande, *Developer: Conifer Realty, LLC, Location: Middle Township, Cape May County* - Approval of a Mortgage Financing Recommitment
- d. HMFA #02508 – RailRoad Avenue, *Developer: Conifer Realty, LLC, Location: Middle Township, Cape May County* - Approval of a Mortgage Financing Recommitment
- e. HMFA #02732 – Gregory School and Garrett Street Annex Phase II, *Developer: Conifer Realty, LLC, Location: Long Branch, Monmouth County* - Approval of a Mortgage Financing Recommitment
- f. HMFA #02858/SNRLP #20 – Ocean Green Senior Apartments, *Developer: Cara Development, Inc., Location: Jersey City, Hudson County* – Approval of a Mortgage Financing Recommitment
- g. HMFA #02844 – Heritage Village at Bloomfield, *Developer: Community Investment Strategies, Location: Bloomfield, Essex County* - Approval of a Mortgage Financing Recommitment
- h. HMFA #02704 – Conifer Village at Rittenberg, *Developer: Conifer Realty, LLC, Location: Egg Harbor, Atlantic County* – Approval of a Mortgage Financing Recommitment
- i. HMFA #02840 – Winterburn Gardens, *Developer: Daibes Enterprises, Location: Edgewater, Bergen County* - Approval of a Mortgage Financing Recommitment
- j. HMFA #02850 – Kilmer Homes Phase I, *Developer: The Alpert Group, Location: Edison, Middlesex County* - Approval of a Mortgage Financing Recommitment
- k. HMFA #02851 - Kilmer Homes Phase II, *Developer: The Alpert Group, Location: Edison, Middlesex County* - Approval of a Mortgage Financing Recommitment

7. SANDY SPECIAL NEEDS HOUSING FUND

- 7 a. HMFA #02724/SSNHF #3 – Danforth Avenue Supportive Housing I, *Developer: NewBridge Services, Inc., Location: Jersey City, Hudson County* – Approval of a Mortgage Financing Commitment and Transfer of Ownership
- b. HMFA #02956/SSNHF #40 – Union Street Supported Housing, *Developer: SERV Behavioral Health Systems, Inc., Location: Jersey City, Hudson County* - Approval of a Mortgage Financing Commitment
- c. HMFA #02974/SSNHF #45 – Pascack Road Supportive Housing, *Developer: National Institute for People with Disabilities, Location: Westwood, Bergen County* - Approval of a Mortgage Financing Commitment
- d. HMFA#02953/SSNHF#39 - Sherman Place Supportive Housing, *Developer: Nouvelle Associates, LLC, Location: Garfield, Bergen County* - Approval of a Mortgage Financing Recommitment and Transfer of Ownership

8. REGULATORY AFFAIRS

- 8 a. HMFA #1290 - Hopewell Place Senior Apartments - Approval of Transfer of Ownership and Assumption of Mortgage

9. CAPITAL MARKETS

- 9 a. HMFA #02951 – Sycamore Ridge Apartments – Approval of Conduit Bond Documents
- b. Approval of the Selection of an Arbitrage Rebate Provider

10. ANNUAL MEETING
 - 10a. Approval of the Schedule of Regular Board Meetings for 2014 and Designation of the Agency's Official Newspapers
 - b. Election of a Vice-Chairman
 11. INFORMATIONAL ITEM
 - 11a. 2013 HMFA Accomplishments
 12. EXECUTIVE SESSION
 13. RECONVENE TO PUBLIC SESSION
 - 13a. Broadway Arts Center, LLC – Approval of Settlement Agreement
 14. OTHER BUSINESS
 - 14a. HMFA #1198 - Waterford Towers
 - b. Any Necessary Business that May Come Before the Board
 15. ADJOURNMENT
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