

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**407<sup>TH</sup> BOARD MEETING**  
**February 26, 2015**  
**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 Public Session Minutes of the January 22, 2015 Meeting of the HMFA Board

2. **SINGLE FAMILY**

- 2 a. SSBG Rental Assistance Program (RAP) – Approval to Enter into a Memorandum of Understanding and Approval of the Program Guidelines
- b. CHOICE 2015 – Approval of Guidelines and Funding
- c. CHOICE #11-81 - All Saints - Approval of Sales Price Increase
- d. CHOICE #10-62 – Condominiums at Harmony Square Phase II – Approval of Extension of the Note and Mortgage Maturity Dates
- e. CHOICE #10-65 – Highview Village – Approval of Extension of the Note and Mortgage Maturity Dates
- f. CHOICE #11-88 – Lincoln Park Condominiums – Approval of Extension of the Note and Mortgage Maturity Dates
- g. Ratification of Extension of Note and Mortgage Maturity Dates

3. **CDBG-DR**

- 3 a. CDBG-DR – Approval to Bridge Fund for Restoration of Multifamily Housing Funds and Special Needs

4. **MULTIFAMILY-FOUR PERCENT TAX CREDITS**

- 4 a. HMFA #02972 – Visions at Absecon Affordable Housing, *Location: Absecon, Atlantic County, Developer: Visions at Absecon Affordable Housing* – Approval of a Declaration of Intent
- b. HMFA #02973 - Visions at Absecon Senior Affordable Housing, *Location: Absecon, Atlantic County, Developer: Visions at Absecon Affordable Housing* – Approval of a Declaration of Intent
- c. HMFA #02945 - Oakland Square, *Location: Red Bank, Monmouth County, Developer: Yellowbrook Property Company* – Approval of a Declaration of Intent

5. MULTIFAMILY – FOUR PERCENT TAX CREDITS - CONDUIT

- 5 a. HMFA #02828 – Heritage Village at Ocean, *Location: Ocean Township, Monmouth County, Developer: Community Investment Strategies* – Approval of a Mortgage Financing Commitment
- b. HMFA #02939 – Carrino Plaza Apartments, *Location: Newark, Essex County, Developer: Regan Development Corporation* – Approval of a Mortgage Financing Commitment
- c. HMFA #02979 – Spruce Spires, *Location: Newark, Essex County, Developer: Omni America* - Approval of a Declaration of Intent
- d. HMFA #02980 – Garden Spires, *Location: Newark, Essex County, Developer: Omni America* - Approval of a Declaration of Intent
- e. HMFA #03085 – Prospect Park Apartments, *Location: East Orange, Essex County, Developer: Capital Realty Group, Inc.* – Approval of a Declaration of Intent

6. SUPPORTIVE HOUSING

- 6 a. Approval of Amendments to the Sandy Special Needs Housing Fund Program Guidelines
- b. HMFA #03017/SSNHF #51 – Diamond Road Supportive Housing, *Location: Jackson Township, Ocean County, Sponsor: Mobility Consulting and Contracting Corp.* - Approval of a Mortgage Financing Commitment

7. REGULATORY AFFAIRS

- 7 a. HMFA #331 - Brookside Terrace – Approval of Transfer of Ownership
- b. HMFA #728 - Golden Age Towers - Denial of Waiver Request and Declaration of Default

8. CAPITAL MARKETS

- 8 a. Approval of Interest Rate Risk Management and Hedging Policy
- b. HMFA #02828 - Heritage Village at Ocean – Approval of Conduit Bond Documents
- c. Approval of Peak Performances - Residential Loan Secondary Marketing Consulting Services

9. TAX CREDIT

- 9 a. Approval of Publication of the 2015 Low Income Housing Tax Credit Qualified Allocation Plan as a Proposed Amendment

10. DISTRESSED ASSETS

- 10a. HMFA #1388 – Whitlock Mills - Approval of Expenditure from the General Funds Account
- b. HMFA #217 – Kuzuri Kijiji - Approval of Expenditure from the General Funds Account
- c. HMFA #4 – Carmel Towers - Approval of Expenditure from the General Funds Account
- d. HMFA #1105 - Littleton Avenue - Approval of Redemption of a Tax Sale Certificate

11. ADJOURNMENT

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