

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**410<sup>TH</sup> BOARD MEETING**  
**May 21, 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 April 10, 2015 Meeting of the HMFA Board

2. MORTGAGE BACKED SECURITIES (MBS) PROGRAM

- 2 a. Smart Start – Approval of Funding and Amendments to the Guidelines

3. HARDEST HIT FUNDS

- 3 a. Home Saver Program – Approval of Revised Guidelines

4. SINGLE FAMILY

- 4 a. CHOICE #10-59 – The Whittaker – Approval of a Mortgage Commitment Extension  
b. CHOICE #10-70 - Cedar Crossing Affordable Housing – Phase II - Approval to enter into a Forbearance Agreement

5. MULTI-FAMILY

- 5 a. Approval to amend the Multi-family Underwriting Guidelines and Financing Policy

6. MULTI-FAMILY - FUND FOR RESTORATION OF MULTI-FAMILY HOUSING

- 6 a. FRM - Round 3A– Approval of Guidelines and Set-Aside

7. MULTI-FAMILY - FUND FOR RESTORATION OF MULTI-FAMILY HOUSING (PHA SET-ASIDE)

- 7 a. HMFA #02927 – Booker T. Washington, *Location: Jersey City, Hudson County, Developer: Jersey City Housing Authority* – Approval of a Mortgage Financing Recommitment

8. MULTIFAMILY – FOUR PERCENT TAX CREDITS FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM)

- 8 a. HMFA #02981/SSNHF #68 – Clayton Mill Run, *Location: Absecon, Atlantic County, Developer: Conifer Realty, Inc.* – Approval of a Mortgage Financing Commitment
- b. HMFA #02990/SSNHF #64 – The Beach at South Inlet, *Location: Atlantic City, Atlantic County, Developer: Boraie Development* – Approval of a Mortgage Financing Commitment
- c. HMFA #03099 Bayshore Village, *Location: Port Monmouth, Monmouth County, Developer: Community Investment Strategies, Inc.* - Approval of a Mortgage Financing Commitment
- d. HMFA #02970 – Meadow Green Apartments, *Location: Toms River, Ocean County, Developer: The Richman Group* – Approval of a Mortgage Financing Commitment
- e. HMFA #02945/SSNHF #65 – Oakland Square, *Location: Red Bank, Monmouth County, Developer: Yellowbrook Property Company, LLC* – Approval of a Mortgage Financing Commitment
- f. HMFA #02972/SSNHF #66 – Visions of Absecon Affordable Housing, *Location: Absecon, Atlantic County, Developer: Visions at Absecon Affordable Housing, LLC* – Approval of a Mortgage Financing Commitment
- g. HMFA #02973 - Visions at Absecon Senior Affordable Housing, *Location: Absecon, Atlantic County, Developer: Visions at Absecon Affordable Housing, LLC* - Approval of a Mortgage Financing Commitment
- h. HMFA #02941 – Manchester Senior Housing, *Location: Manchester Township, Ocean County, Developer: Princeton Senior Living, LLC* – Approval of a Mortgage Financing Commitment

9. MULTI-FAMILY- FOUR PERCENT TAX CREDITS-CONDUIT

- 9 a. HMFA #03010 – Doddtown Plaza, *Location: East Orange, Essex County, Developer: HP Development/Carthage Real Estate Advisors* – Approval of a Mortgage Financing Commitment
- b. HMFA #03085 – Prospect Park Apartments, *Location: East Orange, Essex County, Developer: Capital Realty Group, Inc.* – Approval of a Mortgage Financing Commitment
- c. HMFA #03059 – Washington Street Apartments (aka St. James AME), *Location: Newark, Essex County, Developer: BRP Development Corporation* - Approval of a Declaration of Intent
- d. HMFA #02877 – New Horizons Phase I, *Location: Newark, Essex County, Developer: Michaels Development Company* - Approval of a Declaration of Intent
- e. HMFA #03067 – Carver Hall Apartments, *Location: Atlantic City, Atlantic County, Developer: Omni America, LLC* – Approval of a Declaration of Intent
- f. HMFA #03068 – Ocean Towers, *Location: Jersey City, Hudson County, Developer: Michaels Development* – Approval of a Declaration of Intent

10. MULTI-FAMILY- FOUR PERCENT TAX CREDITS

- 10a. HMFA #03091 – Tucker View, *Location: Newark, Essex County, Developer: Bergen Street Redevelopment* – Approval of a Declaration of Intent
- b. HMFA #02911 – Parkers Walk, *Location: Elizabeth, Union County, Developer: Community Investment Strategies, Inc.* – Approval of a Mortgage Financing Commitment
- c. HMFA #02857 – Chambers Crescent, *Location: Lakewood, Ocean County, Developer: Community Investment Strategies* – Approval of a Mortgage Financing Recommitment
- d. HMFA #03097 – The Pierre Building, *Location: Camden, Camden County, Developer: M & M Development* – Approval of a Declaration of Intent

11. SANDY SPECIAL NEEDS HOUSING FUND

- 11a. HMFA #03076/SSNHF #59 – Linwood Avenue Supportive Housing, *Location: Bogota, Bergen County, Sponsor: Special Homes of New Jersey, Inc.* – Approval of a Mortgage Financing Commitment
- b. HMFA #03018/SSNHF #52 – Alberta Street Supportive Housing, *Location: Manchester, Ocean County, Sponsor: Mobility Special Care Housing, Inc.* – Approval of a Mortgage Financing Commitment
- c. HMFA #03075/SSNHF #58 – Mountainview Supportive Housing, *Location: Union, Union County, Developer: Nouvelle, Inc.* – Approval of a Mortgage Financing Commitment
- e. DDHP #1 – 339 Park Avenue – Approval of a Transfer of Ownership

12. REGULATORY AFFAIRS

- 12a. HMFA #1347 - Liberty Place – Approval of a Partial Release of Collateral from Lien
- b. Approval of Subordination of Agency Prepayment Deed Restriction and Regulatory Agreements for HUD 223(f) Program Insured Mortgages

13. CAPITAL MARKETS

- 13a. HMFA #03010 - Doddtown Plaza – Approval of Conduit Bond Documents
- b. HMFA #02716 – Lincoln Towers - Approval of Amended Resolution

14. DELINQUENT ASSET

- 14a. HMFA #1160 Mid-City Apartments - Approval of a Mortgage Modification for an Existing Mortgage

15. OTHER BUSINESS

- 15a. Approval to Enter into a Memorandum of Understanding with Rowan University Rutgers Camden Board of Governors
- b. Any Necessary Business that May Come Before the Board

16. ADJOURNMENT

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