

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
411TH BOARD MEETING
July 2, 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 May 21, 2015 Meeting of the HMFA Board

2. **CDBG-DR**

- 2 a. Approval to Accept Additional CDBG-DR Funds and to Enter Into the Second Amendment to the Sub-Recipient Agreement

3. **SINGLE FAMILY**

- 3 a. Approval to Accept HUD Housing Comprehensive Counseling Grant Funds
b. CHOICE #10-59 – The Whittaker, *Location: Trenton, Mercer County, Sponsor: The Whittaker, LLC* - Approval of a Mortgage Financing Commitment Extension
c. CHOICE #13-05 - Galento Plaza Condominiums, *Location: Orange, Essex County, Sponsor: Orange Condominium Urban Renewal, LP* – Approval to Increase the Sales Price
d. CHOICE #10-65 – Highview Village – Approval of Extension of the Note and Mortgage Maturity Date

4. **MULTIFAMILY- FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM)**

- 4 a. Approval to Amend FRM-Second Round Program Guidelines

5. **MULTIFAMILY – FOUR PERCENT TAX CREDITS**

- 5 a. HMFA #02660/SNHTF #261 – A Better Life, *Location: Newark, Essex County, Developer: New Community Corporation* – Approval of a Mortgage Financing Commitment
b. HMFA #03036 – Marveland Crescent, *Location: Mt. Olive, Morris County, Developer: Community Investment Strategies* – Approval of a Declaration of Intent

6. **MULTIFAMILY – FOUR PERCENT TAX CREDITS – CONDUIT**

- 6 a. HMFA #02795 – North 25, *Location: Trenton, Mercer County, Developer: Southport Financial Services, Inc.* – Approval of a Mortgage Financing Commitment
b. HMFA #03031 – Hampton Valley Apartments, *Location: Newark, Essex County, Developer: Levin Group, Inc.* – Approval of a Mortgage Financing Commitment
c. HMFA #03092 – Colt Arms Apartments, *Location: Paterson, Passaic County, Developer: HVPG Developers, LLC* – Approval of a Declaration of Intent
d. HMFA #03084 – Oakwood Towers, *Location: City of Orange, Essex County, Developer: Preservation Development Holdings, LLC* – Approval of a Mortgage Financing Commitment and Declaration of Intent

- e. HMFA #02843 - NCC Manor, Location: *Newark, Essex County, Developer: New Community Manor Associates* – Approval of a Waiver of Repayment Regulations
- f. HMFA #02939 – Carrino Plaza Apartments, Location: *Newark, Essex County, Developer: Regan Development* – Approval of a Mortgage Financing Recommitment
- g. HMFA #02946 – Trent Center West, Location: *Trenton, Mercer County, Developer: GLTC Partners, LLC* – Approval of a Mortgage Financing Commitment Modification
- h. HMFA #02947 – Trent Center East, Location: *Trenton, Mercer County, Developer: GLTC Partners, LLC* – Approval of a Mortgage Financing Commitment Modification
- i. HMFA #03085 – Prospect Park Apartments, Location: *East Orange, Essex County, Developer: Capital Realty Group, Inc.* – Approval of a Modification of a Mortgage Loan Recommitment

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

- 7 a. HMFA #03049 – Fort Monmouth Historic, Location: *Oceanport, Monmouth County, Developer: RPM Development Group* – Approval of a Mortgage Financing Commitment
- b. HMFA #03050 – Hudson Ridge Residences at Aberdeen (aka Aberdeen Family), Location: *Aberdeen Township, Monmouth County, Developer: RPM Development Group* – Approval of a Mortgage Financing Commitment
- c. HMFA #03051 – Hudson Ridge Senior Residences at Aberdeen (aka Aberdeen Senior), Location: *Aberdeen Township, Monmouth County, Developer: RPM Development Group* – Approval of a Mortgage Financing Commitment
- d. HMFA #02881 – Tennessee Green, Location: *Atlantic City, Atlantic County, Developer: RPM Development Group* – Approval of a Mortgage Financing Commitment

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

- 8 a. HMFA #03052 – Glassworks at Aberdeen, Location: *Aberdeen Township, Monmouth County, Developer: Ingerman Development Company* – Approval of a Mortgage Financing Commitment
- b. HMFA #02873 – 999 Broad Phase I, Location: *Newark, Essex County, Developer: RPM Development Group* – Approval of a Mortgage Financing Commitment
- c. HMFA #02883 – Pleasantville Mixed Income, Location: *Pleasantville, Atlantic County, Developer: RPM Development Group* - Approval of a Mortgage Modification
- d. HMFA #02884 – Pleasantville Mixed Use, Location: *Pleasantville, Atlantic County, Developer: RPM Development Group* – Approval of a Mortgage Modification
- e. HMFA #03045 – Egg Harbor Township Family, Location: *Egg Harbor Township, Atlantic County, Developer: The Michaels Development Company* – Approval of a Mortgage Financing Commitment
- f. HMFA #03013 – Barnegat Senior Housing, Location: *Barnegat Township, Ocean County, Developer: The Walters Group, Inc.* – Approval of a Mortgage Financing Commitment
- g. HMFA #03046 – Montgomery Family Phase I, Location: *Jersey City, Hudson County, Developer: The Michaels Development Company* - Approval of a Mortgage Financing Commitment
- h. HMFA #03055 – Toms River Senior Apartments, Location: *Toms River, Ocean County, Developer: The Walters Group* – Approval of a Mortgage Financing Commitment

9. MULTIFAMILY – NINE PERCENT TAX CREDITS

- 9 a. HMFA #02697 – The Fairmount and Eleven/Eleven, Location: *Newark, Essex County, Developer: Genesis Companies, LLC* – Approval of a Conditional Commitment
- b. HMFA #02835 – Fair Lawn Senior Housing, Location: *Fairlawn, Bergen County, Developer: Penwal Affordable Housing* – Approval of a Conditional Commitment
- c. HMFA #02852 – Roselle Park Senior Residence, Location: *Roselle Park, Union County, Developer: Domus Corporation* - Approval of a Conditional Commitment
- d. HMFA #03112 – Camp Salute, Location: *Clayton, Gloucester County, Developer: Conifer Realty, LLC* - Approval of a Conditional Commitment

- e. HMFA #03114 – Woolwich Family Housing, *Location: Woolwich Township, Gloucester County, Developer: Conifer Realty, LLC - Approval of a Conditional Commitment*
- f. HMFA #03119 – Bordentown Township Senior, *Location: Burlington Township, Burlington County, Developer: Volunteers of America Delaware Valley - Approval of a Conditional Commitment*
- g. HMFA #02827 - Clifton Main Mews, *Location: Clifton, Passaic County, Developer: Regan Development - Approval of a Conditional Commitment*
- h. HMFA #03115 – Conifer Village at East Greenwich, *Location: Greenwich Township, Gloucester County, Developer: Conifer Realty, LLC - Approval of a Conditional Commitment*
- i. HMFA #02408 – Flemington Junction Apartments, *Location: Raritan, Hunterdon County, Developer: Ingerman Development Company, LLC - Approval of a Conditional Commitment*
- j. HMFA #03117 – Westampton Apartments, *Location: Westampton, Burlington County, Developer: Ingerman Development Company, LLC - Approval of a Conditional Commitment*
- k. HMFA #03123 – Rahway Residences for the Arts, *Location: Rahway, Union County, Developer: Ingerman Development Company, LLC – Approval of a Conditional Commitment*
- l. HMFA #02849 – The Residences at Symphony Hall, *Location: Newark, Essex County, Developer: Ingerman Development Company, LLC – Approval of a Conditional Commitment*
- m. HMFA #02833 – Saddle Brook Senior Housing, *Location: Saddle Brook, Bergen County, Developer: Domus Corporation and Housing Development Corporation of Bergen Company - Approval of a Conditional Commitment*
- n. HMFA #03120 – Centerton Road Family Housing, *Location: Mt. Laurel, Burlington County, Developer: Volunteers of America Delaware Valley – Approval of a Conditional Commitment*
- o. HMFA #03122 – Dalina Manor, *Location: Woodbridge Township, Middlesex County, Developer: Ingerman Development Company – Approval of a Conditional Commitment*
- p. HMFA #03110 – Gloucester Senior Campus II, *Location: Gloucester Township, Camden County, Developer: Conifer Realty, LLC – Approval of a Conditional Commitment*
- q. HMFA #03113 – Commissioner’s Court, *Location: Wildwood City, Cape May County, Developer: Conifer, LLC – Approval of a Conditional Commitment*
- r. HMFA #03111 – Cinnaminson Senior Housing, *Location: Cinnaminson Township, Burlington County, Developer: Conifer Realty, LLC – Approval of a Conditional Commitment*
- s. HMFA #03121 – Jacobs Landing (a.k.a Woodbridge Gardens), *Location: Woodbridge, Middlesex County, Developer: Ingerman Development – Approval of a Conditional Commitment*
- t. HMFA #01473 – Evans Francis Estates, *Location: Cherry Hill, Camden County, Developer: Fair Share Housing Development, Inc. – Approval of a Conditional Commitment*
- u. HMFA #03131 - New Horizon Phase I, *Location: Newark, Essex County, Developer: The Michaels Development Group and Newark Housing Authority – Approval of a Conditional Commitment*

10. SUPPORTIVE HOUSING

- 10a. HMFA #02888/SSNHF #22 – Alpha Drive Supportive Housing, *Location: Newark, Essex County, Developer: ACON, Inc. – Approval of a Mortgage Financing Recommitment*
- b. HMFA #02669/SSNHF #2 – High Street Heights Supportive Housing, *Location: Newark, Essex County, Developer: ACON, Inc. – Approval of a Mortgage Financing Recommitment*
- c. HMFA #03102/SSNHF #62 – Central Avenue Supportive Housing, *Location: Hackensack, Bergen County, Developer: Nouvelle Associates LLC – Approval of a Mortgage Financing Commitment*
- d. HMFA #02956/SSNHF #40/SNHTF #326 – Union Street Supportive Housing, *Location: Jersey City, Hudson County, Developer: SERV Behavioral Health Systems, Inc. - Approval of a Mortgage Financing Commitment*

11. TAX CREDITS

- 11a. Approval to Adopt Amendments to the 2015 Low Income Housing Tax Credit Qualified Allocation Plan

12. DELINQUENT ASSETS

- 12a. HMFA #1105 - Littleton Avenue Community Village - Approval of Redemption of Certain Tax Sale Certificates
- b. HMFA #1160 – Mid-City Apartments – Approval of a Mortgage Modification for an Existing Mortgage

13. FINANCE

- 13a. Approval of Selection of Independent Auditor

14. CAPITAL MARKETS

- 14a. HMFA #02795 – North 25 – Approval of Conduit Bond Documents
- b. HMFA #03031 – Hampton Valley Apartments - Approval of Conduit Bond Documents
- c. HMFA #03085 – Prospect Parks Apartments - Approval of Conduit Bond Documents
- d. HMFA #00262 – Edward Sisco Senior Citizens Village - Approval of Conduit Bond Documents
- e. HMFA #02939/SSNHF #61 – Carrino Plaza - Approval of Conduit Bond Documents
- f. Approval of Pricing of the Mortgage Rates and Lender Compensation

15. PROPERTY MANAGEMENT

- 15a. HMFA #9211 – Taylor House – Approval of a Life Safety Loan and a PRA Loan

16. OTHER BUSINESS

- 16a. Approval to Petition the City of Trenton for Certain Land Use for Approval related to the Renovation of the Dye Street Parking Lot
- b. Any Necessary Business that May Come Before the Board

17. ADJOURNMENT

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