-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. <u>CDBG-DR</u>
- 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. <u>MULTIFAMILY FOUR PERCENT TAX CREDITS</u>
- 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. <u>MULTIFAMILY – FOUR PERCENT TAX CREDITS FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM)</u>

- 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. <u>MULTIFAMILY – FOUR PERCENT TAX CREDITS FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM) - CONDUIT</u>

- 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. <u>MULTIFAMILY – NINE PERCENT TAX CREDITS</u>

- 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
- 1. 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. <u>DELINQUENT ASSETS</u>

- 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. <u>OTHER BUSINESS</u>

- 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. <u>ADJOURNMENT</u>

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