

**NOTICE OF THE NEW JERSEY
HOUSING AND MORTGAGE FINANCE AGENCY
BOARD MEETING**

This is to notify you that the 412th Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, August 13, 2015 at 10:00 a.m. at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650.

Attached hereto is an Agenda for this meeting to the extent known at this date, and it is anticipated that formal actions will be taken by the Agency with regard to the items.

**-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
412th BOARD MEETING
August 13, 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 July 2, 2015 Meeting of the HMFA Board

2. **CDBG-DR**

- 2 a. Approval to enter into a Memorandum of Understanding with DEP for Environmental Review Services

3. **SINGLE FAMILY**

- 3 a. SSBG Rental Assistance Program (RAP) – Approval to Enter into the First Amendment of the Memorandum of Understanding and Approval of the Revised Program Guidelines
- b. CHOICE 2015 – Approval of Revised Guidelines
- c. CHOICE #11-88 – Lincoln Park Condominiums, *Location: Newark, Essex County, Sponsor: Lincoln Park – CAPC Urban Renewal, LLC* – Approval of Extension of the Note and Mortgage Maturity Dates
- d. CHOICE #10-62 – Condominiums at Harmony Square Phase II, *Location: Newark, Essex County, Sponsor: Os Lares, LLC* - Approval of Extension of the Note and Mortgage Maturity Dates
- e. CHOICE #13-01 - Leewood Renaissance at Franklin Phases D1, D2 & C1 – Approval of a Commitment Extension

4. **MULTI-FAMILY**

- 4 a. Approval to Enter into a Memorandum of Understanding with DCA to Transfer Funds
- b. HMFA #02911- Parkers Walk, *Location: Elizabeth, Union County, Developer: Community Investment Strategies, Inc.* - Approval of an Amendment to the Subsidy Mortgage Financing Commitment
- c. Approval to amend the Multi-family Underwriting Guidelines and Financing Policy

5. **MULTI-FAMILY – FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM) - CONDUIT**

- 5 a. HMFA #03139 - Keansburg Mixed Income, *Location: Keansburg, Monmouth County, Developer: RPM Development, LLC* - Approval of a Declaration of Intent
- b. HMFA #03045 – Egg Harbor Township Family, *Location: Egg Harbor Township, Atlantic County, Developer: The Michaels Development Company* – Approval of a Mortgage Financing Commitment

6. MULTI-FAMILY – FOUR PERCENT TAX CREDITS – CONDUIT

- 6 a. HMFA #02877 – New Horizons Phase I, *Location: Newark, Essex County, Developer: Michaels Development Company 1, LP* – Approval of a Mortgage Financing Commitment
- b. HMFA #03060 – Aspen Riverpark Apartments, *Location: Newark, Essex County, Developer: DeSola Development Associates, LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA #03127 – Brunswick Estates, *Location: Jersey City, Hudson County, Developer: Winn Development Company* – Approval of a Mortgage Financing Commitment and Declaration of Intent
- d. HMFA #03109 – Cooke Hamilton Apartments, *Location: Paterson, Passaic County, Developer: Longstreet Development Corporation* – Approval of a Declaration of Intent
- e. HMFA #03125 – The Pavilion, *Location: East Orange, Essex County, Developer: Vitus Group* – Approval of a Declaration of Intent
- f. HMFA #01195 – Centennial Court, *Location: Wharton, Morris County, Developer: Related Affordable* – Approval of a Declaration of Intent
- g. HMFA #02906 – Riverside Arms Apartments, *Location: Newark, Essex County, Developer: A & A Construction, Inc.* – Approval of a Mortgage Financing Commitment

7. MULTI-FAMILY – NINE PERCENT TAX CREDITS

- 7 a. HMFA #02848 - Harvard Printing, *Location: Orange City, Essex County, Developer: The Alpert Group* - Approval of a Conditional Commitment

8. SUPPORTIVE HOUSING

- 8 a. HMFA #02476/SNHTF #189 – Olden Avenue, *Location: Ewing and Hamilton Townships, Mercer County, Developer: Greater Trenton CMHC, Inc.* - Approval of a Transfer of Ownership
- a. HMFA #02529/SNHTF #212 – Olden RIST, *Location: Ewing Township, Mercer County, Developer: Greater Trenton CMHC, Inc.* - Approval of a Transfer of Ownership
- a. HMFA #02360/SNHTF #138/DMHS #16 - Phoenix Supportive Housing I, *Location: Trenton, Mercer County, Developer: Greater Trenton CMHC, Inc.* - Approval of a Transfer of Ownership
- a. HMFA #02355/SNHTF #137/DMHS #18 - Phoenix Supportive Housing II, *Location: Hamilton Township, Developer: Greater Trenton CMHC, Inc.* - Approval of a Transfer of Ownership
- a. HMFA #0256/SNHTF #136/DMHS #19 - Phoenix Supportive Housing III, *Location: Trenton, Mercer County, Developer: Greater Trenton CMHC, Inc.* - Approval of a Transfer of Ownership
- b. HMFA #03011/SSNHF #29 – Emerson Veterans Supportive Housing, *Location: Emerson, Bergen County, Sponsor: Emerson Affordable Housing, LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA #02102/SNHTF #24 – Essex Valley Supportive Housing, *Location: East Orange, Essex County, Sponsor: Essex Valley Supportive Housing Partners, LP.* - Approval of a Transfer of Ownership

9. CAPITAL MARKETS

- 9 a. HMFA #02452 – Hollybush Gardens – Approval of Conduit Bond Documents
- b. HMFA #02906 – Riverside Arms – Approval of Conduit Bond Documents
- c. HMFA #03060 - Aspen Riverpark Apartments – Approval of Conduit Bond Documents

10. MORTGAGE BACKED SECURITIES

- 10a. Approval of Cenlar Representatives as Authorized GinnieNet Signatories

11. OTHER BUSINESS

- 11a. Any Necessary Business that May Come Before the Board

12. ADJOURNMENT

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