

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

This is to notify you that the 413th Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, September 24, 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
413TH BOARD MEETING
September 24, 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 August 13, 2015 Meeting of the HMFA Board

2. SINGLE FAMILY

- 2 a. CHOICE #11-85 – Nelson House/Washington Hall, *Location: Salem, Salem County, Sponsor: Salem Condos, LLC* – Approval of a Note Extension
b. CHOICE #11-81 – All Saints, *Location: Jersey City, Hudson County, Sponsor: CAPA #2 of Jersey City Urban Renewal, LLC* – Approval of a Note Extension

3. MULTI-FAMILY

- 3 a. Approval of the Program Guidelines for the Fund for Restoration of Multi-Family Housing Round 3B
b. Approval to Enter into a Memorandum of Understanding with DCA to Transfer Funds

4. MULTI-FAMILY – FOUR PERCENT TAX CREDIT - CONDUIT

- 4 a. HMFA #983 – Oakwood Plaza, *Location: Elizabeth, Union County, Developer: Community Investment Strategies, Inc.* – Approval of Modification to the Agency Mortgage
- b. HMFA #03092 – Colt Arms Apartments, *Location: Paterson, Passaic County, Developer: HVPG Developers LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA #03087 – Branch Village Mid Rise, *Location: Camden, Camden County, Developer: The Michaels Development Company* - Approval of a Mortgage Financing Commitment
- d. HMFA #02946 – Trent Center West, *Location: Trenton, Mercer County, Developer: GLTC Partners, LLC* – Approval of an Amendment to the Financing Commitment
- e. HMFA #03134 – Burlington Preservation, *Location: North Hanover, Burlington County, Developer: New Jersey Preservation Associates* – Approval of a Declaration of Intent
- f. HMFA #03135 – Cedar Run Preservation, *Location: West Creek, Ocean County, Developer: Rural Housing Preservation Associates, LLC* - Approval of a Declaration of Intent
- g. HMFA #02952 – Campbell Homes, *Location: Trenton, Mercer County, Developer: Trenton Housing Authority* – Approval of a Declaration of Intent
- h. HMFA #03137 – Sebastian Villa, *Location: Neptune, Monmouth County, Developer: Silver Street Development Company* – Approval of a Declaration of Intent
- i. HMFA #03084 – Oakwood Towers, *Location: City of Orange, Essex County, Developer: Preservation Development Holdings, LLC* - Approval of a Modification to the Mortgage Commitment

5. MULTIFAMILY FOUR PERCENT TAX CREDIT- FRM ROUND 2 - CONDUIT

- 5 a. HMFA #03046 – Montgomery Family Phase I, *Location: Jersey City, Hudson County, Developer: The Michaels Development Company* – Approval of a Mortgage Financing Commitment
- b. HMFA #03052 – Glassworks at Aberdeen, *Location: Aberdeen Township, Monmouth County, Developer: Ingerman Development Company, LLC* – Approval of a Mortgage Financing Commitment

6. MULTIFAMILY FOUR PERCENT TAX CREDIT- FRM ROUND 3A

- 6 a. HMFA #03012 – Lacey Family Apartments, *Location: Lacey Township, Ocean County, Developer: The Walters Group* – Approval of a Declaration of Intent
- b. HMFA #03136 – Jackson Family Apartments, *Location: Jackson Township, Ocean County, Developer: The Walters Group* – Approval of a Declaration of Intent

7. SUPPORTIVE HOUSING - SANDY SPECIAL NEEDS HOUSING FUND

- 7 a. HMFA #03128/SSNHF #72 – Spotswood Supportive Housing, *Location: Spotswood, Middlesex County, Developer: GQR Development, LLC* - Approval of a Mortgage Financing Commitment
- b. HMFA #03116/SSNHF #69 – Walnut Street Supportive Housing, *Location: Northvale, Bergen County, Developer: GQR Development, LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA #03129/SSNHF #73 – Greenbrook Supportive Housing, *Location: Middlesex, Middlesex County, Developer: GQR Development, LLC* – Approval of a Mortgage Financing Commitment
- d. HMFA #02860/SSNHF #48 - Patsy's Way (formerly known as Cape May Point), *Location: Middle Township, Cape May County, Developer: Rukenstein & Associates* - Approval of a Modification

8. SUPPORTIVE HOUSING - OTHER

- 8 a. Money Follows the Person Housing Partnership Program- Approval to Enter into Memorandum of Understanding with the New Jersey Department of Human Services/Division of Aging (DHS/DoAS) - Approval of Program Guidelines; and Approval to Accept Funds from DHS/DoAS

9. REGULATORY AFFAIRS

- 9a. HMFA #1290 - Hopewell Place Senior Apartments – Approval of Transfer of Ownership and Assumption of Agency Financing
- b. HMFA #277 – Penn Village – Approval of a Prepayment of the Agency’s Mortgage

10. CAPITAL MARKET

- 10a. HMFA #03034 - Oakwood Towers– Approval of Conduit Bond Documents
- b. HMFA #03092 - Colt Arms Apartments- Approval of Conduit Bond Documents
- c. HMFA #03055 - Cornerstone at Toms River - Approval of Conduit Bond Documents
- d. HMFA #03013 - Cornerstone at Barnegat - Approval of Conduit Bond Documents
- e. HMFA #02877 - New Horizons Phase I - Approval of Conduit Bond Documents
- f. HMFA #03045 - Egg Harbor Township Family – Approval of Conduit Bond Documents

11. ABC CORPORATION

- 11a. Approval of Minutes of the September 17, 2015 Meeting of the ABC Corporation

12. MORTGAGE BACKED SECURITIES

- 12a. Approval to Amend Authorized Agency Signatories and Enrollment Administrators

13. DELINQUENT ASSETS

- 13a. HMFA #1210 – Assisted Living of Wall Township, LLC - Approval of a Declaration of Default and Approval to Sell the Agency’s Interests
- b. HMFA #02903 – Broad Street Bank – Approval to Sell the Agency’s Interests
- c. CHOICE #10-70 – Cedar Crossing – Approval of a Declaration of Default
- d. HMFA #1388 – Whitlock Mills – Approval of Expenditure from the General Funds Account

14. EXECUTIVE SESSION

- 14a. HMFA #1388 – Whitlock Mills – Approval of Expenditure from the General Funds Account

15. PUBLIC SESSION

- 15a. HMFA #1388 – Whitlock Mills – Approval of Expenditure from the General Funds Account

16. PRESENTATION

- 16a. Access of HMFA Board Agenda

17. OTHER BUSINESS

- 17a. Any Necessary Business that May Come Before the Board

18. ADJOURNMENT

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