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

This is to notify you that the 414<sup>th</sup> Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, November 5, 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.

# -AGENDANEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY 414<sup>th</sup> BOARD MEETING November 5, 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 September 24, 2015 Meeting of the HMFA Board
  - b. Approval of the Executive Session Minutes of the September 24, 2015 Meeting of the HMFA Board

#### 2. HOUSING COUNSELING

2a. Authorization to Enter Into Contracts with Housing Counseling Agencies

#### 3. SINGLE FAMILY

- 3 a. CHOICE #11-86 South Camden Historic District Phase II C Location: Camden, Camden County, Sponsor: Hearts of Camden, Inc. Approval of a Note Extension
  - b. CHOICE #11-95 Jackson Green *Location: Jersey City, Hudson County, Sponsor: TRFDP-Jackson Green, LLC* Approval of a Note Extension
  - c. MONI 04-4-01 Homeownership Initiative Phase I, *Location: Elizabeth, Union County, Sponsor: Brand New Day, Inc.* Approval of a Modification to the August 29, 2013 Board Action

#### 4. MULTIFAMILY

- 4a. Multifamily Rental Housing Production Loan Fund Approval of Amendment to Guidelines
- b. Approval to Enter into a Memorandum of Understanding with DCA to Transfer Funds
- c. HMFA #02911 Parker's Walk, *Location: Elizabeth, Union County, Developer: Community Investment Strategies* Approval of a Modification to the Mortgage Commitment

# 5. MULTIFAMILY FOUR PERCENT TAX CREDIT - CONDUIT

- 5a. HMFA #03125 The Pavilion, *Location: East Orange, Essex County, Developer: Vitus Development II, LLC* Approval of a Mortgage Financing Commitment and Transfer of Ownership
- b. HMFA #03127 Brunswick Estates, *Location: Jersey City, Hudson County, Developer: Winn Development Company* Approval of a Modification to the Mortgage Commitment of August 13, 2015
- c. HMFA #03067 Carver Hall Apartments, *Location: Atlantic City, Atlantic County, Developer: Omni America, LLC* Approval of a Mortgage Financing Commitment
- d. HMFA #03137 Sebastian Villa, Location: Neptune, Monmouth County, Developer Silver Street

  Development Corporation—Approval of a Mortgage Financing Commitment and Transfer of Ownership

# 6. <u>MULTIFAMILY - NINE PERCENT TAX CREDIT – FRM ROUND 1</u>

6a. HMFA #02704 – Conifer Village at Rittenberg, *Location: Egg Harbor City, Atlantic County, Developer: Conifer Realty, LLC* – Approval of a Modification to the Mortgage Recommitment

# 7. <u>MULTI-FAMILY – FOUR PERCENT TAX CREDIT - FRM ROUND 2</u>

- 7a. HMFA #03099 Bayshore Village, *Location: Middletown, Monmouth County, Developer: Community Investment Strategies* Approval of a Mortgage Financing Recommitment
- b. HMFA #02941 Manchester Senior Housing, *Location: Manchester Township, Ocean County, Developer: Princeton Senior Living, LLC* Approval of a Modification to the Agency Mortgage

#### 8. MULTI-FAMILY – FOUR PERCENT TAX CREDIT – FRM ROUND 3A

- 8a. HMFA #03012 Lacey Family Apartments, *Location: Lacey Township, Ocean County, Developer: The Walters Group* Approval of a Mortgage Financing Commitment
- b. HMFA #03151 Lacey Family Apartments II, *Location: Lacey Township, Ocean County, Developer: The Walters Group* Approval of a Mortgage Financing Commitment
- c. HMFA #03136 Jackson Family Apartments, *Location: Jackson Township, Ocean County, Developer: The Walters Group* Approval of a Mortgage Financing Commitment
- d. HMFA #03146 Palmer Avenue Apartments, Location: Holmdel, Monmouth County, Developer: The Alpert Group & Mid Atlantic Equity Partners, LLC Approval of a Mortgage Financing Commitment and Declaration of Intent
- e. HMFA #03149 Howell Family Apartments, *Location: Howell, Monmouth County, Developer: The Walters Group* Approval of a Mortgage Financing Commitment and Declaration of Intent

#### 9. MULTI-FAMILY – FOUR PERCENT TAX CREDIT – FRM ROUND 3A-CONDUIT

- 9a. HMFA #03139 Keansburg Mixed Income, *Location: Keansburg, Monmouth County, Developer: RPM Development, LLC* Approval of a Mortgage Financing Commitment
- b. HMFA #03053 Oak Lane at Little Egg Harbor, *Location: Little Egg Harbor, Ocean County, Developer: Ingerman Development Company* Approval of a Mortgage Financing Commitment

#### 10. REGULATORY AFFAIRS

- 10a. HMFA #298 Grogan Marineview Plaza Approval of a Waiver of Regulation
  - b. HMFA #232 East Orange Senior Citizen Housing Approval of a Subdivision
  - c. HMFA #253 Poplar Village Approval of Amendment to the January 31, 2013 Board Approval
  - d. HMFA #217 Kuzuri Kijiji Approval to Enter Into Agreement with the City of East Orange Fire Department
  - f. HMFA #1332 Carpenter's Square Approval of Reconfiguration of Commercial Space and Leasing of such space

# 11. CAPITAL MARKETS

- 11a. HMFA #03087 Branch Village Mid Rise Project Approval of Resolution Authorizing Issuance of Conduit Bonds
  - b. HMFA #03127- Brunswick Estates Project Approval of Resolution Authorizing Issuance of Conduit Bonds
  - c. HMFA #03046- Montgomery Gardens Family Phase 1 Approval of Resolution Authorizing Issuance of Conduit Bonds
  - d. HMFA #03067 Carver Hall Apartments Project Approval of Resolution Authorizing Issuance of Conduit Bonds
  - e. HMFA #03125 The Pavilion Approval of Resolution Authorizing Issuance of Conduit Bonds
  - f. HMFA #03052 Glassworks at Aberdeen Approval of Resolution Authorizing Issuance of Conduit Bonds

# 12. <u>DELINQUENT ASSETS</u>

- 12a. HMFA #280 NIA Approval of a Mortgage Modification for an Existing First Mortgage Note
  - b. HMFA #01089 Weequahic Park Apartments- Approval to Amend a Previous Board Action

# 13. EXECUTIVE SESSION

13a. Litigation Anyanwu v. NJHMFA et al. (Dkt. No. ESX- L-7507-13)

# 14. <u>RECONVENE TO PUBLIC</u>

14a. Litigation Anyanwu v. NJHMFA et al. (Dkt. No. ESX- L-7507-13)

# 15. <u>OTHER BUSINESS</u>

15a. Any Necessary Business that May Come Before the Board

#### 16. <u>ADJOURNMENT</u>

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