

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

This is to notify you that the 414th 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.

**-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
414th 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. MULTIFAMILY - NINE PERCENT TAX CREDIT – FRM ROUND 1

- 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. MULTI-FAMILY – FOUR PERCENT TAX CREDIT - FRM ROUND 2

- 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. DELINQUENT ASSETS

- 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. RECONVENE TO PUBLIC

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

15. OTHER BUSINESS

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

16. ADJOURNMENT

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