

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

This is to notify you that the 417<sup>th</sup> Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, March 3, 2016 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  
417<sup>TH</sup> BOARD MEETING  
March 3, 2016  
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 January 21, 2016 Meeting of the HMFA Board

2. **FORECLOSURE PREVENTION**

- 2 a. Hardest Hit Funds - Approval to Accept Additional Funds

3. **SINGLE FAMILY**

- 3 a. CHOICE #10-62 - Condominiums at Harmony Square Phase II, *Location: Newark, Essex County, Sponsor: Os Lares, LLC* - Approval of an Extension of the Note and Mortgage Maturity Dates
- b. CHOICE #13-10 - Lofts at Lincoln Park Urban Renewal, *Location: Newark, Essex County, Sponsor: Lofts at Lincoln Park Urban Renewal LLC* - Approval of an Extension of the Note and Mortgage Maturity Dates
- c. CHOICE #11-94 - Gates Station Residences, *Location: Jersey City, Hudson County, Sponsor: Brahamani Ma Bergen, LLC* - Approval of an Extension of the Note and Mortgage Maturity Dates
- d. CHOICE #13-05 - Galento Plaza Condominiums, *Location: Orange, Essex County, Sponsor: Orange Condominium Urban Renewal, LP* - Approval to Modify the Sales Prices
- e. Approval of Revisions to the Participating Lender Guide Mortgage Purchase Agreement
- f. SSBG Rental Assistance Program (RAP) - Approval of the Revised Program Guidelines

4. **SANDY SPECIAL NEEDS HOUSING FUND**

- 4 a. HMFA #3147/SSNHF #76 - Englewood Avenue Supportive Housing, *Location: Englewood, Bergen County, Sponsor: Special Homes of New Jersey, Inc.* - Approval of a Mortgage Financing Commitment
- b. Approval of an Amendment to the Sandy Special Needs Housing Guidelines

5. MULTIFAMILY

- 5 a. Approval of Amendments of Conduit Bond Guidelines  
b. HMFA #02681 – Two Osbourne Rehabilitation, *Location: Newark, Essex County, Developer: Castellan NYC Partners* – Approval of a Mortgage Financing Recommitment

6. MULTIFAMILY FOUR PERCENT TAX CREDITS – CONDUIT

- 6 a. HMFA #02939 – Carrino Plaza Apartments, *Location: Newark, Essex County, Developer: Regan Development* – Approval of a Mortgage Financing Commitment Modification

7. MULTIFAMILY – NINE PERCENT TAX CREDITS

- 7 a. HMFA #02827 – Clifton Main Mews, *Location: Clifton, Passaic County, Developer: Regan Development* – Approval of a Mortgage Financing Recommitment  
b. HMFA #03117 – Willows at Westampton aka Westampton Apartments, *Location: Westampton, Burlington County, Developer: Ingerman Development Company, LLC* – Approval of a Mortgage Financing Recommitment

8. MULTIFAMILY – NINE PERCENT TAX CREDITS - CONDUIT

- 8 a. HMFA #03122 – Dalina Manor, *Location: Hopelawn, Middlesex County, Developer: MBI* – Approval of a Mortgage Financing Recommitment  
b. HMFA #02408 – Flemington Junction Apartments, *Location: Raritan Township, Hunterdon County, Developer: Ingerman Development Company, LLC* – Approval of a Mortgage Financing Recommitment

9. MULTIFAMILY - CONDUIT

- 9 a. HMFA #02787 - The Aspire, *Location: New Brunswick, Middlesex County, Developer: Boraie Development* – Approval of a Mortgage Financing Commitment

10. MULTIFAMILY FUND FOR RESTORATION OF MULTIFAMILY (FRM) ROUND TWO – FOUR PERCENT TAX CREDITS

- 10a. HMFA #02881 – Tennessee Green, *Location: Atlantic City, Atlantic County, Developer: RPM* – Approval of a Mortgage Financing Recommitment  
b. HMFA #02941 – Manchester Senior Housing, *Location: Manchester, Ocean County, Developer: Princeton Senior Living, LLC* - Approval of a Modification to the Mortgage Financing Commitment

11. MULTIFAMILY FUND FOR RESTORATION OF MULTIFAMILY (FRM) 3B - CONDUIT ROUND – FOUR PERCENT TAX CREDITS

- 11a. HMFA #03183 – Stafford Senior Apartments, *Location: Stafford, Ocean County, Developer: The Walters Group* – Approval of a Declaration of Intent  
b. HMFA #03180 – Willows at Whiting, *Location: Manchester Township, Ocean County, Developer: Ingerman Development Company, LLC* - Approval of a Declaration of Intent  
c. HMFA #03181 – Megill Road Apartments, *Location: Wall Township, Monmouth County, Developer: Ingerman Development Company, LLC* - Approval of a Declaration of Intent

12. MULTIFAMILY FUND FOR RESTORATION OF MULTIFAMILY (FRM) ROUND 3B

- 12a. HMFA #03152 – Toms River Family Apartments, *Location: Toms River Township, Ocean County, Developer: Michaels Development Company* – Approval of a Declaration of Intent
- b. HMFA #03182 – Seaside Senior Apartments, *Location: Seaside Heights, Ocean County, Developer: The Walters Group* – Approval of a Declaration of Intent

13. CAPITAL MARKETS

- 13a. HMFA #02787 – The Aspire – Approval of Conduit Bond Documents

14. DELINQUENT ASSETS

- 14a. HMFA #1160 – Mid-City Apartments – Approval to Amend the Mortgage Modification

15. REGULATORY AFFAIRS

- 15a. Approval to Extend the Conduit Bond Financing Demonstration Program

16. EXECUTIVE SESSION

HMFA #217 – Kuzuri Kijiji

HMFA #1388 - Whitlock Mills

Settlement of Litigation - NJHMFA v. Larrick Daniels

Settlement of Litigation - NJHMFA v. Vanessa R. Frank-Finney

Settlement of Litigation - NJHMFA v. Jose and Tracy Lopez

17. RECONVENE TO PUBLIC SESSION

- 17a. HMFA #217 – Kuzuri Kijiji – Approval of Award of a Purchase Agreement and Approval of Issuance of a Notice of Intent to Award a Purchase Agreement
- b. Settlement of Litigation - NJHMFA v. Larrick Daniels
- c. Settlement of Litigation - NJHMFA v. Vanessa R. Frank-Finney
- d. Settlement of Litigation - NJHMFA v. Jose and Tracy Lopez

18. OTHER BUSINESS

- 18a. Any Necessary Business that May Come Before the Board

19. ADJOURNMENT