

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
422nd BOARD MEETING
July 28, 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 June 24, 2016 Meeting of the HMFA Board

2. FORECLOSURE PREVENTION

- 2 a. Hardest Hit Fund - Approval of Revisions to the HomeKeeper Program Guidelines
- b. Approval to Enter into National Foreclosure Mitigation Counseling Program Round 10 Grant Agreement

3. SINGLE FAMILY

- 3 a. Approval to Accept Funding Under the HUD Comprehensive Housing Counseling Program.

4. MULTI-FAMILY

- 4 a. HMFA #03097 – The Pierre Building, *Location: Camden, Camden County, Developer: M&M Development* – Approval of a Mortgage Financing Commitment
- b. HMFA #02593 – Montgomery Heights II, *Location: Newark, Essex County, Developer: Pennrose* – Approval of a Mortgage Financing Commitment
- c. HMFA #02908 – Parker’s View, *Location: Elizabeth, Union County, Developer: Community Investment Strategies* – Approval of a Mortgage Financing Commitment and Transfer of Ownership
- d. HMFA #02990 - The Beach at South Inlet, *Location, Atlantic City, Atlantic County, Developer: Boraie Development* - Approval of a Mortgage Financing Commitment

5 MULTI-FAMILY –VOLUME CAP- COMPETITIVE ROUND POOLED PROJECTS

- 5 a. HMFA #03203 – Lincoln Court, *Location: Orange, Essex County, Developer: Carthage Real Estate Advisors, LLC* – Approval of a Declaration of Intent
- b. HMFA #03204 – Arlington Grove, *Location: East Orange, Essex County, Developer: Carthage Real Estate Advisors, LLC* – Approval of a Declaration of Intent
- c. HMFA #03213- Perth Amboy Housing Authority Senior RAD, *Location: Perth Amboy, Middlesex County, Developer: Perth Amboy Housing Authority* - Approval of Declaration of Intent
- d. HMFA #03214- Perth Amboy Housing Authority Family RAD, *Location: Perth Amboy, Middlesex County, Developer: Perth Amboy Housing Authority* - Approval of Declaration of Intent
- e. HMFA #01107A – Telephone Heights, *Location: Newark, Essex County, Developer: RPM Development* – Approval of Declaration of Intent
- f. HMFA #03229 – West New York Family Housing, *Location, West New York, Hudson County, Developer: West New York Housing Corporation* – Approval of a Declaration of Intent
- g. HMFA #02984A – Elmwood Gardens, *Location, Plainfield, Union County, Developer: Premier Community Development Corporation* - Approval of a Declaration of Intent
- h. HMFA #03233 Granville Towers, *Location, Keansburg, Monmouth County, Developer: RPM Development* – Approval of a Declaration of Intent
- i. HMFA#03236 – Willows at Cranbury, *Location, Crandury, Middlesex County, Developer: Ingerman Development Company* - Approval of a Declaration of Intent
- j. HMFA #03230 – Red Oak Apartments, *Location, Woodbridge Township, Middlesex County, Developer: Ingerman Development Company* – Approval of a Declaration of Intent
- k. HMFA #03234 – Cooper Plaza Preservation Project, *Location, Camden, Camden County, Developer: Michaels Development Company* - Approval of a Declaration of Intent

6. MULTI-FAMILY – VOLUME CAP- COMPETITIVE ROUND- CONDUIT

- 6 a. HMFA #03222 – Commons Family & Senior, *Location: Newark, Essex County, Developer: NC 2016 Portfolio Developer LLC* – Approval of a Declaration of Intent
- b. HMFA #01149 – Camden Townhouses, *Location: Camden City, Camden County, Developer: Roizman Development, Inc.* – Approval of a Declaration of Intent

- c. HMFA #03218 - Ocean Bayview, *Location: Jersey City, Hudson County, Developer: New Community Corporation* – Approval of a Declaration of Intent
 - d. HMFA #03219 - Gardens Family and Senior, *Location: Newark, Essex County, Developer: New Community Corporation* – Approval of a Declaration of Intent
 - e. HMFA #03220 - Douglas Homes, *Location: Newark, Essex County, Developer: New Community Corporation* – Approval of a Declaration of Intent
 - f. HMFA #03221 - Roseville Senior, *Location: Newark, Essex County, Developer: New Community Corporation* – Approval of a Declaration of Intent
 - g. HMFA #03227 – New Hope Village, *Location: Newark, Essex County, Developer: Village Developers Urban Renewal, LLC* - Approval of a Declaration of Intent
 - h. HMFA #03237 – Vista Village, *Location, East Orange, Essex County, Developer: Genesis Companies* – Approval of a Declaration of Intent
 - i. HMFA #03238 – Concord Towers, *Location, East Orange, Essex County, Developer: Genesis Companies* – Approval of a Declaration of Intent
 - j. HMFA #03235 – Bridgeton Villas, *Location, Bridgeton Cumberland County, Developer: Winn Development* – Approval of a Declaration of Intent
 - k. HMFA #03231 – Berkeley Terrace Apartments, *Location, Irvington, Essex County, Developer: CB Cubed LLC* – Approval of a Declaration of Intent
 - l. HMFA #03155 – Grace West Apartments, *Location, Newark, Essex County, Developer: Johnathan Rose Companies* – Approval of a Declaration of Intent
 - m. **PULLED** - HMFA #03239 – Carthage Belmont, *Location, Newark, Essex County, Developer: Carthage Real Estate Advisors* - Approval of a Declaration of Intent
 - n. HMFA #03208 – APHA Senior Housing, *Location: Asbury Park, Monmouth County, Developer: Maestro Community Development Corporation* – Approval of a Declaration of Intent
7. MULTIFAMILY - NINE PERCENT TAX CREDITS – CONDUIT, FRM ROUND 1
- 7 a. HMFA #02878 – The Residences at Willow Pond Village (Delaney Homes), *Location: Perth Amboy, Middlesex County, Developer: MBI* – Approval of a Mortgage Financing Modification
8. MULTIFAMILY – FRM 3B
- 8a. HMFA #03192 – Egg Harbor II, *Location: Egg Harbor, Atlantic County, Developer: Rukenstein & Associates, LLC.* – Approval of a Declaration of Intent

- b. HMFA #03167 – Boston Way Village, *Location: Asbury Park, Monmouth County, Developer: The Alpert Group, LLC & Metro Company, LLC* - Approval of a Declaration of Intent
 - c. Fund for Restoration of Multifamily Housing – Approval of 3B Round Awards
 - 9. MULTI- FAMILY – SANDY SPECIAL NEEDS
 - 9a. HMFA #03209 – Cedar Meadows Apartments, *Location: Rahway, Middlesex County, Developer: Pennrose* – Approval of a Declaration of Intent
 - 10. TAX CREDITS
 - 10 a. Approval of the Publication of the 2016 Low Income Housing Tax Credit Qualified Allocation Plan as a proposed amendment to Agency Regulations *N.J.A.C. 5:80-33.1 et seq.*, for Public Hearing and Public Comment Prior to Adoption
 - 11. REGULATORY AFFAIRS
 - 11 a. HMFA #569 – Marian Manor – Approval of Transfer of Leasehold Ownership from Caldwell Senior Citizens Housing Associates to RALF Ashland Urban Renewal LLC
 - 12. CAPITAL MARKETS
 - 12 a. HMFA #03139 – Keansburg Mixed Income – Approval of Conduit Bond Documents
 - b. HMFA #02873 – 999 Broad – Approval of Conduit Bond Documents
 - c. HMFA #03053 – Oak Lane at Little Egg Harbor – Approval of Conduit Bond Documents
 - 13. MORTGAGE BACKED SECURITIES
 - 13 a. Approval to Amend Authorized Agency Signatories and Enrollment Administrators
 - 14. DISTRESSED ASSETS
 - 14 a. HMFA #1105 - Littleton Avenue Community Village - Approval of Redemption of a Tax Sale Certificate
 - 15. OTHER BUSINESS
 - 15 a. Recognition of Award Honoring Francis Thomas
 - b. Status Update on the NJHMFA Parking Lot Upgrade
 - c. 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.