

-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.