

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
423rd BOARD MEETING
September 8, 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 July, 28 2016 Meeting of the HMFA Board

2. SINGLE FAMILY

- 2a. CHOICE #15-18 – Autumn Ridge at Manchester, ***Location: Manchester Township, Ocean County, Developer: Autumn Ridge at Manchester LLC*** – Approval of a Mortgage Financing Commitment
- b. CHOICE #11-85 – Nelson House/ Washington Hall, ***Location: Salem, Salem County, Developer: Salem Condos LLC*** - Approval of an Extension of the Note and Mortgage maturity dates.
- c. Authorization to Amend the MOU between DCA and HMFA for Housing Affordability Services related to DCA’s Neighborhood Enhancement Program.
- d. Approval of Revised Guidelines for the Rental Assistance Program for RREM and LMI participants.

3. MULTI-FAMILY

- 3 a. HMFA # 02990/SSNHF#64 - The Beach at South Inlet – ***Location : Atlantic City, Atlantic County, Developer : Boraie Development,*** - Approval of a Mortgage Modification

4 MULTI FAMILY- FOUR PERCENT TAX CREDITS – CONDUIT

- 4 a. HMFA #02882 – Victorian Towers – ***Location : Cape May, Cape May County, Developer : HVPG Developers, LLC, Metropolitan Real Estate Developers, LLC & Diocesan Housing Services Corporation of the Diocese of Camden, Inc.*** – Approval of a Declaration of Intent
- b. HMFA #03053 – Oak Lane at Little Egg Harbor- ***Location, Little Egg Harbor, Ocean County, Developer : Ingerman Development Company*** – Approval of Modification to the FRM Term

5. MULTI-FAMILY – NINE PERCENT TAX CREDITS – CONDUIT

- 5 a. HMFA #02876 – Galento Plaza – **Location: Orange, Essex County, Developer: RPM Development** – Approval of a Mortgage Loan Recommitment
- b. HMFA #03123 -Rahway Residences for the Arts – **Location: Rahway, Union County, Developer: Ingerman Development Company** – Approval of a Mortgage Recommitment
- c. HMFA #02916- Harvard Printing – **Location: Orange, Essex County, Developer: The Alpert Group, LLC** - Approval of a Mortgage Recommitment

6. MULTI-FAMILY – CONDUIT

- 6 a. HMFA #03223 – Estates – **Location: Newark, Essex County, Developer: NC 2016 Portfolio Developer, LLC** – Approval of a Declaration of Intent
- b. HMFA #03224 – Sussex – **Location: Newark, Essex County, Developer: NC 2016 Portfolio Developer, LLC.**- Approval of a Declaration of Intent
- c. HMFA #03180 – Willows at Whiting – **Location: Manchester, Ocean County, Developer: Ingerman Development** – Approval of a Mortgage Commitment
- d. HMFA #03216 – 540 Broad Street – **Location: Newark, Essex County, Developer: L & M Development** – Approval for a Declaration of Intent
- e. HMFA #02729 – North Brunswick Crescent – **Location, North Brunswick, Middlesex County, Developer :Community Investment Strategies-** Approval of a Mortgage Commitment

7 MULTI-FAMILY – FRM 3B

- 7 a. HMFA #03192 – Egg Harbor II – **Location, Egg Harbor, Atlantic County, Developer:Rukenstein & Associates, LLC** – Approval of a Mortgage Commitment
- b. **PULLED** - HMFA #03047 – The Renaissance – **Location, Asbury Park, Monmouth County, Developer: Michael’s Development Group-** Approval of a Mortgage Commitment
- c. HMFA #03167 – Boston Way Village – **Location, Asbury Park, Monmouth County, Developer: The Alpert Group/The Metro Company and Asbury Park Redevelopment** – Approval of a Mortgage Commitment

8. SUPPORTIVE HOUSING

- 8 a. Camden Shelter Plus Care - Approval to Enter into Annual Agreements Required by HUD

- b. HMFA #03132/#SNHTF #74 – Zebra Way Supportive Housing – *Location: New Brunswick, Middlesex County, Developer: BCUW/Madeline CHMI LLC* – Approval of a Mortgage Commitment
- 9. REGULATORY AFFAIRS
- 9 a. HMFA# 1290- Hopewell Place Senior Apartments - Approval of changes to the configuration of the project to add additional units
- b. **PULLED** - Authorization to replace the Agency’s form construction contract with the AIA form of construction contract
- 10. CAPITAL MARKETS
- 10a. HMFA #02729 North Brunswick Crescent – Approval of the Resolution Authorizing the Issuance of Conduit Bonds
- 11. MORTGAGED BACKED SECURITIES
- 11a. Approval to Amend HUD Form 11702 to include the Agency’s subservicer.
- 12. HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS)
- 12a. Approval of a three year extension of the New Jersey Homeless Management Information System MOU
- 13. ADMINISTRATION
- 13 a. **PULLED** -HMFA Parking Lot - Authorization to Enter Into a Multi-party Agreement
- 14. DELINQUENT ASSETS
- 14a. HMFA # 1213 Lincoln Court- Approval of a Declaration of Default
- b. HMFA # 1182 Arlington Grove- Approval of a Declaration of Default
- c. HMFA # T1112 Amandla Crossing/ Imani Park- Approval of a Transfer of Control and Approval to Suspend Interest Accruing on Imani Park
- d. HMFA # 1439 -Northgate II- Approval of a Declaration of Default
- 15. OTHER BUSINESS
- 15 a. Any Necessary Business that May Come Before the Board
- b. Demonstration of ACIS Information Data Base
- 16. EXECUTIVE SESSION
- HMFA #1388- Whitlock Mills

17. RECONVENE TO PUBLIC SESSION

17a. HMFA #1388 – Whitlock Mills

18. ADJOURNMENT

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