

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**424<sup>th</sup> BOARD MEETING**  
**October 20, 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 September 8, 2016 Meeting of the HMFA Board
- b. Approval of the Executive Session Minutes of the September 8, 2016 Meeting of the HMFA Board

2. **SINGLE FAMILY**

- 2a. CHOICE #11-88 – Lincoln Park - *Location: Newark, Essex County, Developer: Lincoln Park –CAPC Urban Renewal, LLC.*- Approval of an Extension of the Note and Mortgage maturity dates.
- b. CHOICE #11-86 – South Camden Historic District Phase II-C – *Location: Camden, Camden County, Developer: Hearts of Camden, Inc.* - Approval of an Extension of the Note and Mortgage maturity dates
- c. CHOICE #15-18 – Autumn Ridge at Manchester – *Location : Manchester Township, Ocean County, Developer : Autumn Ridge at Manchester, LLC.* – Approval of a Mortgage Financing Commitment
- d. Approval to provide counseling services for qualified Section 8 voucher holders
- e. Approval of updates to the Single Family Participating Lenders Guide

3. **MULTI-FAMILY**

- 3a. Approval to amend the FRM PHA Guidelines

4. **MULTI-FAMILY - FOUR PERCENT TAX CREDITS**

- 4a. HMFA # 03161 – Highland Park RAD Conversion – *Location: Highland Park, Middlesex, Developer: Highland Park Affordable Housing Corporation* – Approval of a Declaration of Intent

5. MULTI FAMILY- FOUR PERCENT TAX CREDITS – CONDUIT

- 5a. HMFA # 03036 – Marveland Crescent – *Location: Mt Olive, Morris County, Developer: Community Investment Strategies* – Approval of a Mortgage Commitment
- b. HMFA # 02593 – Montgomery Heights II – *Location: Newark, Essex County, Developer: Pennrose* – Approval of a Mortgage Commitment
- c. HMFA #03087 – Branch Village Mid-Rise – *Location: Camden, Camden County, Developer: Michaels Development* – Approval of a Mortgage Recommitment

6. MULTI FAMILY- FOUR PERCENT TAX CREDITS – CONDUIT – FRM 3B

- 6a. HMFA # 03183 – Stafford Senior Apartments – *Location: Stafford, Ocean County, Developer: The Walters Group* – Approval of a Mortgage Commitment

7. MULTI-FAMILY – FOUR PERCENT TAX CREDITS - FRM 3B

- 7a. HMFA #03047 – The Renaissance – *Location : Asbury Park, Monmouth County, Developer: Michaels Development* - Approval of a Mortgage Commitment
- b. HMFA # 03179 – Riverwood Chase Apartments – *Location: Toms River, Ocean County, Developer: Eric Ansell and Ingerman Development Company LLC* – Approval of a Mortgage Commitment
- c. HMFA # 02982 – Harding Homes – *Location: Hamilton Township, Atlantic County, Developer: Conifer Realty, LLC* – Approval of a Mortgage Commitment
- d. HMFA # 03152 – Toms River Family Apartments – *Location: Toms River Township, Ocean County, Developer: Michaels Development* – Approval of a Mortgage Commitment
- e. HMFA # 03176 - Ocean Family Apartments – *Location: Ocean Township, Monmouth County, Developer: The Alpert Group-* Approval of a Mortgage Commitment
- f. HMFA # 03174 – Winding Ridge- *Location: Neptune Township, Monmouth County, Developer: The Alpert Group* – Approval of a Mortgage Commitment
- g. HMFA # 03182 – Seaside Senior Apartments – *Location: Seaside Heights, Ocean County, Developer: The Walters Group* – Approval of a Mortgage Commitment

8. MULTI FAMILY- FOUR PERCENT TAX CREDITS – CONDUIT – FRM 2

- 8a. HMFA # 03046 – Montgomery Family Phase I – *Location: Jersey City, Hudson County, Developer: Michaels Development* – Approval of a Mortgage Modification

9. REGULATORY AFFAIRS

- 9a. HMFA #514 – Middle Road – Approval of a Mortgage Prepayment
- b. HMFA #2946 – Trent Center West – Approval of Transfer of General Partner Interest and Subordinate Financing
- c. Authorization to replace the Agency’s form construction contract with the AIA form of construction contract
- d. Authorization to Approve Additional Funding Sources for Multi-family Projects that have previously closed

10. CAPITAL MARKETS

- 10a. HMFA # 3046 – Montgomery Family Phase I – Approval of Non- disturbance Agreement

11. FINANCE

- 11a. Approval to revise the Authorized Signatories of the Agency Bank Accounts

12. DELINQUENT ASSETS

- 12a. HMFA #9203 – West Wynne- Approval of Assignment of Mortgages
  - b. HMFA #280 - NIA – Approval of a Mortgage Modification to extend term

13. ABC CORPORATION

- 13a. Authorization for HMFA to Accept ABC’s Assignment of Mortgages
  - b. Approval of Minutes of the September 29, 2016 Meeting of the ABC Corporation

14. ADMINISTRATION

- 14a. Agency Parking Lot- Approval to Enter Into Multi-Party Agreement

15. OTHER BUSINESS

- 15a. Resolution of Appreciation for Frank Sciarrotta
  - b. NCSHA Excellence Awards
    - Agency Consolidated Information System (ACIS)
    - Homeless Management Information System (HMIS)

16. EXECUTIVE SESSION

HMFA #1105- Littleton Avenue Community Village

17. RECONVENE TO PUBLIC SESSION

17a. HMFA #1105 – Littleton Avenue Community Village

18. ADJOURNMENT