

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**425<sup>th</sup> BOARD MEETING**  
**December 8, 2016**  
**637 South Clinton Avenue**  
**Trenton, NJ 08650-2085**

**PUBLIC SESSION**

NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. Approval of the Public Session Minutes of the October 20, 2016 Meeting of the HMFA Board
- b. Approval of the Executive Session Minutes of the October 20, 2016 Meeting of the HMFA Board

2. SINGLE FAMILY

- 2a. CHOICE #11-95 – Jackson Green - *Location: Jersey City, Hudson County, Developer: TRF Development Partner, Inc.*- Approval of an Extension of the Maturity Date of the Note
- b. Choices in Homeownership (CHOICE) - Approval of the 2017 Guidelines
- c. CDBG-DR Rental Assistance Program - Authorization to Enter Into a Memorandum of Understanding with the Department of Community Affairs

3. HARDEST HIT FUND

- 3a. Homeseeker Down Payment and Closing Cost Assistance Program – Approval of the Guidelines and Allocation of HHF Funds

4. GINNIE MAE GOVERNMENT GUARANTY PROGRAM

- 4a. Settlement of Ginnie Mae Notice of Violation 2016 in connection with Ginnie Mae Government Guaranty Program

5. SUPPORTIVE HOUSING

- 5a. HMFA #02890/ SSNHF #26 – Fairmount S. 10th Street Apartments – Approval of a Mortgage Financing Recommitment

- b. HMFA #03245/ SSNHF #79 – Saddle Brook Senior Housing – Approval of a Declaration of Intent
  - c. HMFA #03019/ SNHPLP #59 – Blair Road Supportive Housing – Approval of Transfer of Ownership
  - d. Supportive Housing Connection- Approval of Amendment to the Memorandum of Understanding with the Department of Human Services
6. MULTI FAMILY- FOUR PERCENT TAX CREDITS – CONDUIT
- 6a. HMFA # 02877 – New Horizon Phase I – *Location : Newark, Essex County, Developer : Michaels Development Company* – Approval of a Financing Recommitment
  - b. HMFA # 03135 – Cedar Run Preservation – *Location : West Creek, Ocean County, Developer : Rural Housing Preservation Associates, LLC, and Hudson Valley Property Group LLC.* – Approval of a Financing Commitment
  - c. HMFA # 03180 – Willows at Whiting – *Location : Manchester, Ocean County, Developer : Ingerman Development Company* - Approval of a Financing Recommitment
7. MULTI-FAMILY – FOUR PERCENT TAX CREDITS - FRM 3B
- 7a. HMFA # 03179 – Riverwood Chase Apartments – *Location: Toms River, Ocean County, Developer: Eric Ansell and Ingerman Development Company LLC* – Approval of a Financing Commitment
8. MULTI-FAMILY – NINE PERCENT TAX CREDITS – CONDUIT
- 8a. HMFA # 03121 – Jacobs Landing (aka Woodbridge Gardens) – *Location : Woodbrige, Middlesex County, Developer : Ingerman Development* – Approval of a Financing Recommitment
9. DELINQUENT ASSETS
- 9a. HMFA # SL003 – 51 Parkview Ave– Approval of a Declaration of Default
  - b. CHOICE #07-09 – CHOICES in Millville- Authorization to convey three remaining properties to the Holly City Development Corp.
  - c. HMFA # 2857 – Chambers Crescent – Approval of a Three Month Extension of the Amoritization Start Date
10. CAPITAL MARKETS
- 10a. HMFA # 03036 – Marveland Crescent - Approval of Conduit Bond Documents
  - b. HMFA # 02916 – Harvard Printing – Approval of Conduit Note Documents
  - c. HMFA # 03180 – Willows at Whiting – Approval of Conduit Note Documents

d. HMFA # 02593 – Montgomery Heights – Approval of Conduit Note Documents

11. FINANCE

11a. Approval of the Agency's Fiscal Year 2017 Budget

b. Authorization to Establish and Fund the Other Post Employment Benefits Trust

12. ADJOURNMENT

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