

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
428th BOARD MEETING
March 2, 2017
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 January 19, 2017 Meeting of the HMFA Board
- 1b. Approval of the Executive Session Minutes of the January 19, 2017 Meeting of the HMFA Board

2. SINGLE FAMILY

- 2a. CHOICE #13-10 – Lofts at Lincoln Park Urban Renewal – *Location : Newark, Essex County, Developer : Lofts at Lincoln Park Urban Renewal, LLC.* – Approval to extend the note and mortgage maturity dates
- b. CHOICE #13-07 – F. Berg Factory Condominiums – *Location : Orange, Essex County, Developer : Valley Renaissance Urban Renewal Entity, LLC.* – Approval to release the lien on the commercial portion of the project and waiver of certain 2013 Guidelines

3. FORECLOSURE PREVENTION (HARDEST HIT FUNDS)

- 3a. HomeSeeker- Approval of Amendments to the Program Guidelines

4. DELINQUENT ASSETS

- 4a. HMFA # 01149 – Camden Townhouses - Approval of a Mortgage Loan Workout

5. MULTI FAMILY- PHA –FRM

- 5a. Approval to amend FRM-PHA Guidelines
- b. HMFA # 03081 – Monroe Gardens – *Location : Hoboken, Hudson County, Developer : Hoboken Housing Authority* – Approval of a Pre-Development Loan Commitment

- c. HMFA # 03082 – Andrew Jackson Gardens – *Location : Hoboken, Hudson County, Developer : Hoboken Housing Authority* – Approval of a Pre-Development Loan Commitment
- d. HMFA # 03083– Christopher Columbus – *Location : Hoboken, Hudson County, Developer : Hoboken Housing Authority* – Approval of a Pre-Development Loan Commitment
- e. HMFA # 03078– Adams Gardens – *Location : Hoboken, Hudson County, Developer : Hoboken Housing Authority* – Approval of a Pre-Development Loan Commitment
- f. HMFA # 03079 – Harrison Gardens – *Location : Hoboken, Hudson County, Developer : Hoboken Housing Authority* – Approval of a Pre-Development Loan Commitment
- g. HMFA # 02986 – Pecks Beach Village – *Location : Ocean City, Cape May County, Developer : Ocean City Housing Authority* – Approval of a Pre-Development Loan Commitment

6. MULTI FAMILY – FOUR PERCENT TAX CREDITS – CONDUIT

- 6a. HMFA # 01149A – Camden Townhouses – *Location : Camden City, Camden County, Developer : Roizman Development, Inc.* – Approval of a Financing Commitment

7. MULTI FAMILY – FOUR PERCENT TAX CREDITS

- 7a. HMFA # 03159 – Rosa Parks Veterans Apartments – *Location : Paterson, Passaic County, Developer : Roizman Development, Inc.* – Approval of a Declaration of Intent

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

- 8a. HMFA # 03180 – Willows at Whiting – *Location : Manchester, Ocean County, Developer : Ingerman Development Company* – Approval of a Modification of a Recommitment

9. REGULATORY AFFAIRS

- 9a. HMFA # 1190 – Summer Hill – Approval of a sale of project
 - b. Authorization to the Executive Director to Approve Amendments to Existing Easements and the Making of Non-disturbance Agreements
 - c. HMFA# 03097 – The Pierre Building – Approval of a five-year mortgage foreclosure forbearance

10. CAPITAL MARKETS

- 10a. Approval of the Assignment & Transfer of certain Remarketing Agreements

b. HMFA # 1388A – Whitlock Mills- Approval to make and fund a previously committed subordinate mortgage loan

11. OTHER BUSINESS

12. ADJOURNMENT