

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
430th BOARD MEETING
April 13, 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 March 2, 2017 Meeting of the HMFA Board
- b. Approval of the Public Session Minutes of the April 5, 2017 Meeting of the HMFA Board

2. ABC CORPORATION

- 2a. Approval of Minutes of the March 9, 2017 Meeting of the ABC Corporation

3. SUPPORTIVE HOUSING – CONDITIONAL COMMITMENTS FOR NINE PERCENT TAX CREDIT APPLICATION - MONEY FOLLOWS THE PERSON PARTNERSHIP PROGRAM

- 3a. HMFA # 03279/ MFP #4 – Stonegate at St. Stephens – *Location : Pennsauken, Camden County, Developer : Diocesan Housing Service Corp of the Diocese of Camden* – Approval of Program Funds
- b. HMFA # 03276/ MFP #2 – Evan Francis Estates – *Location : Cherry Hill, Camden County, Developer : Fairshare Housing Development, Inc.* – Approval of Program Funds
- c. HMFA # 03277 – Fairshare Senior Affordable – *Location : Cherry Hill, Camden County, Developer : Fairshare Housing Development, Inc.* – Approval of Program Funds
- d. HMFA # 03170 - Cross Creek at Egg Harbor- *Location : Egg Harbor, Atlantic County, Developer : Eastern Pacific Development* – Approval of Program Funds

- e. HMFA #03284/ MFP #12/ SNHTF #336– Decatur Urban Renewal – *Location : Pleasantville, Atlantic County, Developer :RPM Development, LLC.* – Approval of Program Funds
- f. HMFA #03283/ MFP #11/ SNHTF #334 – Barrons Urban Renewal – *Location : Maple Shade, Burlington County, Developer : RPM Development, LLC.* – Approval of Program Funds
- g. HMFA #03265 – Florham Park Supportive Housing – *Location : Florham Park, Morris County, Developer : BCUW/Madeline* – Approval of a Conditional Financing Commitment

4. SUPPORTIVE HOUSING- SPECIAL NEEDS HOUSING TRUST FUND

- 4a. HMFA # 3254/SNHTF #328 – Carlton Supportive Housing – *Location : Morristown, Morris County, Developer : Homeless Solutions, Inc.* – Approval of a Financing Commitment

5. SINGLE FAMILY- GOVERNMENT LENDING

- 5a. Government National Mortgage Association (GNMA)- Approval to Amend, execute and deliver an updated Form HUD-11702

6. NEIGHBORHOOD STABILIZATION

- 6a. URBAN BLIGHT REDUCTION PILOT PROGRAM – Approval of Program Guidelines and Funding

7. MULTI-FAMILY – CHOICE

- 7a. CHOICE #14-12 – Watsessing Manor – *Location : Bloomfield, Essex County, Developer : Watsessing Development, LLC.* – Approval to extend the note and mortgage maturity dates

8. MULTI FAMILY – CONDITIONAL COMMITMENT FOR NINE PERCENT TAX CREDIT APPLICATION

- 8a. HMFA #03267 – Waretown Family Apartments – *Location : Ocean Township, Ocean County, Developer : Walters Cornerstone Development* – Approval of a Conditional Financing Commitment
- b. HMFA #03257 – Clifton Main Mews II – *Location : Clifton, Passaic County, Developer : Regan Development Corporation* – Approval of a Conditional Financing Commitment
- c. HMFA #03269 – Egg Harbor Township Family II – *Location : Egg Harbor Township, Atlantic County, Developer : The Michaels Development Company* – Approval of a Conditional Financing Commitment

- d. HMFA #02855 – Somerset Brownstones- *Location : Newark, Essex County, Developer : The Michaels Development Company - Approval of a Conditional Financing Commitment*
- e. HMFA #03273- Branch Village Townhomes – CNI Phase I – *Location : Camden, Camden County, Developer : Michaels Development Company – Approval of a Conditional Financing Commitment*
- f. HMFA #03168 – Allenwood Terrace Apartments – *Location : Wall Township, Monmouth County, Developer : Richman Development Corporation – Approval of a Conditional Financing Commitment*
- g. HMFA #03268 – Wemrock Senior Living – *Location : Freehold Township, Monmouth County, Developer : PIRHL Developers, LLC. – Approval of a Conditional Financing Commitment*
- h. HMFA #03266 – St. Paul the Apostle Senior Housing – *Location : Edison, Middlesex County, Developer : Metuchen Catholic Charities Senior Development Urban Renewal, LLC. – Approval of a Conditional Financing Commitment*
- i. HMFA #03259 – Brittin Village – *Location : Pennsauken, Camden County, Developer : Volunteers of America Delaware Valley – Approval of a Conditional Financing Commitment*
- j. HMFA #03264 – Bridgeton Villas II – *Location : Bridgeton, Cumberland County, Developer : Winn Development – Approval of a Conditional Financing Commitment*
- k. HMFA #03263 – Jacob’s Landing Phase II – *Location : Woodbridge, Middlesex County, Developer : TRF Development Partners, Inc. – Approval of a Conditional Financing Commitment*
- l. HMFA #03262 – Jacob’s Landing Phase III – *Location : Woodbridge, Middlesex County, Developer : TRF Development Partners, Inc. – Approval of a Conditional Financing Commitment*
- m. HMFA #03120 – Centerton Road Family Housing – *Location : Mt Laurel, Burlington County, Developer : Volunteers of America Delaware Valley – Approval of a Conditional Financing Commitment*
- n. HMFA #02835 – Fair Lawn Senior – *Location : Fair Lawn, Bergen County, Developer : Penwal Affordable Housing – Approval of a Conditional Financing Commitment*

9. MULTI FAMILY – CONDITIONAL COMMITMENT FOR NINE PERCENT TAX CREDIT APPLICATION- CONDUIT

- 9a. HMFA #03272 – The Place at Plainsboro – *Location : Plainsboro, Middlesex County, Developer : Community Investment Strategies, Inc.* – Approval of a Conditional Financing Commitment
- b. HMFA #03274 – Riverside Senior Apartments – *Location : Paterson, Passaic County, Developer : Roizman Development, Inc.* – Approval of a Conditional Financing Commitment

10. MULTI FAMILY - CONDUIT

- 10a. HMFA #03231 - Berkeley Terrace Apartments – *Location : Irvington, Essex County, Developer : CB Cubed, LLC.* – Approval of a Financing Commitment
- b. HMFA #03227 – New Hope Village – *Location : Newark, Essex County, Developer : Village Developers Urban Renewal LLC* – Approval of a Financing Commitment

11. MULTI FAMILY - SNHTF- CONDUIT

- 11a. HMFA #03235/SNHTF #333 – Bridgeton Villas I – *Location : Bridgeton, Cumberland County, Developer : Winn Development* – Approval of a Financing Commitment

12. REGULATORY AFFAIRS

- 12a. Regulatory Reform - Approval of Proposed Repeals and Amendments
- b. HMFA# 1369- West Kinney Gardens – Approval of the Transfer of the Co-General Partner Interests
- c. HMFA #495 – Arlington House – Approval of Transfer of a Ownership

13. CAPITAL MARKETS

- 13a. HMFA #3183 – Stafford Senior Apartments – Approval of Conduit Bond Documents
- b. HMFA #1149A – Camden Townhouses – Approval of Conduit Bond Documents

14. PROPERTY MANAGEMENT

- 14a. HMFA #532 - Pequannock Senior – Approval of Residual Receipt Request

15. INSURANCE

- 15a. Approval to Offer and Implement Excess Flood Insurance Pilot Program to Agency Multifamily Portfolio Projects

16. OTHER BUSINESS

- 16a. Resolution of Appreciation for Whit Gooch

- b. Partnership Loan Program Report

17. EXECUTIVE SESSION

HMFA #1210 / ASL #14 – Assisted Living of Wall Township, LLC.

18. RECONVENE TO PUBLIC SESSION

- 18a. HMFA #1210 / ASL #14 – Assisted Living of Wall Township, LLC.

19. ADJOURNMENT