

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
435th BOARD MEETING
August 28, 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 July 25, 2017 Meeting of the HMFA Board

2. SPECIAL NEEDS PROGRAMS

- 2a. HMFA # 3296 / DDHP #32 – Schenk Place Group Home – *Location : Robbinsville, Mercer County, Developer : Eden Autism Services* – Approval of a Financing Commitment
- b. Special Needs Housing Programs- Approval of Revisions to Guidelines
- c. **PULLED** - Special Needs Housing Programs - Approval to Deappropriate and Reallocate Previously Approved Program Allocations

3. SINGLE FAMILY

- 3a. HUD Housing Comprehensive Counseling Grant Program – Approval to Accept Funding

4. HARDEST HIT FUND

- 4a. NJ Blight Reduction Program – Approval to Amend the Program Guidelines
- b. HomeSeeker – Approval of Additional Funding and Amendment to Guidelines

5. MULTI FAMILY – FOUR PERCENT TAX CREDITS – CONDUIT

- 5a. HMFA #03208 – APHA Senior Housing – *Location : Asbury Park, Monmouth, Developer : Maestro Community Development Corporation* – Approval of a Financing Commitment
- b. HMFA #03229 – West New York Family Housing- *Location : West New York, Hudson County, Developer : West New York Housing Corporation*- Approval of a Financing Commitment

- c. HMFA #03059 – Washington Street Apartments (aka St. James)- *Location : Newark, Essex County, Developer : BRP Development Corporation* – Approval of a Financing Commitment
- d. HMFA #03295 – Villa Victoria Apartments – *Location : Newark, Essex County, Developer : BRP Development Corporation* – Approval of a Declaration of Intent
- e. HMFA #03219 – Gardens Family and Senior – *Location : Newark, Essex County, Developer : New Community Corporation* – Approval of a Financing Commitment
- f. HMFA #03220 – Douglas Homes – *Location : Newark, Essex County, Developer : New Community Corporation* – Approval of a Financing Commitment
- g. HMFA #03221 – Roseville Senior - *Location : Newark, Essex County, Developer : New Community Corporation* – Approval of a Financing Commitment
- h. HMFA #03222- Commons Family and Senior - *Location : Newark, Essex County, Developer : New Community Corporation* – Approval of a Financing Commitment
- i. HMFA #03214 – Perth Amboy Housing Authority Family RAD – *Location : Perth Amboy, Middlesex County, Developer : Perth Amboy Housing Authority* – Approval of a Financing Commitment
- j. HMFA #03238- Concord Towers – *Location : East Orange, Essex County, Developer : Genesis Companies* – Approval of a Financing Commitment
- k. HMFA #03237 - Vista Village – *Location : East Orange, Essex County, Developer : Genesis Companies* – Approval of a Financing Commitment
- l. HMFA #02882 – Victorian Towers – *Location : Cape May, Cape May County, Developer : VT Urban Renewal LLC.* – Approval of a Financing Commitment
- m. HMFA #1388A – Whitlock Mills – *Location : Jersey City, Hudson County, Developer : RPM Development Company* – Approval of a Declaration of Intent

6. MULTI FAMILY – FOUR PERCENT TAX CREDITS

- 6a. HMFA #03213 – Perth Amboy Housing Authority Senior RAD – *Location : Perth Amboy, Middlesex County, Developer : Perth Amboy Housing Authority* – Approval of a Financing Commitment
- b. HMFA #03270 – Peter J. McGuire Gardens – *Location : Camden, Camden County, Developer : The Michaels Development Company* – Approval of a Declaration of Intent
- c. HMFA #03236 – Willows at Cranbury – *Location: Cranbury, Middlesex County, Developer: Ingerman Development Company* – Approval of a Financing Commitment
- d. HMFA #03203 – Lincoln Court – *Location: Orange, Essex County, Developer: Carthage Real Estate Advisors, LLC* – Approval of a Financing Commitment

e. HMFA #03204 – Arlington Grove – *Location: Orange, Essex County, Developer: Carthage Real Estate Advisors, LLC* – Approval of a Financing Commitment

7. MULTI-FAMILY – FRM 3B

7a. **PULLED** - HMFA # 03193 – Beachgate Homes – *Location : Atlantic City, Atlantic County, Developer : New Vistas Corporation* – Approval of a Financing Commitment

b. HMFA #03174 - Winding Ridge – *Location: Neptune, Monmouth County, Developer: The Alpert Group, LLC* – Approval of a Financing Commitment

8. REGULATORY AFFAIRS

8a. HMFA #924 – Montgomery Gateway East I – Approval of a Transfer of Ownership of the General Partner

b. Agency Regulations- Approval for Re-adoption of Agency Regulations

c. **PULLED** - HMFA # 1388A - Whitlock Mills – Approval to Enter Into Access Agreement

9. DELINQUENT ASSETS

9a. HMFA # 1331 - Clinton Street Lofts – Approval of Internal Transfer of Interest and Workout

10. HUMAN RESOURCES

10a. State Health Benefits Pilot Incentive Program - Approval to Adopt a Resolution in order to participate in the Financial Incentive Pilot Program

11. OTHER BUSINESS

11a. Resolution of Appreciation for Joyce Earley

12. ADJOURNMENT