

-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