

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
441st BOARD MEETING
February 22, 2018
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 12, 2018 Meeting of the HMFA Board
- 1b. Approval of the Public Session Minutes of the January 25, 2018 Meeting of the HMFA Board

2. SPECIAL NEEDS PROGRAMS

- 2a. HMFA #03302/ DHP #39 – Jackson Cambridge Supportive Housing – **Location : Jackson, Ocean County, Developer : Mobility Special Care Housing** – Approval of a Financing Commitment
- b. HMFA #03299/ SNHTF #337 – Abbett Lincoln Supportive Housing – **Location:Morristown, Morris County Developer : Homeless Solutions Inc.** – Approval of a Financing Commitment
- c. HMFA #02860/SSNHF #48 – Patsy’s Way (Formerly known as Cape May Point) – **Location :Middle Township, Cape May County, Developer : Rukenstein & Associates, LLC** - Approval of a Financing Recommitment
- d. HMFA #02095/ DYFS #3/ SNHTF #21 – Camden Dreams – **Loacation :Camden City, Camden County, Developer : Center for Family Services-** Approval of a Financing Commitment
- e. HMFA #03272/ SNHTF #329– The Place at Plainsboro – **Location : Plainsboro, Middlesex County, Developer : Community Investment Strategies, Inc.** – Approval of a Mortgage Recommitment

3. SINGLE FAMILY

- 3a. Participating Lenders Guide – Approval of Amendments
- b. US Treasury Hardest Hit Fund – Approval to Accept Additional Funding

4. MULTI FAMILY – CHOICE

- 4a. CHOICE #13-01 – Leewood Renaissance at Franklin Phases D1, D2 and C1 – Approval of a Modification to the December 14, 2017 Board Action

5. MULTI FAMILY – FOUR PERCENT TAX CREDITS – CONDUIT

- 5a. **PULLED** - HMFA #03323/ MFTP #18- Zion Tower – **Location : Newark, Essex County, Developer : L&M Development Partners** – Approval of a Declaration of Intent

- b. HMFA #03268 / SNHTF #346 /MFTP #9- Wemrock Senior Housing – **Location : Freehold Township, Monmouth County, Developer : PIRHL Developers, LLC.** – Approval of a Declaration of Intent

6. MULTI FAMILY – NINE PERCENT TAX CREDITS

- 6a. HMFA #03263 – Jacob’s Landing Phase II – **Location: Woodbridge Township, Middlesex County, Developer : TRF Development Partners** – Approval of a Mortgage Recommitment

7. REGULATORY AFFAIRS

- 7a. HMFA #206 – Paulus Hook – Approval of a Transfer of Co-Managing Member Interest
- b. HMFA #1236 – Bruce Street Gardens – Approval of a Sale of Project and Assumption of Agency Financing
- c. HMFA #1107 – Telephone Heights – Approval of Sale of Project and of Prepayment of Agency’s First Mortgage
- d. HMFA #009 – University Court – Approval of Amendments to By-Laws

8. FINANCE

- 8a. Approval of an Extension of the Auditor’s Contract for Year Ending December 31, 2018.

9. TAX CREDITS

- 9a. Approval for the Tax Credit Committee to waive N.J.A.C. 5 :80-33.13 (a) (1)(v) for 2017 9% projects applying for hardship credits exclusively due to a decrease in equity pricing

10. CAPITAL MARKETS

- 10a. Approval of Multi-Family Conduit Program Trustee

11. CONTRACT ADMINISTRATION

- 11a. Authorization to enter into a Teaming Agreement

12. OTHER BUSINESS

12a. URBAN BLIGHT REDUCTION PROGRAM Approval of Modifications to the Program Guidelines

13. ADJOURNMENT

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