

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**444th BOARD MEETING**  
**June 28, 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 May 17, 2018 Meeting of the HMFA Board
- b. Approval of the Executive Session Minutes of the May 17, 2018 Meeting of the HMFA Board

2. SPECIAL NEEDS

- 2a. HMFA #02132/ SNHTF #43 – Palisades Emergency Residence Corp. (PERC) – Approval of the Release of Collateral from the Agency Lien and the Transfer of the Released Properties
- b. HMFA #02614/SNHTF #248 – Valley Brook Village Phase I – Approval of a Partial Release of Land
- c. Special Needs Housing Partnership Program Guidelines – Approval of Revision to Program Guidelines
- d. Money Follows the Person Housing Partnership Program- Approval to Accept Funds from NJ Department of Human Services, Division of Aging

3. MULTI FAMILY –NINE PERCENT CONDUIT - CONDITIONAL MORTGAGE COMMITMENT

- 3a. HMFA #03262 – Jacobs Landing Phase III – ***Location :Woodbridge Township, Middlesex County, Developer : BCM Affordable Housing Inc.-*** Approval of a Conditional Financing Commitment

4. MULTI FAMILY – NINE PERCENT - CONDITIONAL MORTGAGE COMMITMENT

- 4a. HMFA #03341 – Evesham Senior Apartments – ***Location :Evesham, Burlington County, Developer : Walter’s Cornerstone Development, LLC-*** Approval of a Conditional Financing Commitment
- b. HMFA #03340 – Woodbury Heights Family Housing – ***Location :Woodbury Heights, Gloucester County, Developer : Conifer Realty LLC -*** Approval of a Conditional Financing Commitment

- c. HMFA #03324 – Gordon H. Mansfield Veterans Village – **Location : Tinton Falls, Monmouth County, Developer : Soldier On Inc.**- Approval of a Conditional Financing
- d. HMFA #03344 – Bordentown Family Housing – **Location : Bordentown Township, Burlington, Developer : VOADV Property, Inc.** – Approval of a Conditional Financing
- e. HMFA #01473 – Evans Francis Estates – **Location :Cherry Hill, Camden County, Developer :Fair Share Housing Development, Inc.** – Approval of a Conditional Financing Commitment
- f. HMFA #03346 – Apartments at Montgomery – **Location : Montgomery, Somerset, Developer : PIRHL Developers, LLC** – Approval of a Conditional Financing Commitment
- g. HMFA #03347 – Fair Share Senior Phase I – **Location : Mount Laurel, Burlington County, Developer : Fair Share Housing Development Inc.** – Approval of a Conditional Financing Commitment
- h. HMFA #03168 – Allenwood Terrace Apartments – **Location : Wall Township, Monmouth County, Developer : Richman Development** – Approval of a Conditional Financing Commitment
- i. HMFA # 03348 – Apartments at Clinton – **Location : Clinton Township, Hunterdon County, Developer : PIRHL Developers, LLC.** – Approval of a Conditional Financing Commitment

5. MULTI FAMILY – FOUR PERCENT TAX CREDITS

- 5a. HMFA #03308 – Evergreen and Montgomery Terrace – **Location : Red Bank, Monmouth County, Developer : Red Bank Housing Authority** – Approval of a Declaration of Intent
- b. HMFA #01107A – Telephone Heights – **Location : Newark, Essex County, Developer : RPM Development LLC.** – Approval of a Financing Commitment

6. MULTI FAMILY – FOUR PERCENT TAX CREDITS –CONDUIT - FRM

- 6a. HMFA # 02977- Heritage Village at Galloway – **Location : Galloway Township, Atlantic County, Developer : CIS-** Approval of a Financing Commitment
- b. HMFA #03311 – The Station at Grant Avenue – **Location : Plainfield, Union County, Developer : J.G. Petrucci Company & TD Partners.** – Approval of a Financing Commitment

7. MULTI FAMILY – FOUR PERCENT TAX CREDITS – CONDUIT

- 7a. HMFA #03295 - Villa Victoria – **Location : Newark, Essex County, Developer : HVPG Developers LLC** – Approval of a Financing Commitment

8. MULTI FAMILY – NINE PERCENT TAX CREDITS

- 8a. HMFA # 03259/ MFP #6 – Brittin Village – **Loaction : Pennsauken, Camden County, Developer : VOADV Property, Inc.** – Approval of a Financing Re-Commitment

9. MULTI FAMILY – TAXABLE LOAN

- 9a. HMFA #03049 – Fort Monmouth Historic Housing – **Location : Oceanport, Monmouth County, Developer : RPM Development Group** – Approval of a Financing Commitment and Transfer of Ownership

10. REGULATORY AFFAIRS

- 10a. HMFA #547 – Battery View – Approval of Transfer of Ownership and Sale of Project
- b. HMFA #335 – Community Haven – Approval of Transfer of Ownership

11. CAPITAL MARKETS

- 11a. Approval of Bank of Oklahoma as Broker/ Dealer Trading Partner for Mortgage Backed Securities Program
- b. HMFA #03155 - Grace West Apartments – Approval of Conduit Bond Documents
- c. HMFA #0279A - Georgia King Village – Approval of Conduit Bond Documents
- d. HMFA #2660 - A Better Life – Approval of a Note Modification/ Extension

12. TAX CREDITS

- 12a. Approval of the 2017 Qualified Allocation Plan Average Income Minimum Set Aside

13. HUMAN RESOURCES

- 13a. Approval to Participate in the Financial Incentive Program under the State Health Benefits Program

14. OTHER BUSINESS

- 14a. Resolution of Appreciation for Casey Sein
- Dedication to Monsignor Linder

15. PRESENTATION

Tech Services Division Overview

16. EXECUTIVE SESSION

HMFA #218 - Jasontown II Associates LP v. NJHMFA

17. RECONVENE TO PUBLIC SESSION

- 17a. HMFA #218 - Jasontown II Associates LP v. NJHMFA

## 18. ADJOURNMENT

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