

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**447th BOARD MEETING**  
**September 20, 2018**  
**Freedom Village at Hopewell**  
**700 Heritage Court**  
**Pennington NJ 08534**

**PUBLIC SESSION**

NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. Approval of the Public Session Minutes of the August 9th, 2018 Meeting of the HMFA Board
- b. Approval of the Executive Session Minutes of the August 9, 2018 Meeting of the HMFA Board

2. SPECIAL NEEDS

- 2a. HMFA #03154/ SNHTF #350 – Springfield Township Supportive Housing – **Location : Springfield Township, Burlington County, Developer : Rappaport Development.** – Approval of a Financing Commitment
- b. HMFA #02860/SSNHF #48 – Patsy’s Way (formerly known as Cape May Point) – **Location : Middle Township, Cape May County, Developer : Rukenstein and Associates** – Approval of Additional Funding

3. CDBG

- 3a. Sandy Homebuyer Assistance Program – Approval of the Repayment of Community Development Block Grant – Disaster Recovery Funds

4. URBAN BLIGHT REDUCTION PROGRAM

- 4a. Approval of Transfer of Funds to HUD

5. MULTI FAMILY – FOUR PERCENT TAX CREDITS

- 5a. HMFA #03233 – Granville Tower - **Location : Keansburg, Monmouth County, Developer : RPM Development** – Approval of a Financing Commitment
- b. HMFA #03161 – Highland Park RAD - **Location : Highland Park, Middlesex County, Developer :**  
**Highland Park Affordable Housing Corporation** – Approval of a Financing Commitment

6. MULTI FAMILY – FOUR PERCENT TAX CREDITS- CONDUIT

6. HMFA #03268/SNHTF #346/ MFP #9 – Wemrock Senior Living – **Location : Freehold Township, Monmouth County, Developer : PIRHL Developers, LLC.** – Approval of a Mortgage Commitment Modification

7. MULTI FAMILY-OTHER

7a. HMFA #03120/ MFP #7 – Centerton Road Family Housing – **Location : Mt. Laurel, Burlington County, Developer : Volunteers of America** – Approval of a Financing Recommitment

b. Approval of Amendments to the Multi-Family Guidelines

c. Hospital Partnership Subsidy Pilot Program - Approval of Guidelines and Funding

8. CAPITAL MARKETS

8a. HMFA #03268 – Wemrock Senior Living - Approval of Conduit Bond Documents

b. HMFA #03267 - Waretown Family Apartments - Approval of Conduit Bond Documents

c. HMFA #03310 - Manahawkin Family Apartments - Approval of Conduit Bond Documents

d. HMFA #03237 – Vista Village – Approval of the Resolution to Amend Certain Conduit Bond Documents

e. Approval of Amendments to the Multi-Family Conduit Bond Guidelines

9. REGULATORY AFFAIRS

9a HMFA #761TWO – Echelon Towers – Transfer of Ownership for the Sale of Project and Assumption of Agency Financing

b. HMFA #1311 – Penns Grove Apartments – Internal Transfer of Ownership Interest within the Project’s Managing Member

10. TAX CREDITS

10a. Approval of Proposed Amendments to the 2019-2020 Qualified Allocation Plan

PRESENTATION

Single Family Division Overview

OTHER BUSINESS

11. EXECUTIVE SESSION

HMFA #615 – Pilgrim Baptist Village I and HMFA #618 Pilgrim Baptist Village II and HMFA #1141 – Cooke Mill

12. RECONVENE TO PUBLIC SESSION

12a. HMFA #615 – Pilgrim Baptist Village I and HMFA #618 Pilgrim Baptist Village II

b. HMFA#1141- Cooke Mill

13. ADJOURNMENT

Note: NJHMFA will announce the approximate time of Executive Session after calling the meeting to order.