

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**452nd BOARD MEETING**  
**January 24, 2019**  
**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 December 13, 2018 Meeting of the HMFA Board
- 1b. Approval of the Public Session Minutes of the January 8, 2019 Special Teleconference Meeting of the HMFA Board

2. DELINQUENT ASSETS

- 2a. CHOICE # 11-85 Nelson House – Approval of a Declaration of Default and Workout
- 2b. HMFA #1321 Tamarack Station Apartments – Approval of a Declaration of Default and Workout

3. SUPPORTED HOUSING

- 3a. **PULLED** - Special Needs Housing Trust Fund and Financing Policy Guidelines- Approval of Revisions to the Guidelines

4. MULTI FAMILY – FOUR PERCENT TAX CREDITS

- 4a. HMFA # 03305/SSNHTF #86- Jeliff Estates – *Location: Newark, Essex County, Developer: A&A Construction* – Approval of a Declaration of Intent

5. MULTI FAMILY – FOUR PERCENT TAX CREDITS- CONDUIT

- 5a. HMFA #01321A – Tamarack Station Apartments – *Location : Camden, Camden County, Developer : Conifer Realty, LLC* – Approval of a Declaration of Intent
- 5b. HMFA # 00618A – Pilgrim Baptist Village I & II- *Location : Newark, Essex County, Developer : Hudson Valley Property Group* – Approval of a Declaration of Intent
- 5c. HMFA # 03356 – Oceanport Gardens – *Location : Oceanport, Monmouth County, Developer : Oceanport Gardens Urban Renewal Preservation L.P.-* Approval of a Declaration of Intent

6. REGULATORY AFFAIRS

- 6a. Approval of Adoption of Amendments to Agency Rent Rules at N.J.A.C. 5 :80-9.1 et.seq.
- 6b. Approval of Proposal of Amendments to Agency's Rules Governing Certification and Recertification of Income at N.J.A.C. 5 :80-20.1

6c. Approval of Proposal of Amendments to Agency's Rules Governing Prepayment of Loans to Housing Projects at N.J.A.C. 5:80-5.10

6d. Approval to Extend the Conduit Bond Financing Program as a Demonstration Project Pursuant to N.J.S.A. 55:14K-5x

7. CAPITAL MARKETS

7a. HMFA #03304 - Daughters of Israel – Approval of Conduit Bond Documents

7b. HMFA #03303 - Al Gomer Residences – Approval of Conduit Bond Documents

8. ANNUAL MEETING

8a. Approval of the Schedule of Regular Board Meetings for 2019 and Designation of the Agency's Official Newspapers

8b. Election of a Vice-Chairman

9. OTHER BUSINESS

PRESENTATION

Divisional Presentation - Capital Markets

10. ADJOURNMENT

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