

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**456th BOARD MEETING**  
**May 30, 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 April 18, 2019 Meeting of the HMFA Board

2. MULTI FAMILY – SUPPORTIVE HOUSING

- 2a. HMFA #03372/SNHPLP #105/ DDHP #40 – Mountain Lake Supportive Housing – *Location : Little Egg Harbor, Ocean Township, Developer : Milicon and Associate Limited, LLC.* – Approval of a Mortgage Financing Commitment

3. MULTI FAMILY

- 3a. Approval of the Revisions to the Multi Family Guidelines

4. MULTI FAMILY –CONDITIONAL COMMITMENT

- 4a. HMFA #03385 – The Place at East Windsor – *Location : East Windsor, Mercer County, Developer : Community Investment Strategies, Inc.* – Approval of a Conditional Mortgage Financing Commitment

5. MULTI FAMILY – FOUR PERCENT TAX CREDITS

- 5a. HMFA #03262 – Jacobs Landing Phase III- *Location : Woodbridge Township, Middlesex County, Developer : MBID of Delaware, LLC.* – Approval of a Mortgage Financing Commitment

- 5b. HMFA # 03395/ SNHTF #500 –Barclay Street Housing – *Location : Paterson, Passaic County, Developer: New Jersey Development Corporation* – Approval of a Declaration of Intent

6. MULTI FAMILY – FOUR PERCENT TAX CREDITS –CONDUIT

- 6a. HMFA #03354/SNHTF #362 - New Irvine Turner – *Location : Newark, Essex County, Developer : NHP Foundation* – Approval of a Declaration of Intent

- 6b. HMFA #03353/ SNHTF #363 – New Center City – *Newark, Essex County, Developer : NHP Foundation,* - Approval of a Declaration of Intent

6c. HMFA #03270 – Peter J. McGuire Gardens Preservation – *Location : Camden, Camden County, Developer : The Michaels Development Company* – Approval of a Mortgage Financing Commitment

6d. HMFA #03369 – Franklin Square Village – *Location : Gloucester Township, Camden County, Developer : Fairstead Affordable, LLC,* – Approval of a Mortgage Financing Commitment

7. MULTI FAMILY – NINE PERCENT TAX CREDITS

7a. HMFA #03264 – Bridgeton Villas II – *Location : Bridgeton, Cumberland County, Developer : Winn Development Company* – Approval of a Mortgage Modification

8. REGULATORY AFFAIRS

8a. HMFA #433 – Allen Young Apartments – Approval of a Transfer of Ownership and Prepayment of Agency Financing

9. CAPITAL MARKETS

9a. HMFA #03323- Zion Towers – Approval of Conduit Bond Documents

9b. HMFA # 03306 - Riverside Family Apartments - Approval of Conduit Bond Documents

9c. HMFA #03356- Oceanport Gardens – Approval of Conduit Bond Documents

9d. HMFA #00618A- Pilgrim Baptist Village I & II – Approval of Conduit Bond Documents

9e. HMFA #01321A- Tamarack Station Apartments – Approval of Conduit Bond Documents

9f. HMFA #03360 - Sencit Liberty Apartments – Approval of Conduit Bond Documents

9g. Authorization of Redemption of PHA Bonds

10. DELINQUENT ASSETS

10a. HMFA #1468 – Brownstone Properties – Approval of a Mortgage Modification

10b. CHOICE #14-13 – Parker Green – Approval of a Mortgage Extension

10c. CHOICE #07-20 – Fairmount Ave- Approval of a Workout Plan

11. MBS

11a. Government National Mortgage Association (GNMA)- Approval to Amend, Execute and Deliver an updated Form HUD-11702

12. FINANCE

12a. Approval to Revise the Authorized Signatories for the Agency Bank Accounts

12b. Acceptance of the Agency’s Audited Financial Statements for Fiscal Year Ending December 31, 2018

OTHER BUSINESS

13. ADJOURNMENT

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