

**MINUTES OF THE 399TH BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

MEMBERS: Richard E. Constable, III, Commissioner, DCA

- * Aimee Manocchio Nason, Deputy Attorney General
(representing John Hoffman, Acting Attorney General)
- ** Robert Shaughnessy, Assistant Deputy Director, Department of Property Management and Construction
(representing Andrew Sidamon-Eristoff, State Treasurer)
- *** Thomas Hunt, Deputy Assistant Director, Office of Consumer Finance, Department of Banking and Insurance
(representing Kenneth E. Kobylowski, Commissioner, Department of Banking and Insurance)
- **** Cathy Boland, Supervising Program Development Specialist, Office of Housing, Policy, Planning and Evaluation Division of Mental Health and Addiction Services, Department of Human Services
(representing Jennifer Velez, Commissioner, Department of Human Services)
Stanley Weeks

OFFICIALS
PRESENT:

Anthony Marchetta, Executive Director
Claudia Lovas, Deputy Executive Director/Chief of Programs
Donna Rendeiro, Chief of Administration
Michael Floyd, Chief of Property Management and Technical Services
David Bonomo, Chief Financial Officer
James Robertson, Chief of Legal and Regulatory Affairs
Joe Robotin, Director, Single Family
Marisol Rodriguez, Director of Multifamily Programs and Lending
Yirgu Wolde, Director of Supported Housing and Special Needs
Darryl Applegate, Director of Regulatory Affairs
Nancy Zielinski, Community Development Officer/Supervisor
Bob Huether, Assistant Director, Supported Housing and Special Needs
Todd Evans, Director of Capital Markets and Bond Compliance Reporting
John Murray, Senior Director of Business and Credit Development
Colleen Drewes, Program Coordinator
Jennifer Linett, Director of Loan Closings
Don Schlachter, Senior Director of Technical Services
Laura Schwartz, CDBG Special Needs Housing Officer I
Karen Knight, Executive Secretary
Carilyn Willis, Executive Assistant
Harry Stevens, General Services Assistant

OTHERS
PRESENT

Kavin Mistry, Deputy Attorney General
William Hanna, Deputy Attorney General
Kerstin Sundstrom, Governor Authority Unit
Michael Sullivan, Governor Authority Unit
Gregory Ricciardi, Parker McRay
Natasha Gordon, BOFA
Megan Hayes, BOFA
Dan Rosen
George Jamber, BOFA
Peter Wilson, BOFA
J. Lewis, BCUW
Patrick Chieffe, BCUW
Glen DePal
Carol Lowden
Susan Kramer-Mills, Town Clock, CDC
Holly Schenda, First Reformed Church
Joan Fepike, First Reformed Church
H. Kramer-Mills, First Reformed Church
Sherrilynn Novack, TCCDC
Marlana Moore, TCCDC
John Kallan, TCCDC
John Abrahie, GNHP

- * Letter of April 12, 2011 designating Aimee Manocchio Nason to represent the Attorney General
- ** Letter of September 3, 2013 designating Robert Shaughnessy to represent the State Treasurer, Andrew Sidamon-Eristoff
- *** Letter of February 13, 2012 designating Thomas Hunt to represent Kenneth E. Kobylowski, Acting Commissioner, Department of Banking and Insurance
- **** Letter of July 8, 2011 designating Cathy Boland to represent Jennifer Velez, Commissioner, Department of Human Services

July 10, 2014

Anthony Marchetta read the following into the minutes:

SUNSHINE ACT

"The New Jersey Housing and Mortgage Finance Agency gave notice of the time, place and date of this meeting by facsimile, regular mail and hand delivery on June 27, 2014 to the Secretary of State of New Jersey, The Star Ledger, The Times, and the Courier Post, and by posting the notice at the office of the Agency in Trenton, New Jersey. Pursuant to the New Jersey Open Public Meetings Act, a resolution must be passed by the New Jersey Housing and Mortgage Finance Agency in order to hold a session from which the public is excluded."

APPROVAL OF MINUTES

APPROVAL OF THE MINUTES OF THE MAY 22, 2014 MEETING OF THE HMFA BOARD – ITEM 1A.

Thomas Hunt moved and Stanley Weeks seconded approval of the Minutes of the May 22, 2014 meeting of the HMFA Board.

Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland, Thomas Hunt, Stanley Weeks
Nay-None

APPROVAL OF THE EXECUTIVE SESSION MINUTES OF THE MAY 22, 2014 MEETING OF THE HMFA BOARD – ITEM 1B.

Thomas Hunt moved and Cathy Boland seconded approval of the Executive Session Minutes of the May 22, 2014 meeting of the HMFA Board.

Aye-Richard E. Constable, Robert Shaughnessy, Cathy Boland, Thomas Hunt, Stanley Weeks
Nay-None
Abstained-Aimee Manocchio Nason

SINGLE FAMILY

CHOICE #07-09 - CHOICES IN MILLVILLE - APPROVAL TO REMOVE DEED RESTRICTIONS ON THE REMAINING UNSOLD UNITS – ITEM 2A.

Thomas Hunt moved and Aimee Manocchio Nason seconded 1. Approval to remove the Deed Restriction from three affordable housing units for the project known as CHOICES in Millville. 2. Authorization for the Executive Director, in consultation with the Attorney General’s Office, to take any action under an intercreditor agreement with a participating lender or CHOICE 2014 Program Guidelines that is necessary to protect the Agency’s financial interest in the construction loan and CHOICE 2014 Subsidy allocation.

Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland, Thomas Hunt, Stanley Weeks
Nay-None

MORTGAGE BACKED SECURITIES INITIATIVE

APPROVAL OF AWARD OF SINGLE FAMILY SUB-SERVICING CONTRACT – ITEM 3A.

Robert Shaughnessy moved and Cathy Boland seconded 1. Authorization and approval for the New Jersey Housing and Mortgage Finance Agency (the “Agency”) to enter into a contract with Cenlar FSB (“Cenlar”) for sub-servicing of residential first mortgages for the Single Family Mortgage Backed Securities Program (“MBS”) substantially in the form attached in the Request for Action with such changes, revisions and omissions approved by the Executive Director in consultation with the Attorney General’s Office. 2. Approval of delegation to the Executive Director to execute and deliver the Single Family Sub-servicing Contract with Cenlar and approval of the authorization to the Executive Director to take any and all actions necessary to effectuate and implement the Single Family Sub-servicing Contract with Cenlar.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY

FUND FOR THE RESTORATION OF MULTI-FAMILY HOUSING - APPROVAL OF AMENDMENT TO THE GUIDELINES - ITEM 4A.

Stanley Weeks moved and Thomas Hunt seconded 1. Approval to amend the FRM and FRM Second Round Program Guidelines as set forth in the Request for Action. 2. Delegation to the Executive Director to approve non-substantive amendments to all the FRM Program Guidelines, so long as such amendments do not result in a change in policy or implementation of all the FRM Program Guidelines as currently approved. Specifically, the Executive Director is authorized to approve corrections in spelling, punctuation, and misnumbering. Any amendments that would change the underlying policy or implementation of all the FRM Program Guidelines from the form in which it is now presented shall remain subject to Board approval.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

MULTI-FAMILY

MULTIFAMILY LOAN PROGRAM- APPROVAL OF AMENDMENT TO GUIDELINES – ITEM 5A.

Thomas Hunt moved and Aimee Manocchio Nason seconded 1. Approval to amend the Multifamily Underwriting Guidelines and Financing Policy (the “Multifamily Guidelines”) for the Multifamily Programs and Lending as set forth in the Request for Action. 2. Authorization for the Executive Director to approve amendments to correct errors in or clarify the Multifamily Guidelines, so long as such amendments do not result in a change in policy or implementation of the Multifamily Guidelines as currently approved. Specifically, the Executive Director would be authorized to approve corrections in spelling, punctuation, and misnumbering. Any amendments that would change the underlying policy or implementation of the Multifamily Guidelines from the form in which it is now presented shall remain subject to Board approval.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

HMFA #03027 – BROADWAY HOUSING PARTNERS LLC – APPROVAL OF A MORTGAGE FINANCING COMMITMENT AND WAIVER FROM AGENCY’S UNIT SIZE REQUIREMENT– ITEM 5B.

Cathy Boland moved and Stanley Weeks seconded 1. Approval of a mortgage commitment for an estimated \$11,000,000 in construction and permanent financing for a project known as Broadway Housing Partners, LLC, HMFA #03027 (the “Project”), upon the terms and conditions set forth in the Request for Action. 2. Approval of a mortgage commitment for an estimated \$2,000,000 in construction and permanent financing from the Multifamily Rental Housing Production Loan Program. 3. Approval of a waiver from the Agency’s unit size requirement. The units were designed and layouts confirmed prior to the Agency becoming the project’s primary lender. The developer has stated that the units are designed to be extremely efficient and will meet the expectations of perspective tenants.

Executive Director Anthony Marchetta stated that the HMFA is working closely with the City of Camden and Cooper Hospital to provide this new housing next to the new medical school in Camden.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

MULTI-FAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING – NINE PERCENT TAX CREDITS

HMFA #02683/SNHTF #277 – BEACHVIEW RESIDENCE – APPROVAL OF A LOAN MODIFICATION – ITEM 6A.

Cathy Boland moved and Thomas Hunt seconded 1. Approval of a modification of FRM subsidy mortgage loan recommitment for a project known as Beachview Residence, HMFA# 02683.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

HMFA #02732 – GREGORY SCHOOL PHASE II – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT –ITEM 6B.

Cathy Boland moved and Stanley Weeks seconded 1. Approval of a recommitment for an estimated \$1,028,000 in permanent for a project known as Gregory School and Garret Street Annex, Phase II, HMFA #02732 (the “Project”), upon the terms and conditions set forth in the Request for Action. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$3,949,636 in construction and permanent financing from the Fund for Restoration of Multifamily Housing (“FRM”) Program pursuant to the FRM Program Guidelines.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

MULTI-FAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING- PHA SET ASIDE (HUD ASSISTED)

HMFA #00369 – KEYPORT LEISURE BAY APARTMENTS – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 7A.

Thomas Hunt moved and Cathy Boland seconded 1. Approval of a subsidy mortgage loan commitment for an estimated amount not to exceed \$6,000,000 in Construction and Permanent financing from the Fund for Restoration of Multifamily Housing – Public Housing Authority Set-Aside Program (“FRM-PHA”) for a project known as Keyport Leisure Bay Apartments (the “Project”), pursuant to the FRM-PHA Program Guidelines.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

MULTI-FAMILY – FOUR PERCENT TAX CREDITS

HMFA #02961 – TEANECK SENIOR HOUSING - APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 8A.

Thomas Hunt moved and Cathy Boland seconded 1. Approval of a mortgage commitment for an estimated \$9,820,000 in construction only financing for a project known as Teaneck Senior Housing, HMFA #02961 (the“Project”), upon the terms and conditions set forth in the Request for Action.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt
Nay-None
Abstained-Stanley Weeks*

HMFA #02830 - RIVER VALE SENIOR RESIDENCE – APPROVAL OF A LOAN
MODIFICATION – ITEM 8B.

Thomas Hunt moved and Cathy Boland seconded 1. Approval of a modification of mortgage commitment for a project known as River Vale Senior Residence, HMFA# 02830.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

HMFA #03015 – HOLLY BERRY COURT – APPROVAL OF A DECLARATION OF INTENT –
ITEM 8C.

Thomas Hunt moved and Stanley Weeks seconded 1. Approval of a “Declaration of Intent” stating the intention of the Agency to issue tax- exempt bonds in an estimated amount not to exceed \$2,790,000 in construction and permanent/rehabilitation financing for a project known as Holly Berry Court, HMFA #03015 (the “Project”), upon the terms and conditions set forth in the Request for Action. Approval of this "Declaration of Intent" will establish for tax purposes the eligibility of costs associated with pre-bond sale and development work on the Project. By this action, the Board expresses its present intent to issue bonds for this Project, and declares its intent that the DOI be determined to be a declaration of official intent under Treas. Reg. ' 1.150-2 promulgated under the Internal Revenue Code of 1986, as amended. The ability of the Project to conform to the Agency's Multifamily Underwriting Guidelines and Financing Policy (the “Guidelines”), as well as compliance with federal tax and other laws, has not yet been determined. This approval does not obligate the Agency to take any further action in connection with this Project, including any approval to allocate tax-exempt bond volume cap, to issue bonds or to provide first mortgage financing, gap financing or a tax credit allocation. This approval for a Declaration of Intent is not intended to give this Project any preference over any other project.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

HMFA #03020 – COMMISSIONERS COURT APARTMENTS – APPROVAL OF A DECLARATION
OF INTENT – ITEM 8D.

Thomas Hunt moved and Cathy Boland seconded 1. Approval of a “Declaration of Intent” stating the intention of the Agency to issue tax- exempt bonds in an estimated amount not to exceed \$12,754,000 in construction and permanent financing for a project known as Commissioners Court Apartments, HMFA #03020 (the “Project”), upon the terms and conditions set forth in the Request for Action. Approval of this "Declaration of Intent" will establish for tax purposes the eligibility of costs associated with pre-bond sale and development work on the Project. By this action, the Board expresses its present intent to issue bonds for this Project, and declares its intent that the DOI be determined to be a declaration of official intent under Treas. Reg. ' 1.150-2 promulgated under the Internal Revenue Code of 1986, as amended. The ability of the Project to conform to the Agency's Multifamily Underwriting Guidelines and Financing Policy (the “Guidelines”), as well as compliance with federal tax and other laws, has not yet been determined. This approval does not obligate the Agency to take any further action in connection with this Project, including any approval to allocate tax-exempt bond volume cap, to issue bonds or to provide first mortgage financing, gap financing or a tax credit allocation. This approval for a Declaration of Intent is not intended to give this Project any preference over any other project.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

MULTI-FAMILY – FOUR PERCENT TAX CREDITS – CONDUIT

HMFA #02946 – TRENT CENTER WEST – APPROVAL OF A MORTGAGE FINANCING COMMITMENT , TRANSFER OF OWNERSHIP AND PREPAYMENT OF AGENCY MORTGAGE – ITEM 9A.

Stanley Weeks moved and Cathy Boland seconded 1. Approval of a mortgage commitment for an estimated \$12,700,000 in construction financing from the Conduit Bond Program for a project known as Trent Center West, HMFA #02946 (the “Project”), upon the terms and conditions set forth in the Request for Action. 2. Agency approval of the transfer of 100% ownership interest in the Project from Trent Center Apartments, Inc. (the “Seller”), to Trent West Senior Apartments Urban Renewal Limited Partnership, (the “Buyer”). 3. Approval of a waiver from the Agency’s Required Payment and Repayments Regulation at N.J.A.C. 5:80-5.9(a)(1), pursuant to N.J.A.C. 5:80-19.1, to preserve the long-term affordability of the project. 4. Board approval to prepay the existing Agency mortgage loan for Trent Center West. 5. Authorization for the Executive Director or any Agency Chief to execute any and all documents necessary to effectuate the above actions.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks*
Nay-None

HMFA #02947 – TRENT CENTER EAST – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 9B.

Thomas Hunt moved and Cathy Boland seconded 1. Approval of a mortgage commitment for an estimated \$12,476,000 in construction financing from the Conduit Bond Program for a project known as Trent Center East, HMFA #02947 (the “Project”), upon the terms and conditions set forth in the Request for Action.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks*
Nay-None

HMFA #02795 – NORTH 25 – APPROVAL OF A DECLARATION OF INTENT – ITEM 9C.

Stanley Weeks moved and Cathy Boland seconded 1. Approval of a “Declaration of Intent” stating the intention of the Agency to issue tax- exempt bonds in an estimated amount not to exceed \$15,936,000 in construction and permanent financing for a project known as North 25, HMFA #02795 (the “Project”), upon the terms and conditions set forth in the Request for Action. Approval of this "Declaration of Intent" will establish for tax purposes the eligibility of costs associated with pre-bond sale and development work on the Project. By this action, the Board expresses its present intent to issue bonds for this Project, and declares its intent that the DOI be determined to be a declaration of official intent under Treas. Reg. ' 1.150-2 promulgated under the Internal Revenue Code of 1986, as amended. The ability of the Project to conform to the Conduit Bond Program, as well as compliance with federal tax and other laws, has not yet been determined. This approval does not obligate the Agency to take any further action in connection with this Project, including any approval to allocate tax-exempt bond volume cap, to issue bonds or to provide first mortgage financing, gap financing or a tax credit allocation. This approval for a Declaration of Intent is not intended to give this Project any preference over any other project.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks*
Nay-None

HMFA #03014 – ATLANTIC CITY TOWNHOUSES – APPROVAL OF A DECLARATION OF INTENT – ITEM 9D.

Robert Shaughnessy moved and Thomas Hunt seconded 1. Approval of a “Declaration of Intent” stating the intention of the Agency to issue tax- exempt bonds in an estimated amount not to exceed \$15,720,000 in construction and permanent financing for a project known as Atlantic City Townhouses, HMFA #03014 (the “Project”), upon the terms and conditions set forth in the Request for Action. Approval of this "Declaration of Intent" will establish for tax purposes the eligibility of costs associated with pre-bond sale and development work on the Project. By this action, the Board expresses its present intent to issue bonds for this project, and declares its intent that the DOI be determined to be a declaration of official intent under Treas. Reg. ' 1.150-2 promulgated under the Internal Revenue Code of 1986, as amended. The ability of the Project to conform to the Conduit Bond Program, as well as compliance with federal tax and other laws, has not yet been determined. This approval does not obligate the Agency to take any further action in connection with this Project, including any approval to allocate tax-exempt bond volume cap, to issue bonds or to provide first mortgage financing, gap financing or a tax credit allocation. This approval for a Declaration of Intent is not intended to give this Project any preference over any other project.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

SANDY SPECIAL NEEDS

APPROVAL OF REVISIONS TO THE SANDY SPECIAL NEEDS HOUSING GUIDELINES – ITEM 10A.

Thomas Hunt moved and Cathy Boland seconded 1. Approval of revisions to the Agency’s Sandy Special Needs Housing Fund (“SSNHF”) Guidelines in final form as attached in the Request for Action. 2. Authorization for the Executive Director to approve amendments to correct errors in or clarify the SSNHF Guidelines, so long as such amendments do not result in a change in policy or implementation of the SSNHP Guidelines as currently approved. Specifically, the Executive Director would be authorized to approve corrections in spelling, punctuation, and misnumbering. Any amendments that would change the underlying policy or implementation of the SSNHF Guidelines from the form in which it is now presented shall remain subject to Board approval.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

HMFA #02903/SSNHF #34 – FRANKIE’S HOUSE SUPPORTIVE HOUSING - APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 10B.

Stanley Weeks moved and Cathy Boland seconded 1. Approval of a mortgage loan commitment for an estimated \$712,000 in construction and permanent financing from the Sandy Special Needs Housing Fund (“SSNHF”) or any other funds available to the agency for a project known as Frankie’s Home (the “Project”), HMFA # 02903, SSNHF # 34 upon terms and conditions set in the Request for Action.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

HMFA #02895/SSNHF #29 - TENAFLY SUPPORTIVE HOUSING - APPROVAL OF A

MORTGAGE FINANCING COMMITMENT – ITEM 10C.

Thomas Hunt moved and Cathy Boland seconded 1. Approval of a mortgage loan commitment for an estimated \$1,105,000 in construction and permanent financing from the Sandy Special Needs Housing Fund (“SSNHF”) or any other funds available to the agency for a project known as Tenafly Supportive Housing (the “Project”), HMFA # 02895, SSNHF # 29 upon terms and conditions set forth in the Request for Action.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

HMFA #02709/SSNHF #6 – DINA’S DWELLING - APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 10D.

Thomas Hunt moved and Robert Shaughnessy seconded 1. Approval of a mortgage loan commitment for an estimated \$2,400,000 in construction and permanent financing from the Sandy Special Needs Housing Fund-CDBG (“SSNHF-CDBG”) for a project known as Dina’s Dwellings, HMFA #02709, SSNHF #6 (the “Project”), pursuant to the SSNHF-CDBG Program Guidelines. 2. Approval for the Executive Director to execute on behalf of the Agency a Memorandum of Agreement (“MOA”) between the Agency, the New Jersey State Historic Preservation Office (“SHPO”), BCUW/Madeline Housing Partnership, LLC (“Sponsor”) and the First Reformed Church of New Brunswick (“FRC”), substantially in the form attached in the Request for Action. 3. Authorization for the Executive Director to approve amendments to correct errors in or clarify the MOA, so long as such amendments do not result in any additional financial or administrative burdens to the Agency and will not result in a material change in policy or implementation of that agreement as currently approved. Any amendments that would materially change the underlying policy or implementation of the MOA from the form in which it is now presented shall remain subject to further Board approval.

Susan Kramer-Mills, Executive Director Town Clock, CDC addressed the Board. She thanked the Board for their support of the Dina’s Dwelling project.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

HMFA #02890/SSNHF #26 - FAIRMOUNT S. 10TH STREET APARTMENTS - APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 10E.

Stanley Weeks moved and Cathy Boland seconded 1. Approval of a mortgage loan commitment for an estimated \$2,500,000 in construction and permanent financing from the Sandy Special Needs Housing Fund (SSNHF), or any other funds available to the Agency for a project known as Fairmount Apartments LLC, (the “Project”), pursuant to the SSNHF-CDBG Program Guidelines, as amended.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

HMFA #02968/SSNHF #43 - MOUNTAIN AVENUE SUPPORTIVE HOUSING - APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 10F.

Cathy Boland moved and Thomas Hunt seconded 1. Approval of a mortgage commitment for an estimated \$494,500 in construction and permanent financing from the Sandy Special Needs Housing Fund-Community Development Block Grant (“SSNHF-CDBG”), or any other funds available to the Agency for a project known as Mountain Avenue Supportive Housing, HMFA #02968, SSNHF #43 (the “Project”), pursuant to the SSNHF-CDBG Program Guidelines.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks*

Nay-None

HMFA #02901/SSNHF #32 - ASHWOOD DRIVE SUPPORTIVE HOUSING - APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 10G.

Stanley Weeks moved and Cathy Boland seconded 1. Approval of a mortgage loan re-commitment for an estimated \$390,400 in construction and permanent financing, from the Sandy Special Needs Housing Fund-Community Development Block Grant (“SSNHF-CDBG”) Program for a project known as “Ashwood Drive Supportive Housing”, HMFA #02901, SSNHF #32 upon the terms and conditions set forth in the Request for Action.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks*

Nay-None

HMFA #02902/SSNHF #31 - TEXAS ROAD SUPPORTIVE HOUSING - APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 10H.

Cathy Boland moved and Aimee Manocchio Nason seconded 1. Approval of a mortgage loan re-commitment for an estimated \$508,400 in construction and permanent financing, from the Sandy Special Needs Housing Fund-Community Development Block Grant (“SSNHF-CDBG”) Program for a Project known as “Texas Road Supportive Housing”, HMFA #02902, SSNHF #31 upon the terms and conditions set forth in the Request for Action.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks*

Nay-None

HMFA #02724/SSNHF #3 - DANFORTH AVENUE SUPPORTIVE HOUSING I - APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 10I.

Cathy Boland moved and Thomas Hunt seconded 1. Approval of a mortgage re-commitment for an estimated \$329,000 in construction and permanent financing from the Sandy Special Needs Housing Fund-Community Development Block Grant (“SSNHF-CDBG”), or any other funds available to the Agency for a project known as Danforth Avenue Supportive Housing I, HMFA #02724, SSNHF #3 (the “Project”), pursuant to the SSNHF-CDBG Program Guidelines.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks*

Nay-None

REGULATORY AFFAIRS

HMFA #206 – PAULUS HOOK – APPROVAL OF TRANSFER OF OWNERSHIP, PREPAYMENT OF AGENCY MORTGAGE AND SUBDIVISION AND RELEASE OF PORTION OF PROJECT LAND

Thomas Hunt moved and Cathy Boland seconded 1. Approval of the subdivision of the Paulus Hook project land into two separate parcels, one containing the building and a small area of land surrounding the building and the second consisting of land currently utilized by the Paulus Hook tenants and their guests as a parking lot (the “Unimproved Parcel”). 2. Approval of the transfer of ownership of the Paulus Hook project, HMFA #206, as subdivided (the “Project”), from Paulus Hook Community Housing Corp. (the “Seller”) to PH Residential Owner LLC (“Buyer”), and the transfer of ownership of the Unimproved Parcel from Seller to a new, non-profit entity to be owned and controlled by Seller. 3. Approval of the prepayment of Agency mortgage loans on the Paulus Hook project and, upon such prepayment, the release of the Unimproved Parcel from the restrictions and affordability controls of the Agency. 4. Waiver of the Portfolio Reserve Account payment required under N.J.A.C. 5:80-5.9(a)1. 5. Authorization for the Executive Director, the Deputy Executive Director, the Chief Financial Officer, Chief of Administration, or the Chief of Legal and Regulatory Affairs to execute any and all documents necessary to effectuate the above actions.

*Aye- Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks*

Nay-None

Abstained-Richard E. Constable

FINANCE

APPROVAL TO EXTEND THE TERM OF CLIFTON LARSON ALLEN AS THE AGENCY’S INDEPENDENT CERTIFIED PUBLIC ACCOUNTING FIRM – ITEM 12A.

Thomas Hunt moved and Robert Shaughnessy seconded 1. Authorization to exercise the second one (1) year option to extend the term of Clifton Larson Allen (formerly Clifton Gunderson, LLP) as the Agency’s independent certified public accounting firm to perform the annual financial audit of the Agency and other auditing and related services for the fiscal year ended December 31, 2014.

Robert Shaughnessy stated that the Audit Committee met on May 22, 2014 to discuss among other things, the extension of the audit term for Clifton Gunderson, LLP for the second and final year. The members in attendance were Charles Richman, representing Commissioner Constable, Dorothy Blakeslee and he represented the State Treasurer. He stated that the Committee recommends extending their engagement for the final one year term.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks*

Nay-None

ACCEPTANCE OF THE AGENCY’S AUDITED FINANCIAL STATEMENTS FOR THE PERIOD ENDED DECEMBER 31, 2013 – ITEM 12B.

Cathy Boland moved and Aimee Manocchio Nason seconded 1. Acceptance of the New Jersey Housing and Mortgage Finance Agency’s audited financial statements for fiscal year ending December 31, 2013 (the “Fiscal Year 2013 Audit Report”), as prepared by Clifton Larsen Allen, LLP (the “Independent Auditor”).

Robert Shaughnessy stated that in accordance with the EO 122 the Audit Committee met with the Independent Auditor on May 22, 2014, to review the Fiscal Year 2013 Audit Report. The Audit Committee recommends acceptance of the Fiscal Year 2013 Audit Report.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

EO #122 EVALUATION COMMITTEE - AUTHORIZATION TO APPOINT COMMITTEE MEMBERS – ITEM 12C.

Aimee Manocchio Nason moved and Cathy Boland seconded 1. Authorization to appoint: (1) Dorothy Blakeslee; (2) Robert Shaughnessy or David Moore, designees for the State Treasurer; (3) Susan Fischer or Aimee Manocchio Nason, designees for the Attorney General; and (4) Thomas Hunt, designee for the Commissioner of Banking and Insurance to the Evaluation Committee pursuant to Executive Order No. 122 (McGreevey 2004).

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

ABC CORPORATION

APPROVAL OF THE ABC CORPORATION MINUTES OF THE JULY 8, 2014 MEETING – ITEM 13A.

Cathy Boland moved and Aimee Manocchio Nason seconded 1. Approval of the minutes of the A Better Camden Corporation (ABC) meeting held July 8, 2014.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

DISTRESSED ASSETS

CHOICE #08-31 - THE MONARCH - APPROVAL OF THE SALE OF UNSOLD UNITS – ITEM 14A.

Cathy Boland moved and Stanley Weeks seconded 1. Approval of a sale of 42 unsold condominium units located at 400 East Front Street, Plainfield, Union County, New Jersey, to Sweetwater Construction Corporation in the amount of \$3,900,000 from Dornoch Plainfield, LLC. 2. Approval of an extension of a financing commitment to September 30, 2014 for the project known as The Monarch, CHOICE # 08-31. 3. Authorization for the Executive Director to approve a workout agreement with the project sponsor in consultation with the Attorney General's office.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

CHOICE #07-20 - FAIRMOUNT AVENUE DEVELOPMENT – APPROVAL OF A DECLARATION OF DEFAULT - ITEM 14B.

Cathy Boland moved and Thomas Hunt seconded 1. Approval to issue an Agency Action Notice to the Borrower/Owner Fairmount Avenue Development, LLC (the “Owner”), the owner of the Fairmount Avenue Development project in Elizabeth (HMFA CHOICE#07-20) (the “Project”) and the lender, Crown Bank, as a result of the occurrence of a an Event of Default as set forth in the Loan Documents defined in the Request for Action. 2. Approval of a Declaration of Default with respect to the Owner for failure to pay its mortgage loan obligations, failure to repay the subsidies awarded to the project, in the absence of a proper and timely response to the Agency Action Notice set forth above and in accordance with Paragraph 5(d) of the Intercreditor Agreement. 3. Authorization for the Executive Director, the Deputy Executive Director/Chief of Programs, the Chief of Legal and Regulatory Affairs, and the Chief of Property Management and Programs to execute and deliver such notices and other documents as may be determined, including, but not limited to, the aforementioned Agency Action Notice, in consultation with the Attorney General’s Office, necessary to effectuate a Declaration of Default, including issuance of a Notice of Default to the Owner in accordance with the Loan Documents in the Request for Action. 4. Authorization for the Executive Director, in consultation with the Attorney General’s Office, to institute a foreclosure action against the Owner and to take any and all legal and equitable actions, including but not limited to, accepting a deed in lieu of foreclosure, and to exercise any and all remedies as set forth in the Loan Documents, with respect to the Project.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

HMFA #1105 - LITTLETON AVENUE - APPROVAL TO SELL THE AGENCY'S INTEREST IN ALL LOANS MADE OR ACQUIRED BY THE AGENCY – ITEM 14C.

Robert Shaughnessy moved and Cathy Boland seconded 1. Approval to sell the Agency's interests in all loans made or acquired by the Agency, together with any note or instrument of obligation from a borrower to the Agency, any mortgage or encumbrance securing such obligation and any other documents relevant to same pertaining to Littleton Avenue Community Village, HMFA #1105, located at 391 Littleton Avenue (and other addresses), Newark at Block 300, Lot 54 (and other parcels), on the Tax Map of the City of Newark ("Littleton Avenue") pursuant to the offer to purchase process set forth in the Agency's Policy for Sale of Property. 2. Approval to set the deposit percentage amounts referred to in the Policy for Sale of Property: (a) at Section 10(b), the initial deposit, five percent (5.0%) of the offer price; (b) at Sections 10(b) and 15(a)(4), the additional deposit, five percent (5.0%) of the offer price.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

THP #18 - HOGAN HOUSE - APPROVAL OF A DECLARATION OF DEFAULT – ITEM 14D.

Thomas Hunt moved and Cathy Boland seconded 1. Approval of a Declaration of Default with respect to Dooley House, Inc. (the "Owner"), the owner of the Hogan House I project in Camden (HMFA THP#18) (the "Project"), for failure to maintain the Project, failure to pay its mortgage loan obligations, and failure to pay real estate taxes as due. 2. Authorization for the Executive Director, the Deputy Executive Director/Chief of Programs, the Chief of Legal and Regulatory Affairs, and the Chief of Property Management and Technical Services to execute and deliver such notices and other documents as may be determined, in consultation with the Attorney General's Office, necessary to effectuate a Declaration of Default, including issuance of a Notice of Default to the Owner in accordance with the Loan Documents in the Request for Action. 3. Authorization for the Executive Director, in consultation with the Attorney General's Office, to institute a foreclosure action against the Owner and to take any and all legal and equitable actions, including, but not limited to, filing a foreclosure complaint to foreclose upon the mortgage lien, accepting a deed in lieu of foreclosure, and to exercise any and all remedies as set forth in the Loan Documents, with respect to the Project.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

THP# 26 - THE DOOLEY HOUSE - APPROVAL OF A DECLARATION OF DEFAULT AND REDEMPTION OF TAX SALE CERTIFICATE – ITEM 14E.

Thomas Hunt moved and Cathy Boland seconded 1. Approval of a Declaration of Default with respect to Dooley House, Inc. and DHI, Property, Inc. successor in interest to Dooley House, Inc. (respectively, the “Borrower” and “Owner”), with regard to the Dooley House project in Camden (HMFA THP #26) (the “Project”), for failure to pay its mortgage loan obligations, failure to pay real estate taxes and other governmental charges and liens that are due as well as breach of other covenants of the borrower under the Loan Documents as defined in the Request for Action. 2. Authorization for the Executive Director, the Deputy Executive Director/Chief of Programs, the Chief of Legal and Regulatory Affairs, and the Chief of Property Management and Technical Services to execute and deliver such notices and other documents as may be determined, in consultation with the Attorney General’s Office, necessary to effectuate a Declaration of Default, including issuance of a Notice of Default to the Borrower and Owner in accordance with the Loan Documents. 3. Authorization for the Executive Director, in consultation with the Attorney General’s Office, to institute a foreclosure action against the Borrower and Owner and to take any and all legal and equitable actions, including, but not limited to, filing a foreclosure complaint to foreclose upon the mortgage lien, accepting a deed in lieu of foreclosure, and to exercise any and all remedies as set forth in the Loan Documents, with respect to the Project. 4. Approval of payment in redemption of all tax sale certificates that presently are the subject of tax sale certificate foreclosures (each as defined in the Request for Action) upon the Project (as defined in the Request for Action), in compliance with redemption statements issued by the Camden tax collector, in consultation with the Office of the Attorney General. 5. Authorization for the Executive Director, the Deputy Executive Director/Chief of Programs, the Chief Financial Officer or the Chief of Property Management and Technical Services to execute, deliver and accept such documents as necessary to effectuate compliance with redemption statements in consultation with the Office of the Attorney General.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

EXECUTIVE SESSION

Chairman Constable read the following into the minutes.

WHEREAS, on July 10, 2014, a meeting of the Members of the New Jersey Housing and Mortgage Finance Agency was held; and

WHEREAS, the Members were asked to adopt a resolution regarding approval of a motion to adjourn to Executive Session.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY AS FOLLOWS:

WHEREAS, pursuant to N.J.S.A. 10:4-12 and 10:4-13 of the Open Public Meetings Act, the Agency intends to enter into Executive Session to discuss pending or anticipated contractual negotiations regarding HMFA #1226, Kensington Court (N.J.S.A. 10:4-12(b) (7).

NOW, THEREFORE, be it resolved by the Members of the New Jersey Housing and Mortgage Finance Agency as follows:

1. A closed session shall be held by the Agency for the purposes set forth above.
2. The discussions undertaken at the closed session will be disclosed when the need for confidentiality no longer exists.

Thomas Hunt moved and Cathy Boland seconded a motion to enter into Executive Session at 11:25 a.m.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

RECONVENE TO PUBLIC SESSION

HMFA #1226 - KENSINGTON COURT - APPROVAL OF A DECLARATION OF DEFAULT

Stanley Weeks moved and Thomas Hunt seconded 1. Approval of a Declaration of Default regarding Sycamore Manor Associates, L.L.C. (“Sycamore”), with regard to the Kensington Court (HMFA #1226) project (the “Project”), which is in default of certain provisions and covenants of the First Mortgage Loan Documents as (defined in the Request for Action). 2. Authorization for the New Jersey Housing and Mortgage Finance Agency (the “Agency”) to exercise remedies under the First Mortgage Loan Documents and, declare the outstanding balance of the principal sum plus accrued interest, the servicing fee and all other liabilities under the First Mortgage Loan Documents to be immediately due and payable (the “Outstanding Amounts”). 3. Authorization to forebear from exercising remedies and from issuing a notice of Declaration of Default under the First Mortgage Loan Documents for a period of 90 days in order to execute the Workout Plan in the Request for Action, with authorization to the Executive Director to extend that period of time by 90 days. 4. Authorization for the Executive Director, Deputy Executive Director or Chief Financial Officer to negotiate and execute a workout plan (the “Workout Plan”) with Sycamore whereby the Agency will allow Sycamore to secure non-Agency financing, the proceeds of which will be paid to the Agency in satisfaction of Sycamore’s obligations under the First Mortgage Loan Documents and implement the Workout Plan as discussed in executive session.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*

MOTION TO ADJOURN

Cathy Boland moved and Aimee Manocchio Nason seconded a motion to adjourn at 11:40 a.m.

*Aye-Richard E. Constable, Aimee Manocchio Nason, Robert Shaughnessy, Cathy Boland,
Thomas Hunt, Stanley Weeks
Nay-None*