

CERTIFICATE OF SECRETARY

NEW JERSEY HOUSING & MORTGAGE FINANCE AGENCY

I, Marge Della Vecchia, Executive Director hereby certify that I am the Secretary of the New Jersey Housing and Mortgage Finance Agency, and as the Secretary, I certify that the attached copy of the proceedings of the Board Meeting of the New Jersey Housing and Mortgage Finance Agency is a true and correct copy of the minutes of the May 21, 2009 meeting of the Agency.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the New Jersey Housing and Mortgage Finance Agency this 21st day of May 2009.



Marge M. Della Vecchia, Secretary
New Jersey Housing and Mortgage Finance Agency

FINAL

**MINUTES OF THE 335TH BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

MEMBERS:

- Joseph Doria, Commissioner, DCA
- * Nancy Kaplen, Assistant Attorney General
(representing Anne Milgram, Attorney General)
- ** Steve Petrecca, Assistant Manager, Office of the State Treasurer
(representing R. David Rousseau, State Treasurer)
- *** Thomas Hunt, Assistant Director, Office of Consumer Finance, Department of Banking and Insurance (representing Steven Goldman, Commissioner, Department of Banking and Insurance)
- **** Patti Holland, Assistant Director, Office of Housing and Community Development
(representing Jennifer Velez, Commissioner, Department of Human Services)
- Monsignor William Linder
- Patrick Sheehan
- Dorothy Blakeslee

**OFFICIALS
PRESENT:**

Marge Della Vecchia, Executive Director
Tracee Battis, Chief of Programs
Eileen Hawes, Chief Financial Officer
Michael Floyd, Chief of Programs Services
Claudia Lovas, Director of Program Development
Michael Staton, Director of Multifamily Programs and Credits
Darryl Applegate, Director of Regulatory
Pam McCrory, Director of Supported Housing and Special Needs
Debra Urban, Director of Tax Credits
John Murray, Director of Multifamily Lending
Yirgu Wolde, Community Development Officer
Todd Evans, Director of Capital Markets
Terry Fink, Director of Finance
Lisa Kern, Assistant Director, Division of Regulatory Affairs
Danielle Nicholson, Executive Secretary
Frank Tucci, General Services Assistant
Carilyn Willis, Executive Secretary

OTHERS

PRESENT:

Bob Shaughnessy, Deputy Attorney General
Kim Sked, Deputy Attorney General
Van Strother, ALCDC
Christian Bollwage, Mayor, City of Elizabeth
Joe Tait, Morgan Keegan
Richard Evert, Community Investment Strategies
Chris Foglio, Community Investment Strategies
Mike Koessel, Citi
Maura Tully, Governor's Authorities Unit

- * Letter of May 1, 2009 designating Nancy Kaplen to represent the Attorney General
- ** Letter of September 9, 2008 designating Steve Petrecca to represent the State Treasurer
- *** Letter of January 13, 2009, designating Thomas Hunt to represent Steven Goldman, Commissioner, Department of Banking and Insurance
- **** Letter of November 13, 2008 designating Patti Holland, to represent Jennifer Velez, Commissioner, Department of Human Services

May 21, 2009

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 May 14, 2009 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."

1. SINGLE FAMILY

CHOICE #09-40 – GEORGE STREET COMMONS – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 1A.

PULLED

2. MULTIFAMILY

HMFA #1420 – FRANKLIN SENIOR HOUSE – APPROVAL OF A THIRD MORTGAGE LIEN – ITEM 2A.

Monsignor Linder moved and Thomas Hunt seconded 1. Approval of a third mortgage loan to the sponsor, Franklin Senior Housing, L.P. by Episcopal Community Development, Inc., in the amount of \$930,000 for construction and permanent financing.

Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee, Patrick Sheehan
Nay-None

Commissioner Doria welcomed the new Board member Nancy Kaplan. Ms. Kaplan will replace Robert Romano as the Designee to the Attorney General.

3. PRESERVATION

HMFA #2342 - ATLANTIC MARINA – APPROVAL OF A MORTGAGE FINANCING COMMITMENT AND HUD RISK SHARE – ITEM 3A.

Dorothy Blakeslee moved and Monsignor Linder seconded 1. Approval of a mortgage commitment for an estimated \$14,722,842 in construction and permanent financing for a project known as Atlantic Marina, HMFA #2342, upon the terms and conditions set forth in the Request for Action. 2. Approval to insure the mortgage for the project pursuant to the Housing Finance Agency Risk Sharing program offered by the U.S. Department of Housing and Urban Development. The mortgage loan to be insured shall be in an amount currently estimated to be \$11,802,842.

Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee, Patrick Sheehan
Nay-None

HMFA #2460 - TOWNHOUSE TERRACE EAST I – APPROVAL OF A MORTGAGE FINANCING COMMITMENT AND HUD RISK SHARE – ITEM 3B.

Thomas Hunt moved and Dorothy Blakeslee seconded 1. Approval of a mortgage commitment for an estimated \$4,005,321 in construction and permanent financing for a project known as Townhouse Terrace East I, HMFA #2460, upon the terms and conditions set forth in the Request for Action. 2. Approval to insure the mortgage for the project pursuant to the Housing Finance Agency Risk Sharing program offered by the U.S. Department of Housing and Urban Development. The mortgage loan to be insured shall be in an amount currently estimated to be \$3,192,321.

*Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder,
Dorothy Blakeslee, Patrick Sheehan*
Nay-None

HMFA #651-2 - ARCHITECT'S HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT EXTENSION – ITEM 3C.

Thomas Hunt moved and Monsignor Linder seconded 1. Approval of an extension of a mortgage commitment for permanent financing from the sale of tax-exempt bonds or other funds available to the Agency for a project known as Architects Housing, HMFA #651-2. This commitment extension will expire on September 30, 2009. The Executive Director is authorized to extend the commitment for two additional consecutive three-month periods, if deemed appropriate in her sole discretion. All other terms and conditions of the request for action dated January 17, 2008 regarding this project shall remain the same.

*Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder,
Dorothy Blakeslee, Patrick Sheehan*
Nay-None

4. SUPPORTIVE HOUSING

HMFA #02158/SNHTF#66/DMHS#23 – DEMAREST FARMS AT LAFAYETTE – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 4A.

Thomas Hunt moved and Patrick Sheehan seconded 1. Approval of a mortgage commitment for an estimated \$2,300,000 in construction and permanent financing from the Special Needs Housing Trust Fund for a project known as Demarest Farms at Lafayette, HMFA #2158/SNHTF#66/DMHS#23 upon the terms and conditions set forth in the Request for Action. 2. Approval of a second mortgage commitment for an estimated \$250,000 in construction and permanent financing from the Division of Mental Health Services, Community Housing component of the New Jersey Community Partnership Program fund for a project known as Demarest Farms at Lafayette, HMFA #2158/SNHTF #66/DMHS #23 upon the terms and conditions set forth in the Request for Action.

*Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder,
Dorothy Blakeslee, Patrick Sheehan*
Nay-None

HMFA #02436/SNHTF#164 - RIDGEWOOD AVENUE APARTMENTS – APPROVAL OF A CONSTRUCTION AND PERMANENT FINANCING COMMITMENT – ITEM 4B.

Monsignor Linder moved and Steve Petrecca seconded 1. Approval of a mortgage commitment for an estimated \$2,300,000 in permanent financing from the Special Needs Housing Trust Fund for a project known as Ridgewood Avenue Apartments, HMFA #02436, SNHTF #164 upon the terms and conditions set forth in the Request for Action.

*Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder,
Dorothy Blakeslee, Patrick Sheehan*
Nay-None

HMFA #02379/SNHTF #215 - ELM STREET APARTMENTS – APPROVAL OF A DECLARATION OF INTENT – ITEM 4C.

Dorothy Blakeslee moved and Thomas Hunt seconded 1. Approval of a “Declaration of Intent” stating the intention of the Agency to fund a project known as Elm Street Apartments, HMFA #02379 / SNHTF #215, from the Special Needs Housing Trust Fund in an estimated amount of \$3,724,888 by way of a first or subordinate mortgage loan. The ability of the project to conform to the Agency's Underwriting Guidelines and Financing Policy, 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. This approval for a Declaration of Intent is not intended to give this project any preference over any other project financing.

*Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder,
Dorothy Blakeslee, Patrick Sheehan*
Nay-None

5. REGULATORY AFFAIRS

HMFA #983 - OAKWOOD PLAZA APARTMENTS – APPROVAL OF A TRANSFER OF OWNERSHIP – ITEM 5A.

Thomas Hunt moved and Dorothy Blakeslee seconded 1. Approval of a transfer of ownership of the project known as Oakwood Plaza Apartments, HMFA #983, from Pierce Manor of Elizabeth Associates to Community Investment Strategies, Inc., or an affiliated entity. 2. Approval for Community Investment Strategies, Inc., or an affiliated entity to assume the Agency's first mortgage loan. 3. Authorization to use the Agency's remaining Financing Adjustment Factor (FAF) proceeds to assist Oakwood Plaza. 4. Approval of a waiver of N.J.A.C. 5:80-5.9(a)(1) of transfer of ownership regulations requiring payment by the buyer to the Portfolio Reserve Account of a sum amounting to 3.25 percent of the purchase price. 5. Authorization for the Executive Director or any Chief to execute any and all documents necessary to effectuate the above actions.

Mayor Bollwage, of Elizabeth, addressed the Board. He provided the Board with an endorsement of the City's support for the redevelopment of the Oakwood Plaza project. He further stated that none of the existing tenants would be displaced. The project currently suffers from a high vacancy rate and the plan is to move the existing tenants into vacant apartments as they demolish and rebuilt the project. The first phase of the project will include senior apartments, the second phase will include affordable family rental housing and the third phase will include family housing.

*Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder,
Dorothy Blakeslee, Patrick Sheehan*
Nay-None

6. GREEN OFFICE

APPROVAL OF DELEGATION OF AUTHORITY OF THE EXECUTIVE DIRECTOR TO ENTER INTO SETTLEMENTS IN CONNECTION WITH PSE&G FILINGS – ITEM 6A.

PULLED

7. TAX CREDIT

APPROVAL OF AMENDMENT TO THE QUALIFIED ALLOCATION PLAN – ITEM 7A.

Thomas Hunt moved and Dorothy Blakeslee seconded 1. Temporary waiver of the provisions of N.J.A.C. 5:80-33.24(b) that limit the permitted uses of a binding commitment to allocate credits from future years' tax credit authority to projects in a competitive cycle affected by a technical error and the next-highest ranking eligible project in the Final Cycle if that project received only a partial allocation for the sole purpose of awarding tax credits between the dates of this action and September 30, 2009 to projects eligible for TCAP funds.

Commissioner Doria emphasized the importance of meeting the September 30, 2009 deadline. He added the importance of getting the projects in the ground. To ensure that the TCAP funds are not lost the projects must begin construction within 120 days. It is projected that over 2,300 units of housing will be constructed with 2009 credits.

*Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder,
Dorothy Blakeslee, Patrick Sheehan*

Nay-None

8. OTHER BUSINESS

AUTHORIZATION TO DISSOLVE THE NJHMFA COMMUNITY DEVELOPMENT ENTITY, LLC AND THE NJHMFA COMMUNITY DEVELOPMENT ENTITY 2, LLC – ITEM 8A.

Monsignor Linder moved and Patrick Sheehan seconded 1. Authorization for the Executive Director to take any and all actions necessary to dissolve NJHMFA Community Development Entity, LLC. 2. Authorization for the Executive Director to take any and all actions necessary to dissolve NJHMFA Community Development Entity 2, LLC.

*Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder,
Dorothy Blakeslee, Patrick Sheehan*

Nay-None

OTHER BUSINESS THAT THE BOARD NEEDED TO DISCUSS

Marge DellaVecchia advised the Board that S & P affirmed the Agency's "AA" Issuer Credit Rating with a stable outlook. This affirmation process has taken over a year to complete. S & P made many, many requests for very detailed historical data before releasing the rating. Ms DellaVecchia thanked, Chief Financial Officer, Eileen Hawes, and the Capital Markets, Finance, Single-Family, and Property Management staff for compiling all of the requested information. She added that S & P expects to issue a report of this action next week, which she will share with the Board upon receipt.

Dorothy Blakeslee stated that not many housing finance agencies could get this credit rating on their own. Eileen Hawes stated that 26 housing agencies have ICR's and of the 26 Alaska is the only housing finance agency with a "AAA" rating and that there are between 10-12 housing finance agencies in the "AA" category.

9. APPROVAL OF MINUTES

APPROVAL OF THE MINUTES OF THE AGENCY'S BOARD MEETING HELD MAY 21, 2009 IN SUBSTANTIALLY FINAL FORM - ITEM 9A.

Thomas Hunt moved and Monsignor Linder seconded approval of the minutes of the Agency's Board meeting held May 21, 2009 in substantially final form.

*Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder,
Dorothy Blakeslee, Patrick Sheehan*

Nay-None

MOTION TO ADJOURN

Dorothy Blakeslee moved and Thomas Hunt seconded a motion to adjourn at 10:50 a.m.

*Aye-Joseph Doria, Steve Petrecca, Nancy Kaplen, Patti Holland, Thomas Hunt, Monsignor Linder,
Dorothy Blakeslee, Patrick Sheehan*

Nay-None



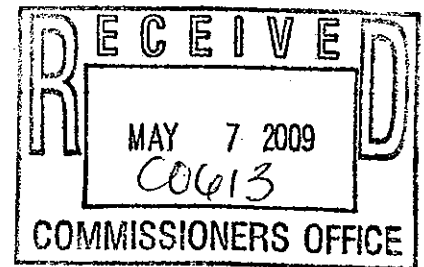
State of New Jersey
OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF LAW AND PUBLIC SAFETY
PO Box 080
TRENTON NJ 08625-0080

JON S. CORZINE
Governor

ANNE MILGRAM
Attorney General

May 1, 2009

Honorable Joseph V. Doria, Jr.
Commissioner
Department of Community Affairs
New Jersey Housing and Mortgage Finance Agency
P.O. Box 18550
Trenton, New Jersey 08650



Dear Commissioner Doria:

I hereby designate Nancy Kaplen, Assistant Attorney General, to represent me in my absence at the meetings of the New Jersey Housing and Mortgage Finance Agency and to vote in my stead and to otherwise act on my behalf.

In addition, I am also designating Robert Romano, Assistant Attorney General, as an alternate designee.

Very truly yours,

Anne Milgram
Attorney General





State of New Jersey
OFFICE OF THE STATE TREASURER
PO Box 002
TRENTON NJ 08625-0002

JON S. CORZINE
Governor

R. DAVID ROUSSEAU
State Treasurer

September 9, 2008

Marge DellaVecchia, Executive Director
NJ Housing and Mortgage Finance Agency
637 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650

Dear Ms. DellaVecchia:

I hereby designate Steve Petrecca, Department of Treasury to act as my designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency.

Sincerely,

A handwritten signature in black ink, appearing to read "R. David Rousseau".

R. David Rousseau
State Treasurer



State of New Jersey
DEPARTMENT OF BANKING AND INSURANCE
OFFICE OF THE COMMISSIONER
PO BOX 325
TRENTON, NJ 08625-0325

JON S. CORZINE
Governor

TEL (609) 292-5360

STEVEN M. GOLDMAN
Commissioner

January 13, 2009

Marge Della Vecchia
Executive Director
NJ Housing and Mortgage Finance Agency
637 South Clinton Avenue – PO Box 18550
Trenton, NJ 08650

Re: Designee for '2009' Board Meetings

Dear Ms. Della Vecchia:

My designee for all 2009 New Jersey Housing Mortgage and Finance Agency Board meetings will be Thomas Hunt, Assistant Banking Director, Office of Consumer Finance, Division of Banking.

If you have any questions, please do not hesitate to call Mr. Hunt at (609) 292-7272, ext. 50111.

Very truly yours,

A handwritten signature in black ink, appearing to read "S. Goldman".

Steven M. Goldman
Commissioner

c: Thomas Hunt
Assistant Director, Office of Consumer Finance

Terry McEwen
Director, Division of Banking

Linda Schwimmer
Director, Legislation and Policy

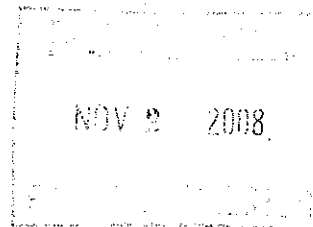


State of New Jersey
DEPARTMENT OF HUMAN SERVICES
PO Box 700
TRENTON NJ 08625-0700

JON S. CORZINE
Governor

JENNIFER VELEZ
Commissioner

November 13, 2008



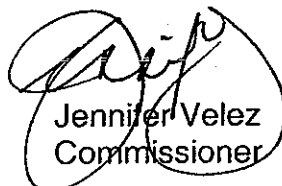
Marge Della Vecchia, Executive Director
NJ Housing and Mortgage Finance Agency
637 South Clinton Avenue
Trenton, NJ 08650-2085

Dear Ms. Della Vecchia:

Please be advised that Patti Holland, Assistant Director, Office of Housing, Policy and Program Development, Division of Mental Health Services, has been chosen as the Department's representative for board meetings of the New Jersey Housing and Mortgage Finance Agency. In her absence Dan Bachalis will be her designee and will have full authority to represent and take action on matters related to the Department of Human Services.

We appreciate the opportunity to participate in meetings of the HMFA Board and look forward to continuing to promote affordable housing needs for our citizens.

Sincerely,


Jennifer Velez
Commissioner

JV:3:sig
c: Kevin Martone
Patti Holland
Dan Bachalis