

**NOTICE OF THE NEW JERSEY  
HOUSING AND MORTGAGE FINANCE AGENCY  
BOARD MEETING**

This is to notify you that the 402<sup>nd</sup> Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Friday, November 21, 2014 at 10:00 a.m. at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650.

Attached hereto is an Agenda for this meeting to the extent known at this date, and it is anticipated that formal actions will be taken by the Agency with regard to the items.

**-AGENDA-  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY  
402<sup>nd</sup> BOARD MEETING  
November 21, 2014  
637 South Clinton Avenue  
Trenton, NJ 08650-2085**

**PUBLIC SESSION**

**NOTICE OF PUBLIC MEETING**

**ROLL CALL**

**1. APPROVAL OF MINUTES**

- 1 a. Approval of the Public Session Minutes of the October 2, 2014 Meeting of the HMFA Board
- b. Approval of the Executive Session Minutes of the October 2, 2014 Meeting of the HMFA Board

**2. CDBG-DR**

- 2 a. Approval to Enter Into Sub-Sub-Recipient Agreements with Public Housing Authorities

**3. SINGLE FAMILY**

- 3 a. CHOICE #14-13 – Parker Green, *Location: Mount Holly Township, Burlington County, Sponsor: TRF* - Approval of a Mortgage Financing Commitment
- b. CHOICE #14-14 - Community Links IV, *Location: City of Camden, Camden County, Sponsor: Saint Joseph's Carpenter Society Community Links IV Urban Renewal, LLC* - Approval of a Mortgage Financing Commitment

**4. MULTI-FAMILY**

- 4 a. Approval of the Amendments to the Multifamily Underwriting Guidelines
- b. Approval of Amendments to the Fund for Restoration of Multifamily Housing – Public Housing Authority Tranche 1 Guidelines
- c. Approval of the Fund for Restoration of Multifamily Housing – Public Housing Authority Tranche 2 Guidelines
- d. HMFA #00361 - St. James AME, *Location: Newark, Essex County, Developer: St. James AME Development Corp.* – Approval of a Mortgage Financing Commitment and Prepayment of Existing Agency Mortgage Loans
- e. HMFA #02357/SNHTF #141/CBVI #6 - Roseville Commons, *Location: Newark, Essex County, Developer: RPM Development, LLC* – Approval of Amendment to Cash Flow Repayment Terms

5. MULTI-FAMILY- CONDUIT

- 5 a. HMFA #03014 - Atlantic City Townhouses, *Location: Atlantic City, Atlantic County*  
*Developer: Vitus Group Inc.* - Approval of a Mortgage Financing Commitment, Prepayment of Existing Agency Loans and Transfer of Ownership
- b. HMFA #02976 - Passaic Housing Authority RAD, *Location: Passaic, Passaic County, Developer: Housing Authority of the City of Passaic* - Approval of a Mortgage Financing Commitment

6. MULTI-FAMILY- FOUR PERCENT TAX CREDITS

- 6 a. HMFA #02857- Chambers Crescent, *Location: Lakewood, Ocean County, Developer: Community Investment Strategies* – Approval of a Mortgage Financing Commitment and Approval to Insure Mortgage Loan pursuant to HUD’s Risk Share Program
- b. HMFA #03048 - St. Michael’s Monastery, *Location: Union City, Hudson County, Developer: Regan Development Corporation* - Approval of a Declaration of Intent
- c. HMFA #03033 – Willows at Orchard Road, *Location: Montgomery Township, Somerset County, Developer: MBI Development Company, Inc.* – Approval of a Mortgage Financing Commitment

7. MULTI-FAMILY- FOUR PERCENT TAX CREDITS-CONDUIT

- 7 a. HMFA #03052 - Glassworks at Aberdeen, *Location: Aberdeen Twp., Monmouth County, Developer: Ingerman Development Company, LLC* - Approval of a Declaration of Intent
- b. HMFA #03053 - Oak Lane at Little Egg Harbor, *Location: Little Egg Harbor, Ocean County Developer: Ingerman Development Company, LLC* - Approval of a Declaration of Intent

8. MULTI-FAMILY- FUND FOR RESTORATION OF MULTI-FAMILY HOUSING

- 8 a. HFMA #02915 - A. Harry Moore IV, *Location: Jersey City, Hudson County, Developer: Pennrose Properties, LLC* – Approval of a Subsidy Mortgage Financing Recommitment
- b. HMFA #02589 - Glennview Townhouses Phase II, *Location: Jersey City, Hudson County, Developer: Michaels Development Company* – Approval of a Mortgage Financing Recommitment and Subsidy Mortgage Loan Recommitment

9. MULTI-FAMILY- FUND FOR RESTORATION OF MULTI-FAMILY HOUSING – FOUR PERCENT TAX CREDITS

- 9 a. HMFA #02977 - Heritage Village at Galloway, *Location: Galloway Township, Atlantic County, Developer: Community Investment Strategies* - Approval of a Declaration of Intent
- b. HMFA #02941 - Manchester Senior Housing, *Location: Manchester Township, Ocean County, Developer: Princeton Senior Living, LLC* - Approval of a Declaration of Intent

10. SUPPORTIVE HOUSING

- 10a. Approval of the Supportive Housing Connection Guidelines and MOU

11. REGULATORY AFFAIRS

- 11a. HMFA #218 - Jasontown II – Approval of a Prepayment
- b. HMFA #206 - Paulus Hook – Approval of a Amendment to Commitment
- c. HMFA #1264 - Lafayette Village – Approval of a Release of a Portion of Project Land
- d. HMFA #1334 - Salem Historic Homes II – Approval of a Transfer of Ownership, Assumption of Mortgage and Acceptance of Short Payoff
- e. HMFA #367 - John P. Renna, Jr. Home – Approval of a Prepayment
- f. HMFA #257 - Felicity Tower – Approval of a Prepayment
- g. HMFA #462 - Murray M. Bisgaier – Approval of a Prepayment
- h. HMFA #529 - Court Towers – Approval of Conditional Waiver of Prepayment Regulation
- i. HMFA #334 – Pinewood Hall - Approval of a Prepayment
- j. HMFA #387 - Trent Center West – Approval of Amendment to Prior Board Approval

12. CAPITAL MARKETS

- 12a. HMFA #03014 - Atlantic City Townhouses - Approval of Conduit Bond Documents
- b. HMFA #02878 - Residences at Wood Pond Village - Approval of Conduit Bond Documents
- c. Approval to Execute Revolving Line of Credit and Security Agreement between HMFA and Wells Fargo N.A.

13. FINANCE

- 13a. Approval of the Agency's 2015 Fiscal Year Budget

14. DELINQUENT ASSET

- 14a. HMFA #217 - Kuzuri Kijiji - Approval of Declaration of Default

15. OTHER BUSINESS

- 15a. Any Necessary Business that May Come Before the Board

16. ADJOURNMENT

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