

**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 October 15, 2008 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 15<sup>th</sup> day of October 2008.

*Marge Della Vecchia*

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

**FINAL**

**MINUTES OF THE 324<sup>TH</sup> BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**MEMBERS:**

- Joseph Doria, Commissioner, DCA
- \* Robert Romano, 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  
Claudia Lovas, Director of Program Development  
Leslie S. Lefkowitz, Chief of Legal and Regulatory Affairs  
Lenore Rosner, Chief of Operations  
Michael Floyd, Chief of Program Services  
Claudia Lovas, Director of Program Development  
Michael Staton, Director of Multifamily Programs and Credits  
John Murray, Director of Multifamily Lending  
Pam McCrory, Director of Supported Housing and Special Needs  
Darryl Applegate, Director of Regulatory Affairs  
Tony Cupano, Director of Property Management  
Barbara Geary, Legal Affairs Officer  
Gira Bose, Director of Government Relations  
Todd Evans, Director, Capital Markets  
Terry Fink, Director of Finance  
Cinthia Gonzalez, Supervisor of HMIS  
Harry Stevens, General Services Assistant  
Carilyn Willis, Executive Secretary

**OTHERS**

PRESENT: Robert Shaughnessy, Deputy Attorney General  
Laura Shea, Deputy Attorney General  
Bob Purcell, Deputy Attorney General  
Margaret Guarino, Bank of America  
Ellen Duffy, Bank of America  
Mike Koessel, Citigroup  
Hans Lampart, Eastern Pacific

- \* Letter of June 18, 2007 designating Robert Romano to represent the Attorney General
- \*\* Letter of September 9, 2008 designating Steve Petrecca to represent the State Treasurer
- \*\*\* Letter of January 11, 2008, designating Thomas Hunt to represent Steven Goldman, Commissioner, Department of Banking and Insurance
- \*\*\*\* Letter of February 22, 2007 designating Patti Holland, to represent Jennifer Velez, Commissioner, Department of Human Services

October 15, 2008

**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 October 3, 2008 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."

MULTIFAMILY

HMFA #1415 - HARVEST SENIOR HOUSING -- APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT - ITEM 1A.

*Thomas Hunt moved and Monsignor Linder seconded 1.* Approval of a modification to a closing condition in a mortgage recommitment for a project known as Harvest Senior Housing HMFA #01416, upon the terms and conditions set forth in the Request for Action.

*Aye-Joseph Doria, Robert Romano, Steve Petrecca, Patti Holland, Thomas Hunt, Monsignor Linder*

*Dorothy Blakeslee, Patrick Sheehan*

*Nay-None*

HMFA #2461 - CAMELOT AT CINNAMINSON HARBOUR I, LLC - APPROVAL OF A DECLARATION OF INTENT - ITEM 1B.

*Monsignor Linder moved and Steve Petrecca 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 \$9,699,806 in permanent financing for a project known as Camelot at Cinnaminson Harbour I, HMFA #2461, 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 approval, the Board can express its present intent to issue bonds for this project. 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 action does not obligate the Agency to take any further action in connection with this project, including any action 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 of a Declaration of Intent is not intended to give this project any preference over any other project financing.

*Aye-Joseph Doria, Robert Romano, Steve Petrecca, Patti Holland, Thomas Hunt, Monsignor Linder*

*Dorothy Blakeslee, Patrick Sheehan*

*Nay-None*

HMFA # 1130 - TIFFANY MANOR – APPROVAL OF A MORTGAGE MODIFICATION – ITEM 1C.

*Thomas Hunt moved and Dorothy Blakeslee seconded 1.* Approval of a mortgage modification regarding the terms and conditions of the permanent financing for a project known as Tiffany Manor, HMFA #1130.

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

MULTI-FAMILY

HMFA # 1427/SNHTF #180 - SALEM SENIOR VILLAGE – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 2A.

*Monsignor Linder moved and Dorothy Blakeslee seconded 1.* Approval of a mortgage recommitment for an estimated \$924,000 in permanent financing for a project known as Salem Senior Village, HMFA #1427/SNHTF #180, upon the terms and conditions set forth in the Request for Action. 2. Approval of a second mortgage loan commitment for an estimated \$600,000 in permanent financing from the Special Need Housing Trust Fund for a project known as Salem Senior Village, HMFA #1427/SNHTF #180, upon the terms and conditions set forth in the Request for Action.

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

3. PRESERVATION

HMFA #2460 - TOWNHOUSE TERRACE EAST I – APPROVAL OF A DECLARATION OF INTENT – ITEM 3A.

*Steve Petrecca moved and Robert Romano 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 \$4,625,415 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. 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 approval, the Board expresses its present consideration to issue bonds for this project. 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, including any action to allocate tax-exempt bond volume cap, to issue bonds or to provide first mortgage financing, gap financing or a tax credit allocation. This request for a Declaration of Intent is not intended to give this project any preference over any other project financing.

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

SUPPORTIVE HOUSING SPECIAL NEEDS HOUSING TRUST FUND

HMFA #02433/SNHTF #163 - MARKET STREET SUPPORTIVE HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 4A.

*Thomas Hunt moved and Dorothy Blakeslee seconded* 1. Approval of a mortgage commitment for an estimated \$475,000 in construction and permanent financing from the Special Needs Housing Trust Fund for a project known as Market Street Supportive Housing, HMFA #02433, SNHTF#163, upon the terms and conditions set forth in the Request for Action.

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

HMFA #02376/SNHTF #149 – KINGSLAND COURT – APPROVAL OF A DECLARATION OF INTENT – ITEM 4B.

*Monsignor Linder moved and Dorothy Blakeslee seconded* 1. Approval of a “Declaration of Intent” stating the intention of the Agency to fund a project known as Kingsland Court, HMFA #02376 / SNHTF #149, from the Special Needs Housing Trust Fund in an estimated amount of \$771,000 in construction and permanent financing by way of a first 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 consideration does not obligate the Agency to take any further consideration in connection with this project. This consideration for a Declaration of Intent is not intended to give this project any preference over any other project financing.

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

HMFA #02139/SNHTF #50 – RIGHTS OF PASSAGE II – APPROVAL OF A DECLARATION OF INTENT – ITEM 4C.

*Monsignor Linder moved and Patrick Sheehan seconded* 1. Approval of a “Declaration of Intent” stating the intention of the Agency to fund a project known as Rights of Passage II, HMFA #02139 / SNHTF # 50, from the Special Needs Housing Trust Fund in an estimated amount of \$810,000 in permanent financing by way of a first 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 consideration does not obligate the Agency to take any further consideration in connection with this project. This consideration for a Declaration of Intent is not intended to give this project any preference over any other project financing.

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

HMFA #02132/SNHTF #43 – PERC SUPPORTIVE HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 5A.

*Dorothy Blakeslee moved and Thomas Hunt seconded 1.* Approval of a mortgage commitment for an estimated \$801,000 in construction and permanent financing from the Special Needs Housing Trust Fund for a project known as PERC Supportive Housing, HMFA #02132, SNHTF #43, upon the terms and conditions set forth in the Request for Action.

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

HMFA #02374/SNHTF #147 – PROJECT 99 – APPROVAL OF A DECLARATION OF INTENT – ITEM 5B.

*Robert Romano moved and Dorothy Blakeslee seconded 1.* Approval of a “Declaration of Intent” stating the intention of the Agency to fund a project known Project 99 HMFA #02374 / SNHTF #147, from the Special Needs Housing Trust Fund in an estimated amount of \$455,000 in permanent financing by way of a first 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 consideration 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, Robert Romano, Steve Petrecca, Patti Holland, Thomas Hunt, Monsignor Linder  
Dorothy Blakeslee, Patrick Sheehan  
Nay-None*

HMFA #02166/SNHTF #70 – HAMILTON AVENUE SUPPORTIVE HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 5C.

*Patrick Sheehan moved and Steve Petrecca seconded 1.* Approval of a mortgage commitment for an estimated \$556,000 in construction and permanent financing from the Special Needs Housing Trust Fund for a project known as Hamilton Supportive Housing HMFA #02166 / SNHTF #70, upon the terms and conditions set forth in the Request for Action. 2. Approval of a mortgage commitment for an estimated \$41,000 in construction and permanent financing from the Community Housing Program for a project known as Hamilton Supportive Housing HMFA #02166 / SNHTF #70, upon the terms and conditions set forth in the Request for Action.

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

## CAPITAL MARKETS

### APPROVAL OF AN AMENDED SERIES RESOLUTION FOR SINGLE FAMILY – ITEM 6A.

This item was pulled from the Agenda.

*Margaret Guarino and Ellen Duffy from Bank of America provided the Board with an update of the current financial markets. Ms. Guarino stated that there are two problems - the credit crisis and the lack of buyers in the market-the biggest of which is the credit crisis. She stated that there are between 5-6 bond deals in the market today testing the waters. Maine Housing was in the market yesterday and received a 6.25% rate for a 15-year term. New York State and Connecticut may mail their PO today. The Agency may mail tomorrow.*

## OTHER BUSINESS

*Executive Director Marge Della Vecchia provided the Board with status of the Grogan Marine View rent increase issue. The project sponsor owner requested a 33% rent increase. After review of the application and the overall financial condition of the project the Agency approved a 3.5% increase. The Board affirmed the Agency staff's approval of the 3.5% rental increase and authorized the Agency's Executive Director to refer the matter to the Office of Administrative Law for a hearing of a contested case. The AOL judge issued an Initial Decision. The Agency Board approved a Final Decision and Order that rejected in part the Initial Decision. The project sponsor filed an appeal with the Appellate Division of New Jersey Superior Court. The Appellate Division issued an opinion dated October 10, 2008 affirming the Agency's Final decision in its entirety.*

*Ms Della Vecchia recognized Agency staff member Abram Hillson as the recipient of HUD's "Effective Project Manager" award for his work with the Homelessness Management Information System. Mr. Hillson was the sole recipient of the national award nationally.*

*Ms. Della Vecchia advised the Board that the Agency's solar system has been up and running since September 3rd. The total cost was \$1.2 million less a \$325,000 BPU rebate. It is estimated that the solar system will provide energy to cover 30% of the Agency's operations and that approximately \$54,000 in credits will be generated annually. The credits will be sold and act as a source of income to the Agency. The payback will be between 11-12 years.*

*Ms Della Vecchia announced the retirement of Property Management Director, Tony Cupano effective October 31st. Robert Sasso, who currently works in the Property Management Division will replace Mr. Cupano as the Director. There will be a reorganization of the Division of which details will be presented to the Board at the November meeting.*

*Board member Thomas Hunt complemented Executive Director Della Vecchia and staff Pam McCrory for the high amount of leveraging with regard to the Special Needs Housing Trust Fund projects. He stated that identifying other sources of funding in this current financial market is difficult.*



APPROVAL OF MINUTES

APPROVAL OF THE MINUTES OF THE AGENCY'S BOARD MEETING HELD OCTOBER 15, 2008 IN SUBSTANTIALLY FINAL FORM - ITEM 8A.

*Thomas Hunt moved and Steve Petrecca seconded approval of the Minutes of the Agency's Board Meeting held October 15, 2008 in substantially final form.*

*Aye-Joseph Doria, Robert Romano, Steve Petrecca, 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 10:45 a.m.*

*Aye-Joseph Doria, Robert Romano, Steve Petrecca, 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*

STUART RABNER  
*Attorney General*

June 18, 2007

Honorable Susan Bass Levin, Commissioner  
Department of Community Affairs  
New Jersey Housing and Mortgage Finance Agency  
P.O. Box 800  
Trenton, NJ 08625-0800

Dear Commissioner Levin:

I hereby designate Robert Romano, Assistant Attorney General, to represent me in my absence at the meetings of the New Jersey Housing and Mortgage Finance Agency. In the event of AAG Romano's absence, Deputy Attorney General Susan Fischer is authorized to vote in my stead and to otherwise act on my behalf.

Very truly yours,

Stuart Rabner  
Attorney General

sav

c: Nina Wells, Secretary of State  
Robert Romano, Assistant Attorney General  
Susan Fischer, Deputy 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 11, 2008

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

Re: '2008' NJHMFA Board Meetings

Dear Ms. Della Vecchia:

Thomas Hunt, Assistant Director, Office of Consumer Finance of the Department's Banking Division, has been authorized to be my designee, with voting power, for the 312<sup>th</sup> Board meeting on January 17 and all 2008 subsequent meetings of the NJHMFA.

If you have any questions or need additional information, please call Mr. Hunt at (609) 292-5360, ext. 50223.

Very truly yours,

STEVEN M. GOLDMAN  
Commissioner

c: Thomas Hunt  
Assistant Director, Office of Consumer Finance

Terry McEwen  
Director, Division of Banking



State of New Jersey

DEPARTMENT OF HUMAN SERVICES

PO Box 700

TRENTON, NJ 08625-0700

JON S. CORZINE  
Governor

JENNIFER VELEZ  
Acting Commissioner

February 22, 2007

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

Dear Ms. Della Vecchia:

Please be advised that Kevin Martone, Assistant Commissioner, Division of Mental Health Services, will be the Department's designee to all board meetings of the New Jersey Housing and Mortgage Finance Agency. Mr. Martone has full authority to represent and take action on matters related to the Department of Human Services. In Mr. Martone's absence, the designee will be Patti Holland, Assistant Director, Office of Housing and Community Development within the Division of Mental Health 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  
Acting Commissioner

JV:3:cg

c: Kevin Martone  
Patti Holland