

**MINUTES OF THE 353rd BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

MEMBERS:

- Lori Grifa, Commissioner, DCA
- * Susan Fischer, Assistant Attorney General
(representing Paula Dow, Attorney General)
- ** Jim Petrino, Director, Office of Public Finance, Department of Treasury
(representing Andrew Sidamon-Eristoff, State Treasurer)
- *** Thomas Hunt, Assistant Director, Office of Consumer Finance, Department of Banking and Insurance
(representing Thomas Considine, Acting Commissioner, Department of Banking and Insurance)
- **** Dan Bachalis, Regional Coordinator, Community Services, Division of Mental Health Services
(representing Jennifer Velez, Commissioner, Department of Human Services)
- Monsignor William Linder
- Dorothy Blakeslee
- Stanley Weeks

OFFICIALS

PRESENT:

Marge Della Vecchia, Executive Director
Tracee Battis, Chief of Programs
Lenore Rosner, Chief of Operations
Leslie Lefkowitz, Chief of Legal and Regulatory Affairs
Michael Floyd, Chief of Program Services
Claudia Lovas, Director of Program Development
Gira Bose, Director, Government Relations
Michael Staton, Director of Multifamily Programs and Credits
Darryl Applegate, Director of Regulatory Affairs
Pam McCrory, Director of Supported Housing and Special Needs
Jerry Keelen, Director, Single Family
Dana Irlbacher, Assistant Director, Single Family
John Murray, Director of Multifamily Lending
Barbara Geary, Legal Affairs Officer
Todd Evans, Director of Capital Markets
Terry Fink, Director of Finance
Bob Sasso, Director of Property Management
Bruce Blumenthal, Community Development Ombudsman
Gabriel Nathanson, Green Homes Coordinator
Catherine Bernard, Senior Bond Analyst
Harry Stevens, General Services Assistant
Carilyn Willis, Executive Secretary

OTHERS

PRESENT:

Bob Purcell, Deputy Attorney General
George Ljutich, Deputy Attorney General
Ed Martogoli, RPM
Mike Koessel, Citi
Raymond Hugh, Citi
Mr. Fink, Leewood
Tim Henkel, Pennrose
Maura Tully, Governor Authority's Unit
Leon Sandball, McManimon
Joel Silver, MDC

- * Letter of March 25, 2010 designating Susan Fischer to represent the Attorney General
- ** Letter of March 2, 2010 designating Jim Petrino to represent the State Treasurer
- *** Letter of July 2, 2010, designating Thomas Hunt to represent Thomas Considine, Acting Commissioner, Department of Banking and Insurance
- **** Letter of June 4, 2010 designating Dan Bachalis, to represent Jennifer Velez, Commissioner, Department of Human Services

July 15, 2010

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 July 8, 2010 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 JUNE 22, 2010 MEETING OF THE HMFA BOARD -- ITEM 1A.

Monsignor Linder moved and Thomas Hunt seconded approval of the minutes of the June 22, 2010 meeting of the HMFA Board.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder,
Stanley Weeks
Nay-None*

SINGLE FAMILY

CHOICE #09-53 - LEEWOOD RENAISSANCE @ FRANKLIN PHASE A1 - APPROVAL OF A MORTGAGE FINANCING COMMITMENT EXTENSION - ITEM 2A.

Thomas Hunt moved and Monsignor Linder seconded 1. Approval of a revised financing commitment under the Choices in Home Ownership Incentives Created for Everyone ("CHOICE") Program, upon the terms and conditions set forth below, for an increased construction loan in the estimated amount of \$1,567,483 and a CHOICE Subsidy allocation in an amount not to exceed \$1,999,990 (same as prior Board approval) to Renaissance Franklin A-1, LLC ("Sponsor") or an entity to be formed by the Sponsor for the construction and completion of the project. 2. Approval of an extension of the financing commitment for the project known as CHOICE # 09-53, Leewood Renaissance at Franklin Phase A-1, LLC until January 31, 2011, upon the terms and conditions set forth in the Request for Action. 3. Approval for the Executive Director, in consultation with the Attorney General's Office, to take any action that is necessary to effectuate this transaction.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder,
Stanley Weeks
Nay-None*

MULTI-FAMILY

HMFA #02591 - BAXTER TERRACE – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 3A.

Dorothy Blakeslee moved and James Petrino seconded 1. Approval of a mortgage commitment for an estimated \$16,619,000 in permanent financing for a project known as Baxter Terrace, HMFA #02591, upon the terms and conditions set forth in the Request for Action. 2. Approval to insure the mortgage loan for a project known as Baxter Terrace, HMFA #02591, 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 at Note I \$2,394,981 for a term of 30 years and Note II in an estimated amount of \$14,223,068 and with a maturity date of 27 months from the date of loan closing. The New Jersey Housing and Mortgage Finance Agency shall assume 10% of the risk of any loss due to mortgage default and the Federal Housing Administration shall assume 90% of any loss or such other coverage acceptable to both parties.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder,
Stanley Weeks
Nay-None*

HMFA #02351 - A HARRY MOORE PHASE III – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 3B.

Thomas Hunt moved and Dorothy Blakeslee seconded 1. Approval of a re-commitment for an estimated \$1,600,000 in permanent financing for a project known as A Harry Moore Phase III, HMFA #02351, upon the terms and conditions set forth in the Request for Action.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder,
Stanley Weeks
Nay-None*

HMFA #1431 - BRENTWOOD COMMONS – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 3C.

Dorothy Blakeslee moved and Thomas Hunt seconded 1. Approval of a mortgage recommitment for an estimated \$808,000 in permanent financing for a project known as Brentwood Commons, HMFA #1431, upon the terms and conditions set forth in the Request for Action.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder,
Stanley Weeks
Nay-None*

HMFA #02587 - PARKSIDE FAMILY HOUSING (PHASE II) - APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 3D.

Thomas Hunt moved and James Petrino seconded 1. Approval of a mortgage recommitment for an estimated \$825,000 in permanent financing for a project known as Parkside Family Housing (Phase II), HMFA #02587, upon the terms and conditions set forth in the Request for Action.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder,
Stanley Weeks
Nay-None*

HMFA #02119 - COUNTRYSIDE VILLAGE III - APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 3E.

Thomas Hunt moved and Dorothy Blakeslee seconded 1. Approval of a mortgage recommitment for an estimated \$1,204,000 in permanent financing for a project known as Countryside Village Phase III, HMFA #02119, upon the terms and conditions set forth in the Request for Action. 2. Approval to remove the condition of the mortgage loan requiring the U.S. Department of Housing and Urban Developments Housing Finance Agency Risk Sharing Program insurance for a project known as Countryside Village Phase III, HMFA #2119. All other terms and conditions of the board action dated April 20, 2006 regarding this project shall remain the same.

*Aye- Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder,
Stanley Weeks*

Nay-None

Recusal-Lori Grifa

HMFA #02442 – GLENNVIEW TOWNHOUSES - APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 3F.

Susan Fischer moved and Dorothy Blakeslee seconded 1. Approval of a mortgage recommitment for an estimated \$963,000 in permanent financing for a project known as Glennview Townhouses, HMFA #02442, upon the terms and conditions set forth in the Request for Action.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder,
Stanley Weeks*

Nay-None

HMFA #02329 - STUDEBAKER LOFTS – APPROVAL OF A MORTGAGE COMMITMENT EXTENSION – ITEM 3G.

Thomas Hunt moved and James Petrino seconded 1. Approval of an extension of a mortgage commitment for permanent financing from the sale of taxable bonds or other funds available to the Agency for a project known as Studebaker Lofts, HMFA #02392 in the estimated amount of \$2,436,000. This commitment extension will expire on March 31, 2012. 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 December 8, 2009 regarding this project shall remain the same. 2. Approval of an extension of mortgage commitment for an estimated \$4,000,000 in permanent financing by way of a second mortgage loan from the City Living Program for a project known as Studebaker Loft Apartments, HMFA #02392, upon the terms and conditions set forth below. This commitment extension will expire on March 31, 2012. 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 December 8, 2009 regarding this project shall remain the same.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder,
Stanley Weeks*

Nay-None

MULTIFAMILY RENTAL HOUSING PRODUCTION FUND PROGRAM - APPROVAL OF ADDITIONAL FUNDING – ITEM 3H.

Thomas Hunt moved and Stanley Weeks seconded 1. Approval to increase the funding for the Multifamily Rental Housing Production Loan Program by \$28,664,000 through the de-appropriation and reallocation of monies from previously authorized programs as described below and the pledge of projected net operating income budgeted for Program Expenses. 2. Delegation to the Executive Director to make non-substantive changes to the Program Guidelines subject to the approval of the Attorney Generals' Office. 3. Authorization for the Executive Director, Chief of Programs, Chief Financial Officer, or Chief of Legal and Regulatory Affairs to execute any and all documents necessary to effectuate the above action, subject to the approval of the Attorney General's office.

Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder, Stanley Weeks

Nay-None

PRESERVATION

HMFA #02409 - WASHINGTON DODD - APPROVAL OF A MODIFICATION OF A MORTGAGE FINANCING COMMITMENT – ITEM 4A.

Susan Fischer moved and Thomas Hunt seconded 1. Approval of modification of a loan commitment to authorize a forty (40) year loan term with a lesser period of tax exemption (30 years) pursuant to N.J.S.A. 55:14K-7(a)8.

Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder, Stanley Weeks

Nay-None

REGULATORY AFFAIRS

HMFA #785 – BOULEVARD SENIOR CITIZENS APARTMENTS – APPROVAL OF A TRANSFER OF OWNERSHIP AND OTHER RELATED ACTIONS – ITEM 5A.

Dorothy Blakeslee moved and Thomas Hunt seconded 1. Approval of a transfer of ownership of the project known as Boulevard Senior Citizen Apartments, HMFA #785, from Boulevard Seniors Limited Partnership to Boulevard Seniors Urban Renewal Limited Partnership. 2. Approval of internal transfer of ownership of limited partnership interests in the project known as Boulevard Senior Citizen Apartments, HMFA #785, from Charles P. Gendron to Helen Champagne and Richard N. Gendron. 3. Approval for Boulevard Seniors Urban Renewal Limited Partnership to assume the Agency's Financing, Deed Restriction and Regulatory Agreement. 4. Waiver of payment of the Portfolio Reserve Account sum at N.J.A.C. 5:80-5.9 (a) 1 with regard to the transfer of ownership from Boulevard Senior Apartments Limited Partnership to Boulevard Seniors Urban Renewal Limited Partnership, pursuant to the Agency's waiver regulation at N.J.A.C. 5:80-5.19. 5. Authorization for the Executive Director or any Chief to execute any and all documents necessary to effectuate the above actions.

Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder, Stanley Weeks

Nay-None

GREEN INITIATIVE

WEATHERIZATION PROGRAM – APPROVAL OF WEATHERIZATION GRANTS – ITEM 6A.

Thomas Hunt moved and Susan Fischer seconded 1. Authorization to award grants in an amount not to exceed \$5,000 per unit to specific Agency developments (list of qualifying project applicants are set forth as an attachment to the Request for Action) from funding received from the NJ Department of Community Affairs (DCA) Weatherization Assistance Program and specifically allocated from the American Recovery & Reinvestment Act of 2009, Public Law 111-5 (ARRA) as previously approved at the June 18, 2009 meeting (see attached Schedule B in the Request for Action). 2. Authorization for the Executive Director, Chief Financial Officer, Chief of Programs and the Chief of Legal and Regulatory Affairs or designee to take all actions and to execute and deliver any and all documents necessary to effectuate the above actions.

Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Stanley Weeks
Nay-None
Abstained-Monsignor Linder

POLICY AND PLANNING

CAMDEN PROGRAM OFFERING WIDESPREAD ENERGY RECOVERY (POWER) - APPROVAL TO ACCEPT HESP 2 AND EDA FUNDING – ITEM 7A.

This item was pulled from the Agenda of July 15, 2010.

CAPITAL MARKETS

SINGLE FAMILY BONDS – APPROVAL OF REIMBURSEMENT RESOLUTION – ITEM 8A.

Dorothy Blakeslee moved and James Petrino seconded 1. Approval of the Resolution in the form attached to the Request for Action which will enable the Agency to reimburse itself from the proceeds of bonds to be issued by the Agency, pursuant to the Agency's Single Family Home Mortgage Bonds Resolution, adopted December 8, 2009, for qualified mortgage loans and costs of issuance which have been temporarily funded from revenues or other sources of the Agency.

Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder,
Stanley Weeks
Nay-None

MULTIFAMILY BONDS – APPROVAL OF BOND DOCUMENTS – ITEM 8B.

James Petrino moved and Stanley Weeks seconded 1. Approval of the New Jersey Housing and Mortgage Finance Agency Series Resolution in the form attached to the Request for Action Authorizing the Issuance of Not To Exceed \$90,000,000 New Jersey Housing and Mortgage Finance Agency Multi-Family Revenue Bonds 2010 Series A, (non-AMT), 2010 Series B, Fixed Rate (non-AMT) and 2010 Series C, (Federally Taxable) (the "2010 Bonds").

Todd Evans read the following into the minutes: The bond documents shall be approved subject to the subsequent naming of a sellers syndicate pursuant to an EO26 sub-committee meeting."

Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Stanley Weeks
Nay-None
Abstained-Monsignor Linder

FINANCE

EO 122 EVALUATION COMMITTEE - APPROVAL OF APPOINTMENT OF COMMITTEE MEMBERS – ITEM 9A.

Dorothy Blakeslee requested that Tom Hunt be added to the EO 122 Evaluation Committee. Monsignor Linder moved and Dorothy Blakeslee seconded authorization to appoint 1) Dorothy Blakeslee, 2) Steve Petrecca or Jim Petrino designee for the State Treasurer and 3) Susan Fischer or Nancy Kaplen designee for the Attorney General's Office to the Evaluation Committee pursuant to Executive Order No. 122. Tom Hunt was also appointed to the EO 122 Evaluation Committee.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder, Stanley Weeks
Nay-None*

OTHER BUSINESS

APPROVAL TO AMEND AGENCY BY-LAWS – ITEM 10A.

Monsignor Linder moved and Thomas Hunt seconded 1. Approval to amend the Agency's By Laws as set forth in the Request for Action.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder, Stanley Weeks
Nay-None*

EXECUTIVE SESSION

Commissioner Lori Grifa read the following into the minutes:

WHEREAS, pursuant to N.J.S.A. 10:4-12 and 10:4-13 of the Open Public Meetings Act, the Agency intends to obtain legal advice from the Attorney General Office regarding the CREDA v. Sencit/HMFA matter and 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 Monsignor Linder seconded a motion to enter into Executive Session at 11:00 a.m.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder, Stanley Weeks
Nay-None*

MOTION TO ADJOURN

Thomas Hunt moved and James Petrino seconded a motion to adjourn at 11:31 a.m.

*Aye-Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee, Monsignor Linder, Stanley Weeks
Nay-None*



CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

State of New Jersey
OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION OF LAW
25 MARKET STREET
PO Box 112
TRENTON, NJ 08625-0112

PAULA T. DOW
Attorney General

ROBERT M. HANNA
Director

March 25, 2010

Honorable Lori Grifa, Acting Commissioner
Department of Community Affairs
New Jersey Housing & Mortgage Finance Agency
P.O. Box 800
Trenton, NJ 08625-0800

Dear Commissioner Grifa:

I hereby designate Susan K. Fischer, 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 Fischer's absence, Assistant Attorney General Nancy Kaplen is authorized to vote in my stead and to otherwise act on my behalf.

Sincerely yours,

PAULA T. DOW
ATTORNEY GENERAL OF NEW JERSEY

By: 

Paula T. Dow
Attorney General

mgh

c: Kim Guadagno, Lt. Governor
Nancy Kaplen, Assistant Attorney General
Susan Fischer, Assistant Attorney General





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

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

ANDREW P. SIDAMON - ERISTOFF
State Treasurer

March 2, 2010

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 permanent designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency. Jim Petrino, Department of Treasury will serve as back-up should Steve not be available to attend.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew P. Sidamon-Eristoff".

Andrew P. Sidamon-Eristoff
State Treasurer



State of New Jersey
DEPARTMENT OF BANKING AND INSURANCE
OFFICE OF THE COMMISSIONER
PO BOX 325
TRENTON, NJ 08625-0325
TEL (609) 292-7272

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

THOMAS B. CONSIDINE
Commissioner

July 2, 2010

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

Re: Board Meeting Designee

Dear Ms. Della Vecchia:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Thomas Hunt, Assistant Director, Office of Consumer Finance.

If you have any questions, please do not hesitate to call Mr. Hunt at (609) 292-7272, ext. 50223.

Very truly yours,

A handwritten signature in black ink that reads "Tom Considine".

Tom Considine
Commissioner

C: Thomas Hunt
Assistant Director, OCF

Garret Komjathy
Director of Banking



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

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

JENNIFER VELEZ
Commissioner

June 4, 2010

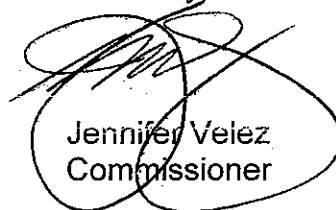
Marge Della Vecchia, Executive Director
NJ Housing and Mortgage Finance Agency
637 South Clinton Avenue
Trenton, NJ 08650-2085

Dear Ms. Della Vecchia:

Please be advised that Valerie L Larosiliere, Acting Assistant Director, Office of Housing, Policy, Planning, and Evaluation, 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

c: Kevin Martone
Valerie L Larosiliere
Dan Bachalis