

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**388<sup>TH</sup> BOARD MEETING**  
**August 29, 2013**  
**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 Minutes of the July 17, 2013 Meeting of the HMFA Board
- 1 b. Approval of the Minutes of the August 2, 2013 Meeting of the HMFA Board

2. FORECLOSURE PREVENTION

- 2 a. New Jersey Judiciary Foreclosure Mediation Program (NJJFM) - Approval to Enter into a Memorandum of Understanding with the Office of Dispute Settlement to transfer remaining NJJFM Funds

3. SINGLE FAMILY

- 3 a. CHOICE #08-31 – The Monarch, *Sponsor: Dornoch Plainfield, LLC, Location: Plainfield, Union County* – Approval to Modify the Repayment terms of the Construction Note and to Extend the Commitment expiration date
- 3 b. CHOICE #10-71 – Camden Rehab 2 NSP2, *Sponsor: SJCS Rehab, LLC, Location: City of Camden, Camden County* – Approval of a Modification and Extension of the Financing Commitment
- 3 c. MONI #04-4-01 – Homeownership Initiative Phase I, *Sponsor: Brand New Day, Inc., Location: Elizabeth, Union County* - Approval to Remove the Deed Restriction and Approval of a Mortgage Financing Commitment Extension

4. CDBG-DR

- 4 a. Sandy Home Buyer Program – Approval of Amended Guidelines
- 4 b. Approval of Appointment of Labor Standards Compliance Officer

5. MULTI-FAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING-STAND-ALONE

- 5 a. HMFA #02756 – Harrison Senior, *Developer: Domus Corporation, Location: Harrison, Hudson County* - Approval of a Subsidy Mortgage Loan Commitment

6. MULTI-FAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING – FOUR PERCENT CONDUIT
  - 6 a. HMFA #02593 – Montgomery Heights Phase II, *Developer: Pennrose Properties, LLC, Location: Newark, Essex County* – Approval of a Declaration of Intent
7. MULTI-FAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING-FOUR PERCENT
  - 7 a. HMFA #02772 – Atlantic City HOPE VI, *Developer: Conifer Realty, Location: Atlantic City, Atlantic County* - Approval of a Subsidy Mortgage Loan Commitment and Recommitment
  - b. HMFA #02937 – The Residences at Symphony Hall, *Developer: Ingerman Group, Location: Newark, Essex County* – Approval of a Declaration of Intent
  - c. HMFA #02912 – Valley Road Residential, *Developer: The Alpert Group, Location: West Orange, Essex County* - Approval of a Declaration of Intent
  - d. HMFA #02916 – Harvard Printing, *Developer: The Alpert Group, Location: Orange, Essex County* - Approval of a Declaration of Intent
8. MULTI-FAMILY - CONDUIT
  - 8 a. HMFA #02829 – Salem Lafayette Apartments, *Developer: National Foundation for Affordable Housing Solutions Development LLC, Location: Jersey City, Hudson County* - Approval of a Mortgage Loan Commitment, Prepayment, Transfer of Ownership and Waiver of PRA Fee
  - b. HMFA #02783 – Chestnut Homes, *Developer: Longstreet Development Corporation, Location: Passaic City, Passaic County* - Approval of a Mortgage Loan Commitment
  - c. HMFA # 02452 – Hollybush I & II, *Developer: The NHP Foundation, Location: Glassboro, Gloucester County* - Approval of a Mortgage Loan Commitment
  - d. HMFA #02897 – Penny Point Apartments, *Developer: The Vitus Group, Location: Egg Harbor Township, Atlantic County* - Approval of a Mortgage Loan Commitment and Declaration of Intent
  - e. HMFA #02914 – Great Falls, *Developer: The Related Companies, Inc., Location: Paterson, Passaic County* - Approval of a Declaration of Intent
9. SUPPORTIVE HOUSING
  - 9 a. HMFA #02826/DDHP #029 - Pamela Court Supportive Housing, *Sponsor: Mobility Consulting & Contracting Corp., Location: Jackson Township, Ocean County* - Approval of a Mortgage Loan Commitment
10. SUPPORTIVE HOUSING - PRESERVATION
  - 10a. HMFA #02828/SNHTF #321 – Heritage Village at Ocean – *Sponsor: Heritage Village at Ocean, LLC, Location: Ocean, Monmouth County* - Approval of a Mortgage Loan Commitment
11. REGULATORY AFFAIRS
  - 11a. HMFA #1252 - Spring Lake Gardens – Approval of a Transfer of Interest
  - b. HMFA #485 – UNICO Towers – Approval of a Partial Release of Property

12. CAPITAL MARKETS

- 12a. HMFA #02783 - Chestnut Homes – Approval of Bond Documents
- b. HMFA #02829 – Salem Lafayette Apartments - Approval of Bond Documents
- c. Mortgage Backed Securities Program (MBS) – Approval of Appropriation of Funding for Start-up and Infrastructure Costs

13. DELINQUENT ASSETS

- 13a. HMFA #217 – Kuzuri Kijiji – Approval of Additional Funding

14. HOMELESS MANAGEMENT INFORMATION SYSTEM

- 14a. Approval of the Extension of the Memorandum of Understanding between HMFA, Department of Community Affairs and the Department of Human Services

15. EXECUTIVE SESSION

- 15a. HMFA #1198 - Waterford Towers
- b. Foreclosure Settlement with Deutsche Bank
- c. Compliance Committee Report

16. RECONVENE TO PUBLIC-Action May be Taken with Regard to :

- 16a. HMFA #1198 - Waterford Towers
- b. Foreclosure Settlement with Deutsche Bank

17. OTHER BUSINESS

- 17a. Any Necessary Business that May Come Before the Board

18. ADJOURNMENT