

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**399<sup>TH</sup> BOARD MEETING**  
**July 10, 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 Minutes of the May 22, 2014 Meeting of the HMFA Board
- b. Approval of the Executive Session Minutes of the May 22, 2014 Meeting of the HMFA Board

**2. SINGLE FAMILY**

- 2a. CHOICE #07-09 - CHOICES in Millville - Approval to Remove Deed Restrictions on the Remaining Unsold Units
- b. Approval of Award of Single Family Sub-Servicing Contract

**3. FORECLOSURE PREVENTION - HARDEST HIT FUNDS**

- 3 a. HomeKeeper Program - Approval of Modifications to Program Guidelines

**4. COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY**

- 4a. Action Plan Amendment Number 7 Substantial Amendment for the Second Allocation of CDBG-DR Funds - Approval to Accept Additional CDBG-DR Funds and to Amend the Sub-Recipient Agreement

**5. MULTI-FAMILY**

- 5 a. Multifamily Loan Program- Approval of Amendment to Guidelines
- b. HMFA #03027 – Broadway Housing Partners LLC, *Location: Camden, Camden County, Developer: Broadway Housing Partners LLC* – Approval of a Mortgage Financing Commitment

**6. MULTI-FAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING – NINE PERCENT TAX CREDITS**

- 6 a. HMFA #02683/SNHTF #277 – Beachview Residence, *Location: Atlantic City, Atlantic County, Developer: RPM Development Company* – Approval of a Loan Modification
- b. HMFA #02732 – Gregory School and Garrett Street Annex Phase II, *Location: Long Branch, Monmouth County, Developer: Conifer Realty, LLC* – Approval of a Mortgage Financing Recommitment

**7. MULTI-FAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING- PHA SET ASIDE (HUD ASSISTED)**

- 7 a. HMFA #00369 – Keyport Leisure Bay Apartments, *Location: Keyport Borough, Monmouth County, Developer: Keyport Legions Apartments, Inc.* – Approval of a Mortgage Financing Commitment

8. MULTI-FAMILY – FOUR PERCENT TAX CREDITS

- 8 a. HMFA #02961 – Teaneck Senior Housing, *Location: Teaneck, Bergen County, Developer: The Albert Group, LLC* - Approval of a Mortgage Financing Commitment
- b. HMFA #02830 - River Vale Senior Residence, *Location: River Vale, Bergen County, Developer: Domus Corporation* – Approval of a Loan Modification
- c. HMFA #03015 – Holly Berry Court, *Location: Millville, Cumberland County, Developer: Conifer Realty* – Approval of a Declaration of Intent
- d. HMFA #03020 – Commissioners Court Apartments, *Location: Wildwood, Cape May County, Developer: Conifer Realty, LLC* – Approval of a Declaration of Intent

9. MULTI-FAMILY – FOUR PERCENT TAX CREDITS – CONDUIT

- 9a. HMFA #02946 – Trent Center West, *Location: Trenton, Mercer County, Developer: GLTC Partners, LLC* – Approval of a Mortgage Financing Commitment
- b. HMFA #02947 – Trent Center East – *Location: Trenton, Mercer County, Developer: GLTC Partners, LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA #02795 – North 25, *Location: Trenton, Mercer County, Developer: Southport Financial Services, Inc.* – Approval of a Declaration of Intent
- d. HMFA #03014 – Atlantic City Townhouses, *Location: Atlantic City, Ocean County, Developer: Vitus Group, Inc.* – Approval of a Declaration of Intent

10. SANDY SPECIAL NEEDS

- 10a. Approval of Revisions to the Sandy Special Needs Housing Guidelines
- b. HMFA #02903/SSNHF #34 – Frankie’s House Supportive Housing, *Location: Mahwah, Bergen County, Developer: Bergen County United Way/ Madeline Partners LLC* - Approval of a Mortgage Financing Commitment
- c. HMFA #02895/SSNHF #29 - Tenafly Supportive Housing, *Location: Tenafly Twp, Bergen County, Developer: Bergen County United Way/Madeline Partners LLC* - Approval of a Mortgage Financing Commitment
- d. HMFA #02709/SSNHF #6 – Dina’s Dwelling, *Location: New Brunswick, Middlesex County, Developer: BCUW/Madeline Housing Partners, LLC* - Approval of a Mortgage Financing Commitment
- e. HMFA #02890/SSNHF #26 - Fairmount S. 10<sup>th</sup> Street Apartments, *Location: Newark, Essex County, Developer: Fairmount Apartments LLC* - Approval of a Mortgage Financing Commitment
- f. HMFA #02968/SSNHF #43 - Mountain Avenue Supportive Housing, *Location: Mahwah, Bergen County, Applicant: New Concepts for Living, Inc.* - Approval of a Mortgage Financing Commitment
- g. HMFA #02901/SSNHF #32 - Ashwood Drive Supportive Housing, *Location: Brick, Ocean County, Developer: Mobility Consulting and Contracting* - Approval of a Mortgage Financing Recommitment
- h. HMFA #02902/SSNHF #31 - Texas Road Supportive Housing, *Location: Old Bridge, Middlesex County, Developer: Mobility Consulting and Contracting Corp.* - Approval of a Mortgage Financing Recommitment
- i. HMFA #02724/SSNHF #3 - Danforth Avenue Supportive Housing I, *Location: Jersey City, Hudson County, Developer: New Bridge Services, Inc.* - Approval of a Mortgage Financing Recommitment and Transfer of Ownership

11. REGULATORY AFFAIRS

- 11a. HMFA #206 – Paulus Hook – Approval of Sale of Project, Subdivision of Project Land and Prepayment of Agency Financing

12. CAPITAL MARKETS

- 12a. HMFA #1226 - Kensington Court - Approval to Secure a Mortgage Loan Default and Execute a Workout Plan

13. FINANCE

- 13 a. Approval to Extend the External Auditors Contract
- b. EO #122 Evaluation Committee - Authorization to Appoint Committee Members
- c. Acceptance of the Agency's Audited Financial Statements for the Period Ended December 31, 2013

14. ABC CORPORATION

- 14a. Approval of the ABC Corporation Minutes of the July 8, 2014 Meeting

15. DISTRESSED ASSETS

- 15a. CHOICE #07-20 - Fairmont Avenue Development – Approval of a Declaration of Default
- b. CHOICE #08-31 - The Monarch - Approval of a Workout
- c. HMFA #0004 - Carmel Towers – Approval to Accept Offer to Purchase
- d. HMFA #0004 - Carmel Towers - Approval to Award Security Vendor Contract
- e. HMFA #1105 - Littleton Avenue - Approval to Issue a Request of Offer to Purchase
- f. THP #18 - Hogan House - Approval of a Declaration of Default
- g. THP #26 - The Dooley House - Approval of a Declaration of Default and Redemption of Tax Sale Certificate

16. OTHER BUSINESS

- 16a. Approval of the Mortgage Backed Securities Program Resolution and Certificate of Authorized Signatures
- b. Any Necessary Business that May Come Before the Board

17. ADJOURNMENT

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