

**RESOLUTION OF THE NEW JERSEY HOUSING AND MORTGAGE  
FINANCE AGENCY REGARDING APPROVAL OF THE MINUTES OF  
THE JUNE 22, 2010 MEETING OF THE HMFA BOARD**

WHEREAS, the Members of the New Jersey Housing and Mortgage Finance Agency have been presented and considered approval of the minutes of the June 22, 2010 meeting of the HMFA Board attached hereto as Exhibit A; and

WHEREAS, the Members are asked to adopt a resolution approving the minutes of the June 22, 2010 meeting of the HMFA Board as attached hereto as Exhibit A.

NOW, THEREFORE, ON THIS 15<sup>th</sup> OF JULY 2010 BE IT RESOLVED BY THE MEMBERS OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY AS FOLLOWS:

Section 1. The minutes attached hereto as Exhibit A, are hereby approved.

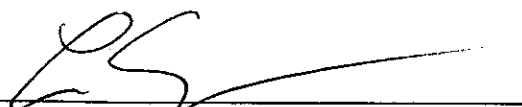
Section 2. The minutes attached hereto as Exhibit A, is hereby incorporated and made part of this resolution as though set forth at length herein.

Board Member	Aye	Nay	Abstained	Recusal	Not Present
Commissioner Grifa	X				
Susan Fischer	X				
James Petrino	X				
Dan Bachalis	X				
Thomas Hunt	X				
Dorothy Blakeslee	X				
Patricia Mueller					X
Monsignor Linder	X				
Stanley Weeks	X				

CERTIFICATE

I, Leslie S. Lefkowitz, Assistant Secretary of the New Jersey Housing and Mortgage Finance Agency, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted and approved by the Members of the Agency at a meeting duly called and held on the 15<sup>th</sup> day of July 2010 and that not less than five Members of the Agency were present and voted in favor of said resolution.

IN WITNESS WHEREOF, I have hereunto set my hand and impressed the seal of the Agency this 15<sup>th</sup> day of July 2010.

  
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 Leslie S. Lefkowitz  
 Assistant Secretary

**MINUTES OF THE 352<sup>ND</sup> 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)
- \*\* James Petrino, Director, Office of Public Finance  
(representing Andrew Sidamon-Eristoff, State Treasurer)
- \*\*\* Thomas Hunt, Assistant Director, Office of Consumer Finance, Department of Banking and Insurance  
(representing Thomas Considine, 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
- Patricia Mueller
- Dorothy Blakeslee

**OFFICIALS**

**PRESENT:**

Marge Della Vecchia, Executive Director  
Tracee Battis, Chief of Programs  
Lenore Rosner, Chief of Operations  
Leslie S. Lefkowitz, Chief of Legal & Regulatory Affairs  
Michael Floyd, Chief of Program Services  
Claudia Lovas, Director of Program Development  
Michael Staton, Director of Multifamily Programs and Credits  
Darryl Applegate, Director of Regulatory Affairs  
Pam McCrory, Director of Supported Housing and Special Needs  
John Murray, Director of Multifamily Lending  
Barbara Geary, Legal Affairs Officer  
Todd Evans, Director of Capital Markets  
Terry Fink, Director of Finance  
Lisa Kern, Assistant Director, Division of Regulatory Affairs  
Danielle Esser Policy Research Administrator  
Bruce Blumenthal, Community Development Ombudsman  
Gira Bose, Director of Government Relations  
Jerry Keelen, Director, Single Family  
Harry Stevens, General Services Assistant  
Carilyn Willis, Executive Secretary

**OTHERS  
PRESENT:**

Bob Purcell, Deputy Attorney General  
Kim Sked, Deputy Attorney General  
Jennifer Linett, Deputy Attorney General  
Tom Hower, Governor Authority Unit  
Rob Quelch, Governor Authority Unit  
Mike Keating, Governor Authority Unit  
Randy Nelson, Ernst & Young

- \* Letter of March 25, 2010 designating Susan Fischer to represent the Attorney General
- \*\* Letter of March 2, 2010 designating James Petrino to represent the State Treasurer
- \*\*\* Letter of June 18, 2010 designating Thomas Hunt to represent Thomas Considine, Commissioner, Department of Banking and Insurance
- \*\*\*\* Letter of June 4, 2010 designating Dan Bachalis, to represent Jennifer Velez, Commissioner, Department of Human Services

**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 June 7, 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 MAY 20, 2010 MEETING OF THE HMFA BOARD – ITEM 1A.  
*Thomas Hunt moved and Patricia Mueller seconded approval of the Minutes of the May 20, 2010 meeting of the HMFA Board.*

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

APPROVAL OF EXECUTIVE SESSION MINUTES OF THE MAY 20, 2010 MEETING OF THE HMFA BOARD – ITEM 1A.

*Patricia Mueller moved and Monsignor Linder seconded approval of the Executive Session Minutes of the May 20, 2010 meeting of the HMFA Board.*

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

APPROVAL OF THE MINUTES OF THE MAY 27, 2010 MEETING OF THE HMFA BOARD – ITEM 1B.

*Dan Bachalis moved and Thomas Hunt seconded approval of the Minutes of the May 27, 2010 meeting of the HMFA Board.*

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

SINGLE FAMILY

CHOICE #07-18 – TARPY ESTATES – APPROVAL OF A REVISED WORKOUT PLAN – ITEM 2A.

This item was pulled from the Agenda.

## PRESERVATION

### HMFA #349 - NEW COMMUNITY HOMES - APPROVAL OF A FINANCING COMMITMENT, TRANSFER OF OWNERSHIP AND ASSUMPTION OF MORTGAGE – ITEM 3A.

*Patricia Mueller moved and Dorothy Blakeslee seconded* 1. Approval of a transfer of ownership of the project known as New Community Homes, HMFA #349, from New Community Homes Associates, Ltd. to Morris Avenue Charitable Corporation, or an affiliated entity. 2. Approval for Morris Avenue Charitable Corporation, or an affiliated entity, to assume the Agency's first mortgage loan and all subordinate Agency financing. 3. Approval of a commitment for financing in an amount not to exceed \$2,000,000.00 to be used solely for the purpose of demolition of the existing New Community Homes Project buildings, more particularly described in Schedule A attached to the Request for Action. 4. Approval of the waiver of N.J.A.C. 5:80-5.9(a)(1)(2)(3) and (4), and N.J.A.C. 5:80-5.4(d) and (e) of the Agency's transfer of ownership regulations, pursuant to N.J.A.C. 5:80-19. 5. Approval of an amendment of the repayment terms of the Agency's Subordinate Mortgage Note (DeWilde Pool). 6. Authorization for the Executive Director or any Chief to execute any and all documents necessary to effectuate the above actions.

*Monsignor Linder abstained from the discussion of the RFA (effectively recusing himself) because he founded the project and brought it to the Agency.*

*Dorothy Blakeslee inquired as to the approximate timing of the redevelopment plan. Mr. Murray, Director of Multifamily Lending stated that the planning process just started and that the project sponsor will be applying for nine percent Low Income Housing Tax Credits in the next round. Mr. Murray was asked what the existing mortgage balances were. He did not have the information but stated that he would provide the Board with this information. The Board inquired as to the timing of the demolition. Mr. Murry advised that work is being done to finalize the contractor bid and budget. He stated that the demolition will be started shortly after the budget is finalized. Commissioner Grifa stated that the building is vacant and the tenants have been moved to more modern housing. She asked if they would have the opportunity to return to the redevelopment site. Mr. Murry answered that this is part of the planning process and that the tenants who want to move back will be offered the opportunity to do so. The Board asked how the site will be secured after demolition. Mr. Murray answered that the plan is to fence the empty lot. Commissioner Grifa asked if the period between demolition and new construction will be significant. Mr. Murray stated that the goal was to move as quickly as possible to get the project into the next tax credit round with construction starting in June of next year. Ms. Blakeslee asked who is involved in the redevelopment plan. Mr. Murray answered that the team has not been fully established and that he would provide the Board with this information when available. It was agreed that the new managing entity would participate. Executive Director Della Vecchia added that it is important to demolish the building because in its current condition it is becoming more of a problem for management to provide oversight. She stated that she will be part of the redevelopment team along with internal HMFA staff.*

*Aye- Lori Grifa, Susan Fischer, James Petrino, Dan Bachalis, Thomas Hunt, Dorothy Blakeslee,  
Patricia Mueller*

*Nay-None*

*Abstained-Monsignor Linder*

SUPPORTIVE HOUSING

HMFA #02620/ SNHTF #252 - MARILYN'S HOPE - APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 4A.

*Thomas Hunt moved and Dorothy Blakeslee seconded* 1. Approval of a mortgage commitment for an estimated \$380,000 in construction and permanent financing from the Special Needs Housing Trust Fund for a project known as Marilyn's Hope, HMFA #02620 / SNHTF# 252, 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,  
Patricia Mueller, Monsignor Linder*

*Nay-None*

SUPPORTIVE HOUSING -SPECIAL NEEDS HOUSING TRUST FUND – NINE PERCENT TAX CREDIT

HMFA #02585 SNHTF #234 - KERSHAW COMMONS – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT AND NEW COMMITMENT – ITEM 4B.

*Monsignor Linder moved and Susan Fischer seconded* 1. Approval of a mortgage recommitment for an estimated \$1,311,000 in permanent financing for a project known as Kershaw Commons, HMFA #02585/SNHTF#234, upon the terms and conditions set forth in the Request for Action. 2. Approval of a Grant recommitment for an estimated \$2,200,000 plus an additional commitment of \$363,000 totaling \$2,563,000 in construction and permanent financing from the Special Needs Housing Trust Fund for a project known as Kershaw Commons HMFA #02585/SNHTF #234, 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,  
Patricia Mueller, Monsignor Linder*

*Nay-None*

REGULATORY AFFAIRS

HMFA #1382 – RIVERWALK SENIOR APARTMENTS – APPROVAL OF A TRANSFER OF OWNERSHIP – ITEM 5A.

*Thomas Hunt moved and Patricia Mueller seconded* 1. Approval of a transfer of ownership of the managing membership interest in the project known as Riverwalk Senior Apartments, HMFA #1382, from Columbia Housing SLP Corporation to AHI – Bridgeton Senior, LLC. 2. Authorization for the Executive Director or any Chief to execute any and all documents necessary to effectuate the above action.

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

*Nay-None*

HMFA #1330 – CARNEYS POINT SENIOR – APPROVAL OF A TRANSFER OF OWNERSHIP – ITEM 5B.

*Dorothy Blakeslee moved and Monsignor Linder seconded 1. Approval of a transfer of ownership of the managing member interest in the project known as Carneys Point Senior, HMFA #1330, from Columbia Housing SLP Corporation to AHI – Carneys Point, LLC.*

*2. Authorization for the Executive Director or any Chief to execute any and all documents necessary to effectuate the above action.*

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

*Nay-None*

HMFA #785 – BOULEVARD SENIOR CITIZENS APARTMENTS – APPROVAL OF A TRANSFER OF OWNERSHIP - ITEM 5C.

This item was pulled from the Agenda.

POLICY AND PLANNING

CAMDEN HOME IMPROVEMENT PROGRAM (CHIP) - APPROVAL TO ACCEPT FUNDING – ITEM 6A.

*Thomas Hunt moved and Dorothy Blakeslee seconded 1. Request to accept New Jersey Economic Development Authority (EDA) funding for the State Economic Recovery Board for the City of Camden (ERB) of \$3.5 million to continue to implement the Camden Home Improvement Program (CHIP). 2. Request to accept Camden Empowerment Zone Corporation (CEZC) funding to augment EDA funds to implement CHIP, should the funds become available. 3. Authorization for the Executive Director, or her designee, to enter into any agreements, or Memorandum of Understanding in consultation with the Office of the Attorney General, necessary or efficacious to accept the funds and implement CHIP. 4. Delegation to the Executive Director to make any non-substantive changes to the CHIP Policy and Procedure Manual subject to the approval of the Attorney General's Office.*

*Ms. Blakeslee asked if there was a market study to determine the impact on market value. Ms. Esser answered that although there is no official market study there are soft studies which show that this type of program spurs reinvestment in the neighborhood in that as a result of the investments neighboring homeowners start to make home improvements to their homes. Additionally the local economy is helped.*

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

*Nay-None*

OTHER BUSINESS

APPROVAL OF THE APPOINTMENT OF ADDITIONAL ASSISTANT SECRETARIES AND ASSISTANT TREASURERS – ITEM 7A.

*Patricia Mueller moved and Thomas Hunt seconded the appointment of Barbara Geary, Legal Affairs Officer, and Therese Fink, Director of Finance as Assistant Secretaries and Assistant Treasurers of the New Jersey Housing and Mortgage Finance Agency.*

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

*Nay-None*

NATIONAL FORECLOSURE MITIGATION COUNSELING PROGRAM - AUTHORIZATION TO ACCEPT PROGRAM FUNDING – ITEM 7B.

*James Petrino moved and Monsignor Linder seconded* 1. Authorization for the Executive Director, in consultation with the Attorney General's Office, to enter into a Grant Agreement between Neighborhood Reinvestment Corporation, dba NeighborWorks America and the New Jersey Housing and Mortgage Finance Agency, to accept Grant Funds from NeighborWorks America in the amount of \$966,407 for foreclosure mitigation counseling. 2. Authorization for the Executive Director, the Chief of Programs, the Chief Financial Officer or the Chief of Legal and Regulatory Affairs in consultation with the Attorney General's Office to take necessary actions, and to execute and deliver agreements, certificates instruments and other documents that are necessary in connection with the NeighborWorks America National Foreclosure Mitigation Program.

*Ms. Blakeslee asked if the HMFA was tracking the success of the loan restructurings.*

*Marge DellaVecchia stated that results are tracked along with participation in the program. She added that the participating entities report to us monthly but success is difficult to define. Many of the clients that are counseled go into a temporary loan modification through their lender and up to 18 months can pass before the modification is either final or the bank for various reasons does not approve the modification. She added that it has been demonstrated that homeowners who come into the counseling programs have more success than the homeowners who try to work with their lender on their own. The challenge for the state is to get more people into the programs and we will continue to work to get that message out.*

*Ms Blakeslee asked if banks were referring homeowners to the Program. Ms. DellaVecchia answered that generally our clients do not come in through the banking process but rather through word of mouth or as a result of seeing the programs advertised. NeighborWorks has now gone into a second phase of their advertising campaign which is all about scam alerts. Homeowners in danger of losing their homes due to foreclosure are being scammed out of their homes with non appropriate transactions.*

*Tom Hunt stated that he would like to comment on behalf of the perspective lender regulators at the Department of Banking and Insurance about how very important counseling is in addressing this problem. He stated that the scam artists seem to be multiplying and that the basic problems of foreclosure and delinquency on a homeowner are tough enough without having somebody trying to exploit them. Mr. Hunt stated that the best possible tool to give to any individual going through this process is knowledge and information and counseling provides that. He ended by saying that Banking and Insurance applauds not only the efforts, but the continued funding of the counseling piece.*

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

MOTION TO ADJOURN – ITEM 8.

*Monsignor Linder moved and Thomas Hunt seconded* a motion to adjourn at 10:55 a.m.

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