# -AGENDA-NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY 357<sup>TH</sup> BOARD MEETING

December 9, 2010 637 South Clinton Avenue Trenton, NJ 08650-2085

#### **PUBLIC SESSION**

- 1. APPROVAL OF MINUTES
- 1 a. Approval of the Minutes of the October 28, 2010 Meeting of the HMFA Board
- 2. <u>SINGLE FAMILY</u>
- 2 a. Informational Item HomeKeeper Program Status Report (**To Follow**)
  - b. HomeKeeper Program Approval of Program Guidelines (**To Follow**)
- 3. <u>MULTIFAMILY</u>
- 3 a. HMFA #02325 450 Ocean Avenue, *Location: Jersey City, Hudson County; Developer: RAV Group, LLC* Approval of a Mortgage Financing Commitment Extension
  - b. HMFA #1411 Hillcrest Manor Senior Residence, *Location: South Amboy, Middlesex County*; Developer: Hillcrest Manor at South Amboy, LLC – Approval of a Mortgage Financing Recommitment – (To Follow)

#### MULTIFAMILY – SPECIAL NEEDS HOUSING TRUST FUND

- c. HMFA #02509/SNHTF #203 The Meadows at Pyne Poynt, *Location: Camden, Camden County; Developer: Ingerman Group* Approval of a Mortgage Financing Recommitment
- 4. <u>PRESERVATION</u>
- 4 a. HMFA #00419-2 Ocean Towers, *Location: Jersey City, Hudson County; Developer: Michaels Development* Approval of a Declaration of Intent
- 5. SUPPORTIVE HOUSING-SPECIAL NEEDS TRUST FUND
- 5 a. HMFA #02643/SNHTF #257 Mountain Central Homes, Location: Westfield and Scotch Plains, Union County Developer: Homefirst Interfaith Housing and Family Services, Inc. Approval of a Mortgage Financing Commitment
  - b. HMFA #02617/SNHTF #247 Shiimti Apartments, *Location: Newark, Essex County; Developer: Reformed Church of Highland Park Affordable Housing Corp.* Approval of a Mortgage Financing Commitment
  - c. Start Easy Eagle Development Corp. (SEED Corp.) Approval of a Transfer of Management Control to New Bridge Services, Inc. (**To Follow**)

### 6. REGULATORY AFFAIRS

- 6 a. HMFA #456 Shalom Towers Apartments, *Location: City of Newark, Essex County* Approval of a Waiver of Regulation in connection with potential one-time increase in return on equity rate
  - b. HMFA #2 Zion Towers Apartments, *Location: City of Newark, Essex County* Approval of a Waiver of Regulation in connection with potential one-time increase in return on equity rate
  - c. HMFA #1203 Park Avenue Apartments, *Location: East Orange, Essex County* Approval of Modification of Purchase Price

### 7. POLICY AND PLANNING

7a. Camden Program Offering Widespread Energy Recovery (POWER) Program – Approval to accept Funding and Approval of Program Guidelines

## 8. <u>GREEN INITIATIVE</u>

8a. Weatherization Assistance Program – Approval to Enter into Contracts as needed to effectuate the Program and to amend the Memorandum of Understanding with DCA – (**To Follow**)

## 9. FINANCE

- 9 a. Approval of the Fiscal Year Budget 2011
- 10. <u>OTHER BUSINESS</u>
- 10a. Any Necessary Business that May Come Before the Board

### **EXECUTIVE SESSION**