

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**396<sup>TH</sup> BOARD MEETING**  
**April 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 Public Session Minutes of the February 27, 2014 Meeting of the HMFA Board
- 1 b. Approval of the Executive Session Minutes of the February 27, 2014 Meeting of the HMFA Board

2. **FORECLOSURE PREVENTION**

- 2 a. National Foreclosure Mitigation Counseling Program - Approval to enter into the Round 8 Grant Agreement

3. **SANDY HOMEBUYER ASSISTANCE PROGRAM**

- 3 a. Sandy Homebuyer Assistance Program Guidelines – Approval of Revisions to Guidelines

4. **SINGLE FAMILY - CHOICE**

- 4 a. CHOICE #13-10 – Lofts at Lincoln Park Urban Renewal, *Location: Newark, Essex County, Sponsor: Lofts at Lincoln Park Urban Renewal, LLC* – Approval of a Mortgage Financing Commitment
- 4 b. CHOICE #13-08 – Leewood Villages at Rowand Pond, *Location: Clementon Borough, Camden County, Sponsor: Renaissance Pond 1, LLC* – Approval of a Mortgage Financing Commitment and Waiver of Certain Program Guidelines

5. **MULTI-FAMILY**

- 5 a. Multifamily Guidelines – Approval of Amendments to the Multifamily Underwriting Guidelines and Financing Policy
- 5 b. HMFA #02863 – The Apartments at the Mill, *Location: Burlington, Burlington County, Developer: MBI Development Company, Inc.* – Approval of a Mortgage Financing Commitment

6. **MULTI-FAMILY– FOUR PERCENT TAX CREDITS**

- 6 a. HMFA #02660/SNHTF #261 – A Better Life, *Location: Newark, Essex County, Developer: New Community Corporation* – Approval of a Declaration of Intent

7. MULTI-FAMILY– FOUR PERCENT TAX CREDITS - CONDUIT
  - 7 a. HMFA #02983 – Irvington Senior Apartments, *Location: Irvington, Essex County, Developer: Cambridge Housing Partners, LLC* - Approval of a Declaration of Intent
8. MULTI-FAMILY - FUND FOR RESTORATION OF MULTI-FAMILY HOUSING - CONDUIT
  - 8 a. HMFA #02599 – Willows at Waretown, *Location: Ocean Township, Ocean County, Developer: MBI Development Company, Inc.* – Approval of a Mortgage Financing Commitment and Approval of a Declaration of Intent and Subsidy Recommitment
  - b. HMFA #02869 - Wesmont Station, *Location: Wood Ridge, Bergen County, Developer: MBI Development Company, Inc.* – Approval of a Mortgage Financing Commitment
9. MULTI-FAMILY - FUND FOR RESTORATION OF MULTI-FAMILY HOUSING – NINE PERCENT TAX CREDITS
  - 9 a. HMFA #02861 – Egg Harbor Hotel Conversion, *Location: Egg Harbor, Atlantic County, Developer: Rukenstein & Associates, LLC* – Approval of a Mortgage Financing Commitment
  - b. HMFA #02683 – Beachview Residence, *Location: Atlantic City, Atlantic County, Developer: RPM Development Company* – Approval of a Mortgage Financing Recommitment
10. MULTI-FAMILY - FUND FOR RESTORATION OF MULTI-FAMILY HOUSING – FOUR PERCENT TAX CREDITS
  - 10a. HMFA #02772 – Atlantic City HOPE VI, *Location: Atlantic City, Atlantic County, Developer: Conifer Realty, LLC* – Approval of a Mortgage Financing Recommitment
11. SANDY SPECIAL NEEDS HOUSING FUND
  - 11a. HMFA #02901/SSNHF #32 – Ashwood Drive Supportive Housing, *Location: Old Bridge, Middlesex County, Developer: Mobility Consulting and Contracting* – Approval of a Mortgage Financing Commitment
  - b. HMFA #02902/SSNHF #31 – Texas Road Supportive Housing, *Location : Old Bridge, Middlesex County, Developer: Mobility Consulting and Contracting* - Approval of a Mortgage Financing Commitment
  - c. HMFA #02893/SSNHF #17 – Landis Avenue (Buena Vista) Supportive Housing, *Location: Buena Vista Township, Atlantic County, Developer: Housing Program Development Corp.* - Approval of a Mortgage Financing Commitment
12. SUPPORTIVE HOUSING – OTHERS
  - 12a. Approval of Revision to Special Needs Housing Partnership Loan Fund Guidelines
  - b. Authorization to enter into Inter-Agency Agreement between HMFA and Department of Human Service and Approval to Apply for HUD Section 811 Project Based Rental Assistance

13. REGULATORY AFFAIRS

- 13a. HMFA #09332 – 329 Park Avenue – Approval of Amended Subordination Agreement

14. CAPITAL MARKETS

- 14a. Conduit Bond Program – Approval of Additional Senior Managing Underwriters  
b. Approval of the Multifamily Bond Documents

15. DISTRESSED ASSETS

- 15a. HMFA#280 – NIA, *Developer: Michaels Development, Location: Bridgeton, Cumberland County* - Approval of Modification of First Mortgage Note  
b. HMFA #29 – Rowan Towers, *Developer: Michaels Development, Location: Trenton, Mercer County* - Approval of Modification of First Mortgage Note  
c. HMFA #217 – Kuzuri Kijiji – Approval of additional Portfolio Reserve Account (PRA) Funds  
d. HMFA #1105 – Littleton Avenue – Approval to Declare Loan in Default

16. OTHER ACTION

- 16a. Approval of a Memorandum of Agreement between New Jersey Housing and Mortgage Finance Agency and Department of Children and Families for the HMIS Collaborative

17. OTHER BUSINESS

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

18. ADJOURNMENT

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