

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
400TH BOARD MEETING
August 14, 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 June 6, 2014 Meeting of the HMFA Board
- b. Approval of the Minutes of the July 10, 2014 Meeting of the HMFA Board
- c. Approval of the Executive Session Minutes of the July 10, 2014 Meeting of the HMFA Board

2. **COMMUNITY DEVELOPMENT BLOCK GRANT- DISASTER RECOVERY**

- 2 a. Approval to Enter into a Memorandum of Understanding with DCA to Provide Income Certification Services for DCA's Neighborhood Enhancement Program
- b. Approval to Accept Additional CDBG-DR Funds and to Enter into the First Amendment to the Sub-Recipient Agreement

3. **MORTGAGE BACKED SECURITIES INITIATIVE**

- 3 a. Adoption of and Approval to Execute and deliver form HUD-11702, Resolution of Board of Directors and Certificate of Authorized Signatures

4. **FORECLOSURE PREVENTION**

- 4 a. HUD Housing Comprehensive Counseling Grant Program - 2014 Fiscal Year - Approval to Enter into a Grant Agreement between HUD and the HMFA and to accept additional funding from HUD

5. **SINGLE FAMILY**

- 5 a. CHOICE # 13-07 - F. Berg Hat Factory Condominiums, *Location: Orange, Essex County, Sponsor: Patrick Morrissy* – Approval of a Mortgage Financing Commitment
- b. CHOICE #10-63 - Cooper Hill Phase 1A, *Location: Camden, Camden County, Sponsor: Coopers Hill Town Homes, LLC* - Approval is requested to change the affordability restrictions and the pricing
- c. CHOICE #14-12 – Watsessing Manor, *Location: Bloomfield, Essex County, Sponsor: Watsessing Development, LLC* - Approval of a Mortgage Financing Commitment

6. MULTI-FAMILY

- 6 a. Multi-Family Rental Production Loan Program (MRP) - Approval to De-appropriate Previously Approved Program funds and Reallocate those Funds to MRP
- b. HMFA # 02952 - Campbell Homes, *Location: Trenton, Mercer County, Developer: Trenton Housing Authority* – Approval of a Declaration of Intent
- c. HMFA #02738 - White Oak at Mantua, *Location: Mantua, Gloucester County, Developer: Conifer Realty, LLC* - Approval to Modify the Financing Commitment

7. MULTI-FAMILY – FOUR PERCENT TAX CREDITS

- 7 a. HMFA #02815 – Chestnut Park Apartments, *Location: East Orange, Essex County, Developer: Landex Development, LLC* – Approval of a Mortgage Financing Commitment, Transfer of Interest and Prepayment
- b. HMFA #03033 – Willows at Orchard Road, *Location: Montgomery Township, Somerset County, Developer: MBI Development Company, Inc.* – Approval of a Declaration of Intent

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

- 8 a. HMFA #02983 – Irvington Senior Apartments, *Location: Irvington, Essex County, Developer: Cambridge Housing Partners LLC* – Approval of a Mortgage Financing Commitment
- b. HMFA #02954 – 609 Broad Street, *Location: Newark, Essex County, Developer: L&M Development Partners, Inc* - Approval of a Declaration of Intent
- c. HMFA # 02949 – Ivy Hill Senior Community, *Location Newark, Essex County, Developer: Jim Martell and Harvey Shapiro* - Approval of a Declaration of Intent
- d. HMFA #02958 – Baxter Park South Phase II, *Location: Newark, Essex County, Developer: Southport Financial Services, Inc.* - Approval of a Declaration of Intent
- e. HMFA #02828 – Heritage Village at Ocean, *Location: Ocean Monmouth County, Developer: Community Investment Strategies, Inc.* – Approval of a Declaration of Intent
- f. HMFA #02906 - Riverside Arms, *Location: Newark, Essex County, Developer: A & A Construction, Inc.* – Approval of a Declaration of Intent

9. MULTI-FAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING – CONDUIT – NINE PERCENT TAX CREDITS

- 9 a. HMFA #02853 – Catherine Todd Senior, *Location: Jersey City, Hudson County, Developer: The Michaels Development Company* - Approval of a Mortgage Financing Commitment and a FRM Recommitment

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

- 10a. HMFA #02837 – Rio Grande, *Location: Middle Township, Cape May County, Developer: Conifer Realty, LLC* – Approval of a Mortgage Financing Recommitment
- b. HMFA #02508 – Rail Road Avenue, *Location: Middle Township, Cape May County, Developer: Conifer Realty, LLC* – Approval of a Mortgage Financing Recommitment

11. MULTI-FAMILY – SANDY SPECIAL NEEDS HOUSING FUND-NINE PERCENT TAX CREDITS
- 11a. HMFA #02860 – Cape May Point, *Location: Cape May Point, Cape May County, Developer: Rukenstein and Associates* - Approval of a Mortgage Financing Commitment
12. SUPPORTIVE HOUSING
- 12a. HMFA #9603/SNHRLP #20 - Scattered Site AIDS Permanent Housing Phase I – Approval of a Mortgage Financing Commitment
- b. HMFA #9606/SNHRLP #19 - Scattered Site AIDS Permanent Housing Phase II - Approval of a Mortgage Financing Commitment
13. SANDY SPECIAL NEEDS
- 13a. Approval of an Amendment to the Sandy Special Needs Housing Program Guidelines
14. REGULATORY AFFAIRS
- 14a. HMFA #458 - Prospect Park – Approval of a Transfer of Ownership
- b. HMFA #1382 – Riverwalk Senior Apartments – Approval of a Transfer of Ownership
- c. HMFA #1330 – Carney’s Point Senior Apartments - Approval of a Transfer of Ownership
- d. Approval to Extend the Conduit Bond Financing Program as a Demonstration Project
15. ADMINISTRATION
- 15a. Approval to Extend the Memorandum of Understanding between HMFA and EDA for shared use of EDA’s Disaster Recovery Site and Facilities
16. CAPITAL MARKETS
- 16a. Approval of Transfer of General Funds to the Single Family Housing Revenue Bond Resolution
- b. HMFA #02716 – Lincoln Towers - Approval of Conduit Bond Documents
- c. HMFA #02869 - Wesmont Station – Approval of Conduit Bond Documents
- d. HMFA #02853 – Catherine Todd Senior Living – Approval of Conduit Bond Documents
17. ASSISTANT SECRETARY AND TREASURER
- 17a. Approval of Additional Assistant Secretary and Treasurer
18. EXECUTIVE SESSION
19. RECONVENE TO PUBLIC SESSION
20. DELINQUENT ASSETS
- 20a. HMFA #1388 – Whitlock Mills – Approval of an Expenditure from the General Funds Account to pay Various Project Costs

21. DISCUSSION ITEMS

- 21a. MBS Program
- b. DHS Clearing House Initiative

22. INFORMATIONAL ITEM

- 22a. Special Needs Housing Partnership Loan Program (SNHPLP) Receives National Recognition

23. OTHER BUSINESS

- 23a. Any Necessary Business that May Come Before the Board

24. ADJOURNMENT