

**NOTICE OF THE NEW JERSEY  
HOUSING AND MORTGAGE FINANCE AGENCY  
BOARD MEETING**

This is to notify you that the 401<sup>st</sup> Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, October 2 2014 at 10:00 a.m. at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650.

Attached hereto is an Agenda for this meeting to the extent known at this date, and it is anticipated that formal actions will be taken by the Agency with regard to the items.

**-AGENDA-  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY  
401<sup>ST</sup> BOARD MEETING  
October 2, 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 August 14, 2014 Meeting of the HMFA Board
- b. Approval of the Executive Session Minutes of the August 14, 2014 Meeting of the HMFA Board

2. **SINGLE FAMILY- CHOICE**

- 2 a. CHOICE #14-11 - Rose Homes, *Location: Borough of Roselle, Union County, Sponsor: Rose Urban Renewal, LLC* - Approval of a Mortgage Financing Commitment
- b. CHOICE #11-82 – All Saints, *Location: Jersey City, Hudson County, Sponsor: Community Asset Preservation Alliance #2 of Jersey City Urban Renewal, LLC*, - Approval to extend the maturity date of the Note and a price increase of over 20% of the approved sales prices

3. **SINGLE FAMILY – OTHER**

- 3 a. Approval of the Single Family Loan Sale Program

4. **MULTI-FAMILY**

- 4 a. HMFA #03026 – Page Homes, *Location: Trenton, Mercer County, Developer: Conifer Realty, LLC* - Approval of a Declaration of Intent
- b. HMFA #02981 – Absecon Family Housing, *Location: Absecon, Atlantic County, Developer: Conifer Realty*- Approval of a Declaration of Intent
- c. HMFA #00513 – Bayshore Village, *Location: Port Monmouth, Monmouth County, Developer: Community Investment Strategies* – Approval of a Declaration of Intent for Tax Exempt Financing and Commitment for Bridge Loan and Prepayment of Existing Loans
- d. HMFA #02876 – Galento Plaza Transit Village, *Location: Orange, Essex County, Developer: RPM Development, LLC*- Approval of a Mortgage Financing Recommitment
- e. Amendments to the FRM Second Round Guidelines

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

- 5 a. HMFA #03033 – Willows at Orchard Road, *Location: Montgomery Township, Somerset County, Developer: MBI Development Company, Inc.* – Approval of a Mortgage Financing Commitment

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

- 6 a. HMFA #02772 – Atlantic City Hope VI, *Location: Atlantic City, Atlantic County, Developer: Confier Realty, LLC* – Approval of a Modification of the Financing Commitment

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

- 7 a. HMFA #02878 – Delaney Homes (aka Willow Pond Village), *Location: Perth Amboy, Middlesex County, Developer: MBI Development Company, Inc.* – Approval of a Mortgage Financing Commitment

8. MULTI-FAMILY – CONDUIT

- 8 a. HMFA #00262 – Edward Sisco Senior Citizens Village, *Location: Wayne, Passaic County, Sponsor: Wayne Senior Citizen Runnymede Corporation* – Approval of a Declaration of Intent  
b. HMFA #03038 - Lexington Manor Apartments, *Location: Jersey City, Hudson County, Developer: Phoenix Realty Group, LLC* – Approval of a Declaration of Intent

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

- 9 a. HMFA #02946 – Trent Center West, *Location: Trenton, Mercer County, Developer: GLTC Partners, LLC* – Approval of a Mortgage Commitment Modification

10. SUPPORTIVE HOUSING

- 10a. HMFA #3024/DMHS #30 – Convent Square Supportive Housing, *Location: Mount Ephraim, Camden County, Developer: Collaborative Support Programs of New Jersey, Inc.* – Approval of a Mortgage Financing Commitment  
b. HMFA #2687/SSNHF #5 – Mary’s House – *Location: Newark, Essex County, Sponsor: Integrity, Inc.,* - Approval of a Mortgage Financing Commitment

11. REGULATORY AFFAIRS

- 11a. HMFA #007 – Union Plaza – Approval of waiver to allow use of lender’s appraisal for equity base increase  
b. HMFA #485 – UNICO Towers – Approval for sale of parking lot/prepayment/release of deed restriction on parking lot

12. ASSISTANT SECRETARY AND TREASURER

- 12a. Approval of Additional Assistant Secretary and Treasurer

13. DELINQUENT ASSET

- 13a. HMFA #1129 - Runsen House – Approval of a Mortgage Modification

14. CAPITAL MARKETS

- 14a. HMFA #02947 – Trent Center East – Approval of Bond Documents  
b. HMFA #02946 – Trent Center West – Approval of Bond Documents  
c. HMFA #1316 – Paragon Village – Approval of Authorization of Request of Offer to Purchase

15. OTHER BUSINESS

- 15a. DHS Clearing House – Approval to Enter into a Memorandum of Understanding with the Department of Human Services-Office of Housing  
b. Any Necessary Business that May Come Before the Board

16. ADJOURNMENT

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