

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

This is to notify you that the 404th Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, December 18, 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
404TH BOARD MEETING
December 18, 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 November 21, 2014 Meeting of the HMFA Board

2. HARDEST HIT FUNDS

2 a. New Jersey Home Saver Program - Approval of Program Guidelines

3. MULTIFAMILY-FOUR PERCENT TAX CREDITS

3 a. HMFA #03048 - St. Michael's Monastery, *Location: Union City, Hudson County Developer: Regan Development Corporation* - Approval of a Mortgage Financing Commitment

b. HMFA #03049 – Fort Monmouth Historic Housing, *Location: Oceanport, Monmouth County, Developer: RPM Development Company* – Approval of a Declaration of Intent

c. HMFA #02970 – Meadow Green Apartments, *Location: Toms River, Ocean County, Developer: TRG NJ, III, LLC* - Approval of a Declaration of Intent

d. HMFA #02852 - Roselle Park Senior Residence, *Location: Roselle Park, Union County, Developer: Domus Corporation* - Approval of a Declaration of Intent

4. MULTI-FAMILY- CONDUIT

- 4 a. HMFA #02828 – Heritage Village at Ocean, *Location: Ocean Township, Monmouth County, Developer: Community Investment Strategies* – Approval of a Mortgage Financing Commitment
- b. HMFA #02954 – 609 Broad Street, *Location: Newark, Essex County, Developer: L&M Development* - Approval of a Mortgage Financing Commitment
- c. HMFA #02949 – Carrino Plaza Apartments, *Location: Newark, Essex County, Developer: Regan Development Corporation* – Approval of a Declaration of Intent
- d. HMFA #03038 – Lexington Manor Apartments, *Location: Jersey City, Hudson County, Developer: Phoenix Realty Group, LLC* – Approval of a Mortgage Financing Commitment
- e. HMFA #03047 – The Renaissance Village Phase I, *Location: Asbury Park, Monmouth County, Developer: The Michael's Development Company* – Approval of a Declaration of Intent
- f. HMFA #03046 – Montgomery Gardens Family Phase I, *Location: Jersey City, Hudson County, Developer: Michael's Development* – Approval of a Declaration of Intent
- g. HMFA #02983 – Irvington Senior – *Location: Irvington, Essex County, Developer: Cambridge Housing Partners* – Approval of a Mortgage Financing Commitment

5. SUPPORTIVE HOUSING

- 5 a. HMFA #02142/SNHTF #36 - Totowa Community Residence, *Location: Totowa, Passaic County, Developer: Jawonio NJ, Inc.* – Approval of a Transfer of Ownership
- b. HMFA #02211/SNHTF #99 - Emerson Community Residences, *Location: Emerson, Bergen County, Developer: Jawonio NJ, Inc.* - Approval of a Transfer of Ownership
- c. HMFA #02992/SSNHF #47 Laurel Avenue Supportive Housing, *Location: Livingston, Essex County, Developer: Cerebral Palsy of North Jersey, Inc.* - Approval of a Mortgage Financing Commitment
- d. HMFA #03039/SNHTF #324 - Center for Great Expectations Phase II, *Location: Franklin Township, Somerset County, Developer: Center for Great Expectations* - Approval of a Mortgage Financing Commitment

6. CAPITAL MARKETS

- 6 a. HMFA #02983 – Irvington Seniors – Approval of Conduit Bond Documents
- b. HMFA #03038 – Lexington Manor Apartments – Approval of Conduit Bond Documents

7. DELINQUENT ASSETS

- 7 a. HMFA #00280- NIA (Amity Heights), *Location: Bridgeton, Cumberland County, Developer: Michael's Development Company*- Approval of a Mortgage Modification
- b. HMFA #00029 – Rowan Towers, *Location: Trenton, Mercer County, Developer: Michael's Development Company* – Approval of a Mortgage Commitment Extension Loan

8. OTHER BUSINESS

- 8 a. Approval of Memorandum of Understanding between NJHMFA and NJOIT on the NJ Site Evaluator
- b. Any Necessary Business that May Come Before the Board

9. ADJOURNMENT

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