# -AGENDA-NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY 430<sup>th</sup> BOARD MEETING April 13, 2017 637 South Clinton Avenue Trenton, NJ 08650-2085

## PUBLIC SESSION

## NOTICE OF PUBLIC MEETING

### ROLL CALL

## 1. APPROVAL OF MINUTES

- Approval of the Public Session Minutes of the March 2, 2017 Meeting of the HMFA Board
- b. Approval of the Public Session Minutes of the April 5, 2017 Meeting of the HMFA Board

### 2. ABC CORPORATION

2a. Approval of Minutes of the March 9, 2017 Meeting of the ABC Corporation

# 3. <u>SUPPORTIVE HOUSING – CONDITIONAL COMMITMENTS FOR NINE PERCENT</u> <u>TAX CREDIT APPLICATION - MONEY FOLLOWS THE PERSON PARTNERSHIP</u> <u>PROGRAM</u>

- 3a. HMFA # 03279/ MFP #4 Stonegate at St. Stephens Location : Pennsauken, Camden County, Developer : Diocesan Housing Service Corp of the Diocese of Camden Approval of Program Funds
- b. HMFA # 03276/ MFP #2 Evan Francis Estates *Location : Cherry Hill, Camden County, Developer : Fairshare Housing Development, Inc.* Approval of Program Funds
- c. HMFA # 03277 Fairshare Senior Affordable *Location : Cherry Hill, Camden County, Developer : Fairshare Housing Development, Inc.* Approval of Program Funds
- d. HMFA # 03170 Cross Creek at Egg Harbor- *Location : Egg Harbor, Atlantic County, Developer : Eastern Pacific Development* Approval of Program Funds

- e. HMFA #03284/ MFP #12/ SNHTF #336– Decatur Urban Renewal *Location : Pleasantville, Atlantic County, Developer :RPM Development, LLC.* Approval of Program Funds
- f. HMFA #03283/ MFP #11/ SNHTF #334 Barrons Urban Renewal *Location : Maple Shade, Burlington County, Developer : RPM Development, LLC.* Approval of Program Funds
- g. HMFA #03265 Florham Park Supportive Housing *Location : Florham Park, Morris County, Developer : BCUW/Madeline* Approval of a Conditional Financing Commitment

## 4. SUPPORTIVE HOUSING- SPECIAL NEEDS HOUSING TRUST FUND

- 4a. HMFA # 3254/SNHTF #328 Carlton Supportive Housing Location : Morristown, Morris County, Developer : Homeless Solutions, Inc. – Approval of a Financing Commitment
- 5. SINGLE FAMILY- GOVERNMENT LENDING
- 5a. Government National Mortgage Association (GNMA)- Approval to Amend, execute and deliver an updated Form HUD-11702
- 6. <u>NEIGHBORHOOD STABILIZATION</u>
- 6a. URBAN BLIGHT REDUCTION PILOT PROGRAM Approval of Program Guidelines and Funding
- 7. <u>MULTI-FAMILY CHOICE</u>
- 7a. CHOICE #14-12 Watsessing Manor Location : Bloomfield, Essex County, Developer : Watsessing Development, LLC. – Approval to extend the note and mortgage maturity dates

## 8. <u>MULTI FAMILY – CONDITIONAL COMMITMENT FOR NINE PERCENT TAX</u> CREDIT APPLICATION

- 8a. HMFA #03267 Waretown Family Apartments Location : Ocean Township, Ocean County, Developer : Walters Cornerstone Development – Approval of a Conditional Financing Commitment
- b. HMFA #03257 Clifton Main Mews II *Location : Clifton, Passaic County, Developer : Regan Development Corporation* Approval of a Conditional Financing Commitment
- c. HMFA #03269 Egg Harbor Township Family II *Location : Egg Harbor Township, Atlantic County, Developer : The Michaels Development Company* – Approval of a Conditional Financing Commitment

- d. HMFA #02855 Somerset Brownstones- *Location : Newark, Essex County, Developer : The Michaels Development Company* Approval of a Conditional Financing Commitment
- e. HMFA #03273- Branch Village Townhomes CNI Phase I *Location : Camden, Camden County, Developer : Michaels Development Company* Approval of a Conditional Financing Commitment
- f. HMFA #03168 Allenwood Terrace Apartments *Location : Wall Township, Monmouth County, Developer : Richman Development Corporation* Approval of a Conditional Financing Commitment
- g. HMFA #03268 Wemrock Senior Living *Location : Freehold Township, Monmouth County, Developer : PIRHL Developers, LLC.* Approval of a Conditional Financing Commitment
- h. HMFA #03266 St. Paul the Apostle Senior Housing *Location : Edison, Middlesex County, Developer : Metuchen Catholic Charities Senior Development Urban Renewal, LLC.* – Approval of a Conditional Financing Commitment
- i. HMFA #03259 Brittin Village *Location : Pennsauken, Camden County, Developer : Volunteers of America Delaware Valley* Approval of a Conditional Financing Commitment
- j. HMFA #03264 Bridgeton Villas II *Location : Bridgeton, Cumberland County, Developer : Winn Development* – Approval of a Conditional Financing Commitment
- k. HMFA #03263 Jacob's Landing Phase II Location : Woodbridge, Middlesex County, Developer : TRF Development Partners, Inc. – Approval of a Conditional Financing Commitment
- 1. HMFA #03262 Jacob's Landing Phase III *Location : Woodbridge, Middlesex County, Developer : TRF Development Partners, Inc.* Approval of a Conditional Financing Commitment
- m. HMFA #03120 Centerton Road Family Housing Location : Mt Laurel, Burlington County, Developer : Volunteers of America Delaware Valley – Approval of a Conditional Financing Commitment
- n. HMFA #02835 Fair Lawn Senior *Location : Fair Lawn, Bergen County, Developer : Penwal Affordable Housing* Approval of a Conditional Financing Commitment

# 9. <u>MULTI FAMILY – CONDITIONAL COMMITMENT FOR NINE PERCENT TAX</u> <u>CREDIT APPLICATION- CONDUIT</u>

- 9a. HMFA #03272 The Place at Plainsboro *Location : Plainsboro, Middlesex County, Developer : Community Investment Strategies, Inc.* – Approval of a Conditional Financing Commitment
- b. HMFA #03274 Riverside Senior Apartments Location : Paterson, Passaic County, Developer : Roizman Development, Inc. – Approval of a Conditional Financing Commitment
- 10. MULTI FAMILY CONDUIT
- 10a. HMFA #03231 Berkeley Terrace Apartments *Location : Irvington, Essex County, Developer : CB Cubed, LLC.* Approval of a Financing Commitment
- b. HMFA #03227 New Hope Village *Location : Newark, Essex County, Developer : Village Developers Urban Renewal LLC* Approval of a Financing Commitment
- 11. MULTI FAMILY SNHTF- CONDUIT
- 11a. HMFA #03235/SNHTF #333 Bridgeton Villas I *Location : Bridgeton, Cumberland County, Developer : Winn Development* Approval of a Financing Commitment
- 12. REGULATORY AFFAIRS
- 12a. Regulatory Reform Approval of Proposed Repeals and Amendments
- b. HMFA# 1369- West Kinney Gardens Approval of the Transfer of the Co-General Partner Interests
- c. HMFA #495 Arlington House Approval of Transfer of a Ownership

### 13. CAPITAL MARKETS

- 13a. HMFA #3183 Stafford Senior Apartments Approval of Conduit Bond Documents
  - b. HMFA #1149A Camden Townhouses Approval of Conduit Bond Documents

### 14. PROPERTY MANAGEMENT

14a. HMFA #532 - Pequannock Senior - Approval of Residual Receipt Request

## 15. INSURANCE

15a. Approval to Offer and Implement Excess Flood Insurance Pilot Program to Agency Multifamily Portfolio Projects

# 16. OTHER BUSINESS

- 16a. Resolution of Appreciation for Whit Gooch
  - b. Partnership Loan Program Report

## 17. EXECUTIVE SESSION

HMFA #1210 / ASL #14 – Assisted Living of Wall Township, LLC.

## 18. <u>RECONVENE TO PUBLIC SESSION</u>

- 18a. HMFA #1210 / ASL #14 Assisted Living of Wall Township, LLC.
- 19. ADJOURNMENT