

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**408<sup>TH</sup> BOARD MEETING**  
**April 10, 2015**  
**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 26, 2015 Meeting of the HMFA Board

2. **HARDEST HIT FUNDS**

- 2a. Homekeeper Program Guidelines – Approval of Revisions to the Program Guidelines  
b. HomeSaver Program – Approval of Program Guidelines

3. **FORECLOSURE PREVENTION**

- 3a. Authorization to Enter Into National Foreclosure Mitigation Counseling Program Round 9 Grant Agreement

4. **SINGLE FAMILY (CHOICE)**

- 4 a. CHOICE #11-94 - Gates Station Residences, *Location: Jersey City, Hudson County*, Sponsor: *Sanjay Gupta* - Approval of Extension of the Note and Mortgage Maturity Dates  
b. CHOICE #11-96 - Willow Manor, *Location: Bloomfield, Essex County*, Sponsor: *Franklin Development Group* - Approval of Extension of the Note and Mortgage Maturity Dates  
c. CHOICE #11-95 - Jackson Green, *Location: Jersey City, Hudson County*, Sponsor: *TRF Development Partners, Inc.* - Approval of Extension of the Note and Mortgage Maturity Dates

5. **SANDY SPECIAL NEEDS HOUSING**

- 5 a. Approval of Amendments to the Sandy Special Needs Housing Guidelines  
b. Approval of Amendments to Sandy Special Needs Fund Loan Agreement and Deed Restriction for Closed Loans

6. **MULTIFAMILY**

- 6 a. Approval of Amendments to the Multifamily Guidelines

7. **MULTIFAMILY – FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM)**

- 7 a. Approval to Amend the FRM Loan Agreement and Deed Restriction for Closed Loans  
b. Approval of Amendments to the FRM Round 1 Guidelines  
c. Approval of Amendments to the FRM Round 2 Guidelines  
d. Approval of FRM Second Round Awards

8. MULTIFAMILY – FOUR PERCENT TAX CREDITS

- 8 a. HMFA #03048 – St. Michael’s Monastery, *Location: Union City, Hudson County, Developer: Regan Development* – Approval of a Mortgage Financing Recommitment
- b. HMFA#02815/01084 – Chestnut Park, *Location: East Orange, Essex County, Developer: Landex* – Approval of a Waiver of Prepayment Regulations

9. MULTIFAMILY – FOUR PERCENT TAX CREDITS - CONDUIT

- 9 a. HMFA #03012 – Lacey Family Apartments, LLC, *Location: Lacey, Ocean County, Developer: The Walter’s Group* – Approval of a Declaration of Intent
- b. HMFA #03055 – Toms River Senior Apartments, *Location: Toms River, Ocean County, Developer: The Walter’s Group* - Approval of a Declaration of Intent
- c. HMFA #03013 – Barnegat Senior Housing, *Location: Barnegat Township, Ocean County, Developer: The Walter’s Group* - Approval of a Declaration of Intent
- d. HMFA #03101 - Edward Sisco Senior Citizens Village (Wayne Senior Citizens), *Location: Wayne, Passaic County, Developer: Wayne Senior Citizens Runnymede Corporation* - Approval of a Mortgage Financing Commitment
- e. HMFA #02939/SSNHF #61 - Carrino Plaza Apartments, *Location: Newark, Essex County, Developer: Regan Development Corporation* - Approval of a Mortgage Financing Commitment
- f. HMFA #03040- Fairview Homes, *Location: Newark, Essex County, Developer: Related Affordable LLC subsidiary of Related Companies* - Approval of a Mortgage Financing Commitment
- g. HMFA #02843 - NCC Manor, *Location: Newark, Essex County, Developer: New Community Manor Associates* - Approval of a Mortgage Financing Commitment
- h. HMFA #02716 - Lincoln Towers, *Location: Newark, Essex County, Developer: Newark Housing Authority* – Approval of a Mortgage Financing Recommitment
- i. HMFA #02954 – 609 Broad Street, *Location: Newark, Essex County, Developer: L & M Development* – Approval of a Mortgage Financing Recommitment
- j. HMFA #02874 – Heritage Village at Oakhurst, *Location: Ocean Township, Monmouth County, Developer: Community Investment Strategies* – Approval of a Mortgage Financing Recommitment

10. DISTRESSED ASSETS

- 10a. HMFA #02093 – Broad Street Bank – Approval of a Declaration of Default

11. CAPITAL MARKETS

- 11a. HMFA #03040 – Fairview Homes – Approval of Conduit Bond Documents
- b. HMFA #02843 - NCC Manor - Approval of Conduit Bond Documents

12. MORTGAGE BACKED SECURITIES (MBS) PROGRAM

- Presentation: Betsy Cavanna, MBS Consultant, Peak Performances Resources
- 12a. Approval of Secondary Market Interest Rate Risk Management and Hedging Policy for MBS
  - b. Approval of Broker/Dealers for the MBS Program
  - c. Approval to Execute the Thomson Reuters Masters Terms Agreement
  - d. Homeward Bound – Approval of Program Guidelines
  - e. Stay at Home – Approval of Program Guidelines
  - f. Smart Start – Approval of Amendments to the Guidelines
  - g. Approval of Revisions of the Mortgage Program Policy and Procedures for Participating Lenders and the Single Family Mortgage Program Purchase Agreement

13. FINANCE

13a. Acceptance of the Agency's Audited Financial Statements for the period ended December 31, 2014

14. OTHER BUSINESS

14a. Resolution of Appreciation for Melinda Sciarrotta

b. Any Necessary Business that May Come Before the Board

15. EXECUTIVE SESSION

15a. Contract Negotiations

16. RECONVENE TO PUBLIC

17. ADJOURNMENT