AGENDA
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
370TH BOARD MEETING
March 1, 2012
637 South Clinton Avenue
Trenton, NJ 08650-2085

PUBLIC SESSION

1. APPROVAL OF MINUTES
   1 a. Approval of the Minutes of the January 26, 2012 Meeting of the HMFA Board

2. SINGLE FAMILY
   2 a. Market Maker Program – Approval of Guidelines

3. MULTI-FAMILY
   3 a. HMFA #02710 – Central Orange Village II, Sponsor: RPM Development Group, Location: Orange, Essex County – Approval of a Mortgage Financing Commitment
   b. HMFA #02651 – Vreeland Park, Sponsor: Daibes, Location: Edgewater, Bergen County – Approval of a Mortgage Financing Commitment
   c. HMFA #02329 – Studebaker Lofts aka BAT District, Sponsor: RPM, Location: Newark, Essex County – Approval of a Waiver of a Closing Condition
   d. HMFA #02572/SNHTF #275 – Morgan Village, Sponsor: Michaels Development, Location: Camden, Camden County – Approval of a Grant Recommitment
   e. HMFA #02614/SNHTF #248 – Valley Brook Village Phase I, Sponsor: VBVI, LLC, Location: Lyon, Somerset County – Approval of a Grant Recommitment
   f. HMFA #02413/SNHTF #196 – Apartments at Harmony Square, Sponsor: M and M Development, Location: Newark, Essex County – Approval of a Mortgage Financing Commitment Extension
   g. Approval to Amend the Multifamily Guidelines and Financing Policy

4. SUPPORTIVE HOUSING
   4 a. HMFA #02379/SNHTF #215 – Elm Street Apartments, Sponsor: NJCDC, Location: Paterson, Passaic County – Approval of a Mortgage Financing Commitment
   b. Special Needs Housing Partnership Loan Program - Approval of Amendments to the Program Guidelines
5. **REGULATORY AFFAIRS**

5 a. HMFA #1476 - Bayonne Community Action Project – Approval of a Modification to a Condition of the Financing Commitment

   b. HMFA #925 - Montgomery Gateway East II – Approval of Prepayment, Internal Transfer of Ownership and Approval of Waiver of the Portfolio Reserve Account Sum

   c. HMFA #1128 - Countryside Place - Approval of Prepayment, Internal Transfer of Ownership and Approval of Waiver of the Portfolio Reserve Account Sum

   d. HMFA #485 – Unico Towers – Waiver of N.J.A.C. 5:80-5.8(a) Requiring that the Buyer Assume the same Rate of Return on Equity as the Seller and Waiver of N.J.A.C. 5:80-5.9(a)1, Payment of Portfolio Reserve Account (PRA)

6. **CAPITAL MARKETS**

6 a. Approval of the Multifamily Bond Documents

7. **OTHER BUSINESS**

7 a. Camden Power Program – Approval of Amendments to the Guidelines

   b. Any Necessary Business that May Come Before the Board

8. **MOTION TO ADJOURN**

**EXECUTIVE SESSION**

1. HMFA #1055 - Regency Park