AGENDA
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
379TH BOARD MEETING
November 20, 2012
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 September 27, 2012 Meeting of the HMFA Board

2. FORECLOSURE PREVENTION

2 a. Hardest Hit Fund Principal Reduction Program - Approval of Program Guidelines and a Funding Allocation
b. Hardest Hit Fund Mediation Program - Approval of Program Guidelines and a Funding Allocation
c. Hardest Hit Fund HomeKeeper II - Approval of Program Guidelines and a Funding Allocation

3. SINGLE FAMILY

3 a. CHOICE #11-95 – Jackson Green, Location: Jersey City, Hudson County, Sponsor: TRF Development Partners, Inc. – Approval of a Mortgage Financing Commitment
b. CHOICE #11-93 – California Commons, Phase I, Location: Pleasantville, Atlantic County, Sponsor: Tara Developers – Approval of a Mortgage Financing Commitment
c. CHOICE #08-27 – The Villages at Delaware Run, Location: Trenton, Mercer County, Sponsor: K. Hovnanian - Approval of a Mortgage Financing Commitment Extension
d. CHOICE #10-62 – Condominiums at Harmony Square Phase II, Location: Newark, Essex County, Sponsor: M&M Development - Approval of a Mortgage Financing Commitment Extension
e. Approval of a Mortgage Backed Securities Consultant
f. Approval of Award of Contracts for Real Estate Owned (REO) Asset Managers

4. MULTI-FAMILY

4 a. Approval of Revisions to the Multifamily Underwriting Guidelines
b. HMFA #02772 – Atlantic City HOPE VI, Location: Atlantic City, Atlantic County, Developer: Conifer Realty - Approval of a Mortgage Financing Commitment
c. HMFA #02654 – Richardson Lofts, Location: Newark, Essex County, Developer: RPM Development - Approval to Amend the Financing Commitment
d. HMFA #1443 – Grove Street Senior Housing, Location: South Hackensack, Bergen County, Developer: Madeline Corporation – Approval of a Mortgage Financing Commitment Extension
e. HMFA #02587 – Parkside Family Housing, Phase II, Location: Franklin, Somerset County, Developer: RPM Development – Approval of a Mortgage Financing Recommitment Extension
MULTIFAMILY FIRM COMMITMENT NINE PERCENT TAX CREDIT

f. HMFA #02734 – Springside School, Location: Burlington Township, Burlington County, Developer: Conifer Realty – Approval of a Mortgage Financing Recommitment

MULTIFAMILY SMALL RENTAL HOUSING LOAN PROGRAM

g. HMFA #02555 - 84-86 First Street, Location: Elizabeth, Union County, Developer: MAR Acquisition – Approval of a Mortgage Financing Recommitment

MULTIFAMILY – CONDUIT PROGRAM

h. HMFA #02748 – Alexander Hamilton Phase III, Location: Paterson, Passaic County, Developer: Pennrose Property, Inc. – Approval of a Mortgage Financing Commitment

i. HMFA #02764 – Hampshire House Apartments, Location: East Orange, Essex County, Developer: The Related Companies, Inc. – Approval of a Mortgage Financing Commitment and Declaration of Intent

j. HMFA #02571 – Carl Miller Homes, Location: Trenton, Mercer County, Developer: Pennrose Properties, Inc. – Approval to Amend the Financing Structure

5. PRESERVATION - CONDUIT PROGRAM

5 a. HMFA #02787 – Somerset Street Mews, Location: New Brunswick, Middlesex County, Sponsor: Boraie Development – Approval of a Mortgage Financing Commitment

b. HMFA #02409 – Washington Dodd Apartments, Location: Orange, Essex County, Developer: NHP Foundation – Approval of a Mortgage Financing Recommitment Amendment

PRESERVATION

c. HMFA #02681 – Two Osborne Rehabilitation, Location: Newark, Essex County, Developer: Castellan Real Estate Partners - Approval of Additional Funding

d. HMFA #472 – Audubon Towers, Location: Audubon, Camden County, Sponsor: Audubon Towers Limited Partnership - Approval of Amendment to a Mortgage Modification

6. CAPITAL MARKETS – (CONDUIT)

6 a. HMFA #02571 - Carl Miller Homes – Approval of Bond Documents

b. HMFA #02748 - Alexander Hamilton, Phase III – Approval of Bond Documents

c. HMFA #02760 - McIver Homes – Approval of Bond Documents

d. HMFA #02764 - Hampshire House – Approval of Bond Documents

e. HMFA #02409 - Washington Dodd – Approval of Bond Documents

7. SUPPORTIVE HOUSING

7 a. Special Needs Housing Partnership Loan Program – Approval to Amendments to Program Guidelines and Revisions to the Memorandum of Understanding between DCA and HMFA
8. REGULATORY AFFAIRS

8 a. HMFA #1470/SNHTF #89/DDHP #14 - Tewksbury Supportive Housing - Transfer of Ownership

9. FINANCE

9 a. Approval of Revision to Bank Signatories

10. PUBLIC COMMENT

11. INFORMATIONAL ITEMS

11 a. STAR Corporation Minutes of the September 25, 2012 Meeting

12. OTHER BUSINESS

12a. AWARDS:
    NCSHA Award for Homeownership – New Production – The CHOICE Program
    Robert C. Larson Workforce Housing Public Policy Award for The CHOICE Program

b. Any Necessary Business that May Come Before the Board

13. ADJOURNMENT

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