-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

MULTI-FAMILY 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. <u>PRESERVATION - CONDUIT PROGRAM</u>

- 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. <u>REGULATORY AFFAIRS</u>
- 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. <u>INFORMATIONAL ITEMS</u>
- 11a. STAR Corporation Minutes of the September 25, 2012 Meeting
- 12. <u>OTHER BUSINESS</u>
- 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. <u>ADJOURNMENT</u>

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