NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES

1 a. Approval of the Executive Session Minutes of the March 13, 2013 Meeting of the HMFA Board
b. Approval of the Public Session Minutes of the April 25, 2013 Meeting of the HMFA Board
c. Approval of the Executive Session Minutes of the April 25, 2013 Meeting of the HMFA Board

2. SINGLE FAMILY

2 a. Approval to enter into the Sub-recipient Agreement with DCA
b. Approval of the Single Family Sub-servicing Contract

3. MULTI-FAMILY – NINE PERCENT TAX CREDIT

3 a. HMFA #02508 – Railroad Avenue, Developer: Conifer Realty, Location, Middletown Twp., Cape May - Approval of a Mortgage Financing Commitment
b. HMFA #02589 – Glennview Townhouses Phase II, Developer: Michaels Development, Location: Jersey City, Hudson County - Approval of a Mortgage Financing Commitment
c. HMFA #02599 – Willows at Waretown, Developer: MBI Development, Location: Ocean Twp., Ocean County - Approval of a Mortgage Financing Commitment
d. HMFA #02697 – Fairmount and Eleven/Eleven, Developer: Genesis Company and Greater Newark Housing Partnership, Location: Newark City, Essex County - Approval of a Mortgage Financing Commitment
e. HMFA #02701 – Belleville Seniors, Developer: MBI Development, Location: Belleville Twp., Essex County - Approval of a Mortgage Financing Commitment
f. HMFA #02704 – Conifer Realty Village at Rittenberg, Developer: Conifer Realty, Location: Egg Harbor City, Atlantic County - Approval of a Mortgage Financing Commitment
g. HMFA #02735 – Reinhard Manor, Developer: MBI Development, Location: Woodbridge Twp., Middlesex County - Approval of a Mortgage Financing Commitment
h. HMFA #02741 – The Lantana, Developer: RPM, Location: Newark City, Essex County - Approval of a Mortgage Financing Commitment
i. HMFA #02833 – Saddle Brook Senior Housing, Developer: Regan Development, Location: Saddle Brook Twp., Bergen County - Approval of a Mortgage Financing Commitment
j. HMFA #02835 – Fair Lawn Senior Housing, Developer: Penval Development, Location: Fair Lawn Boro, Bergen County - Approval of a Mortgage Financing Commitment
k. HMFA #02836 – Akabe Village Apartments, Developer: Regan Development, Location: Howell Twp., Monmouth County - Approval of a Mortgage Financing Commitment
l. HMFA #02837 – Rio Grande, Developer: Conifer Realty, Location: Middle Twp., Cape May County - Approval of a Mortgage Financing Commitment
m. HMFA #02840 – Winterburn Gardens – Developer: Daibes Enterprises, Location: Edgewater Boro, Bergen County - Approval of a Mortgage Financing Commitment
n. HMFA #02844 – Heritage Village at Bloomfield, Developer: CIS, Developer: Bloomfield Twp., Essex County - Approval of a Mortgage Financing Commitment
o. HMFA #02845 – Freedom Village at Toms River, Developer: Project Freedom, Location: Toms River Twp., Ocean County - Approval of a Mortgage Financing Commitment
p. HMFA #02847 – Ridgefield Senior Housing, Developer: The Housing Development Corp. of Bergen County and The Alpert Group LLC, Location: Ridgefield Boro, Bergen County - Approval of a Mortgage Financing Commitment
q. HMFA #02848 – Harvard Printing Project, Developer: The Alpert Group, Location: Orange City, Essex County - Approval of a Mortgage Financing Commitment
r. HMFA #02849 – The Residence at Symphony Hall, Developer: MBI Development, Location: Newark City, Essex County - Approval of a Mortgage Financing Commitment
s. HMFA #02850 – Kilmer Homes Phase I, Developer: The Alpert Group, Location: Edison Twp., Middlesex County - Approval of a Mortgage Financing Commitment
t. HMFA #02851 – Kilmer Homes Phase II, Developer: The Alpert Group, Location: Edison Twp., Middlesex County - Approval of a Mortgage Financing Commitment 
u. HMFA #02852 – Roselle Park Senior Residence, Developer: Domus Corporation, Location: Roselle Park Boro, Union County - Approval of a Mortgage Financing Commitment
v. HMFA #02853 – Catherine Todd Senior Living Center, Developer: Michaels Development, Location: Jersey City, Hudson County - Approval of a Mortgage Financing Commitment
w. HMFA #02854 – Walter G. Alexander Village Phase III, Developer: Housing Authority of Orange, Location: Orange City, Essex County - Approval of a Mortgage Financing Commitment
x. HMFA #02855 – Somerset Brownstones, Developer: Michaels Development, Location: Newark City, Essex County - Approval of a Mortgage Financing Commitment
y. HMFA #02856 – Spruce Streets Seniors, Developer: Michaels Development, Location: Newark City, Essex County - Approval of a Mortgage Financing Commitment
z. HMFA #02857 – Chambers Crescent, Developer: CIS, Location: Lakewood Twp., Ocean County - Approval of a Mortgage Financing Commitment aa. HMFA #02858 – Ocean Green Senior Apartments, Developer: Eugene O’Connell, Frank Creel and Max Benjman, Location: Jersey City, Hudson County - Approval of a Mortgage Financing Commitment bb. HMFA #02859 – Carolina Crescent and Connecticut Crescent, Developer: CIS, Location: Atlantic City, Atlantic County - Approval of a Mortgage Financing Commitment cc. HMFA #02860 – Cape May Point, Developer: Ron Rukenstein, Location: Cape May Point Boro, Cape May County - Approval of a Mortgage Financing Commitment dd. HMFA #02861 – Egg Harbor Condo I, Developer: Ron Rukenstein, Location: Egg Harbor City, Atlantic County - Approval of a Mortgage Financing Commitment ee. HMFA #02864 – Northvale Senior Residence, Developer: Domus Corporation, Location: Northvale Boro, Bergen County - Approval of a Mortgage Financing Commitment ff. HMFA #02869 – Westmont Station, Developer: MBI Development, Location: Wood Ridge, Bergen County - Approval of a Mortgage Financing Commitment gg. HMFA #02870 – Woodrow Wilson Phase III, Developer: Pennrose Properties, Location: Long Branch City, Monmouth County - Approval of a Mortgage Financing Commitment hh. HMFA #02873 – 999 Broad Phase I, Developer: RPM Development, Location: Newark City, Essex County - Approval of a Mortgage Financing Commitment ii. HMFA #02874 – CIS Poplar, Developer: CIS, Location: Ocean Twp., Monmouth County - Approval of a Mortgage Financing Commitment
jj. HMFA #02875 – Vision 2020 Phase I, Developer: RPM, Location: Hoboken City, Hudson County - Approval of a Mortgage Financing Commitment

kk. HMFA #02876 – Galento Plaza Transit Village, Developer: RPM, Location: Orange City, Essex County - Approval of a Mortgage Financing Commitment

ll. HMFA #02877 – New Horizons Phase I, Developer: Michaels Development, Location: Newark City, Essex County - Approval of a Mortgage Financing Commitment

mm. HMFA #02878 – Delaney Homes, Developer: MBI Development Company, Inc, Location: Cherry Hill, Camden County - Approval of a Mortgage Financing Commitment

nn. HMFA #02879 – 999 Broad Phase II, Developer: RPM Development, Location: Newark City, Essex County - Approval of a Mortgage Financing Commitment

oo. HMFA #02880 – River Development, Developer: RPM Development, Location: Pleasantville City, Atlantic County - Approval of a Mortgage Financing Commitment

pp. HMFA #02732 – Gregory School, Developer: Conifer Realty, Location: Long Branch, Monmouth County - Approval of a Mortgage Financing Commitment

qq. HMFA #02881 – Tennessee Green, Developer: RPM Development, Location: Atlantic City, Atlantic County - Approval of a Mortgage Financing Commitment

rr. HMFA #02882 – Victoria Towers, Developer: The Diocesan Housing Services Corporation, Location: Cape May City, Cape May County - Approval of a Mortgage Financing Commitment

ss. HMFA #02883 – City Center – Mixed Income, Developer: RPM Development, Location: Pleasantville City, Atlantic County - Approval of a Mortgage Financing Commitment

tt. HMFA #02884 – City Center – Mixed Use, Developer: RPM Development, Location: Pleasantville City, Atlantic County - Approval of a Mortgage Financing Commitment

uu. HMFA #02886/SSNHF #25 - HELP Springfield Avenue, Developer: HELP Development Corp., Location: Newark, Essex County - Approval of a Mortgage Financing Commitment

MULTI-FAMILY – FOUR PERCENT TAX CREDIT

vv. HMFA #02885 - Franklin Manor, Developer: Franklin Development Group, LLC, Location: Belleville, Essex County – Approval of a Mortgage Financing Commitment/Declaration of Intent

ww. HMFA #02787 – Somerset Street Mews, Developer: Boraie Development. LLC, Location: New Brunswick, Middlesex County - Approval of a Mortgage Financing Commitment

4. TAX CREDITS

4 a. Approval of the adoption of the 2013 Low Income Tax Credit Qualified Allocation Plan as amendments to N.J.A.C. 5:80-33.1 et seq.

5. PROPERTY MANAGEMENT

5 a. HMFA #217 - Kuzuri Kijiji - Approval for the Agency to take over the Board of Directors

b. HMFA #217 - Kuzuri Kijiji – Approval of Portfolio Reserve Account Funds

6. ADJOURNMENT

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