-AGENDA-NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY 394TH BOARD MEETING

January 27, 2014 637 South Clinton Avenue Trenton, NJ 08650-2085

PUBLIC SESSION

NOTICE OF PUBLIC MEETING

ROLL CALL

- 1. <u>APPROVAL OF MINUTES</u>
- 1 a. Approval of the Minutes of the December 3, 2013 Meeting of the HMFA Board
- 2. SINGLE FAMILY
- 2 a. CHOICE 2014 Approval of Guidelines and Program Funding
- 3. <u>MULTI-FAMILY-FOUR PERCENT TAX CREDIT</u>
- 3 a. HMFA #02961 Teaneck Senior Housing, Developer: The Alpert Group, LLC & Geriatric Services, Inc., Location: Teaneck, Bergen County Approval of a Declaration of Intent
- 4. MULTI-FAMILY- FOUR PERCENT TAX CREDIT-CONDUIT
- 4 a. HMFA #02951 Sycamore Ridge Apartments, *Developer: Related Affordable LLC, Location: Pennsauken, Camden* Approval of a Mortgage Financing Commitment
 - b. HMFA #02946 Trent Center West, *Developer: GLTC Partners, LLC, Location: Trenton, Mercer County* Approval of a Declaration of Intent
 - c. HMFA #02947 Trent Center East, *Developer: GLTC Partners, LLC, Location: Trenton, Mercer County* Approval of a Declaration of Intent
 - d. HMFA #02843 NCC Manor, Developer: New Community Corporation, Location: Newark, Essex County Approval of a Declaration of Intent
- 5. <u>MULTIFAMILY FUND FOR RESTORATION OF MULTI-FAMILY HOUSING FOUR PERCENT TAX CREDIT</u>
- 5 a. HMFA #02836 Akabe Village Apartments, *Developer: Regan Development Corporation*, *Location: Howell, Monmouth County* Approval of a Mortgage Financing Recommitment

6. <u>MULTIFAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING - NINE PERCENT TAX CREDIT – FIRM COMMITMENTS</u>

- 6 a. HMFA #02589 Glennview Townhouses Phase II, Developer: Michaels Development, Location: Jersey City, Hudson County Approval of a Mortgage Financing Recommitment
 - b. HMFA #02859 Carolina Crescent and Connecticut Crescent, *Developer: CIS, Location: Atlantic City, Atlantic County* Approval of a Mortgage Financing Recommitment
 - c. HMFA #02837 Rio Grande, *Developer: Conifer Realty, LLC, Location: Middle Township, Cape May County* Approval of a Mortgage Financing Recommitment
 - d. HMFA #02508 RailRoad Avenue, Developer: Conifer Realty, LLC, Location: Middle Township, Cape May County Approval of a Mortgage Financing Recommitment
 - e. HMFA #02732 Gregory School and Garrett Street Annex Phase II, *Developer: Conifer Realty, LLC, Location: Long Branch, Monmouth County* Approval of a Mortgage Financing Recommitment
 - f. HMFA #02858/SNRLP #20 Ocean Green Senior Apartments, *Developer: Cara Development, Inc., Location: Jersey City, Hudson County* Approval of a Mortgage Financing Recommitment
 - g. HMFA #02844 Heritage Village at Bloomfield, *Developer: Community Investment Strategies*, *Location: Bloomfield, Essex County* Approval of a Mortgage Financing Recommitment
 - h. HMFA #02704 Conifer Village at Rittenberg, *Developer: Conifer Realty, LLC, Location: Egg Harbor, Atlantic County* Approval of a Mortgage Financing Recommitment
 - i. HMFA #02840 Winterburn Gardens, *Developer: Daibes Enterprises, Location: Edgewater, Bergen County* Approval of a Mortgage Financing Recommitment
 - j. HMFA #02850 Kilmer Homes Phase I, *Developer: The Alpert Group, Location: Edison, Middlesex County* Approval of a Mortgage Financing Recommitment
 - k. HMFA #02851 Kilmer Homes Phase II, Developer: The Alpert Group, Location: Edison, Middlesex County Approval of a Mortgage Financing Recommitment

7. <u>SANDY SPECIAL NEEDS HOUSING FUND</u>

- 7 a. HMFA #02724/SSNHF #3 Danforth Avenue Supportive Housing I, *Developer: NewBridge Services, Inc., Location: Jersey City, Hudson County* Approval of a Mortgage Financing Commitment and Transfer of Ownership
 - b. HMFA #02956/SSNHF #40 Union Street Supported Housing, *Developer: SERV Behavioral Health Systems, Inc., Location: Jersey City, Hudson County* Approval of a Mortgage Financing Commitment
 - c. HMFA #02974/SSNHF #45 Pascack Road Supportive Housing, *Developer: National Institute for People with Disabilities, Location: Westwood, Bergen County* Approval of a Mortgage Financing Commitment
 - d. HMFA#02953/SSNHF#39 Sherman Place Supportive Housing, *Developer: Nouvelle Associates, LLC, Location: Garfield, Bergen County* Approval of a Mortgage Financing Recommitment and Transfer of Ownership

8. <u>REGULATORY AFFAIRS</u>

8 a. HMFA #1290 - Hopewell Place Senior Apartments - Approval of Transfer of Ownership and Assumption of Mortgage

9. CAPITAL MARKETS

- 9 a. HMFA #02951 Sycamore Ridge Apartments Approval of Conduit Bond Documents
 - b. Approval of the Selection of an Arbitrage Rebate Provider

- 10. <u>ANNUAL MEETING</u>
- 10a. Approval of the Schedule of Regular Board Meetings for 2014 and Designation of the Agency's Official Newspapers
 - b. Election of a Vice-Chairman
- 11. INFORMATIONAL ITEM
- 11a. 2013 HMFA Accomplishments
- 12. EXECUTIVE SESSION
- 13. <u>RECONVENE TO PUBLIC SESSION</u>
- 13a. Broadway Arts Center, LLC Approval of Settlement Agreement
- 14. <u>OTHER BUSINESS</u>
- 14a. HMFA #1198 Waterford Towers
 - b. Any Necessary Business that May Come Before the Board
- 15. <u>ADJOURNMENT</u>