NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES

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. MULTI-FAMILY- FOUR PERCENT TAX CREDIT

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. MULTIFAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING - FOUR PERCENT TAX CREDIT

5 a. HMFA #02836 – Akabe Village Apartments, Developer: Regan Development Corporation, Location: Howell, Monmouth County – Approval of a Mortgage Financing Recommitment
6. MULTIFAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING - NINE PERCENT TAX CREDIT – FIRM COMMITMENTS

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. SANDY SPECIAL NEEDS HOUSING FUND

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 – Pascahack 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. REGULATORY AFFAIRS

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. **ANNUAL MEETING**

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. **RECONVENE TO PUBLIC SESSION**

13a. Broadway Arts Center, LLC – Approval of Settlement Agreement

14. **OTHER BUSINESS**

14a. HMFA #1198 - Waterford Towers
   b. Any Necessary Business that May Come Before the Board

15. **ADJOURNMENT**