NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
396TH BOARD MEETING
April 10, 2014
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 Public Session Minutes of the February 27, 2014 Meeting of the HMFA Board
   b. Approval of the Executive Session Minutes of the February 27, 2014 Meeting of the HMFA Board

2. FORECLOSURE PREVENTION
   2 a. National Foreclosure Mitigation Counseling Program - Approval to enter into the Round 8 Grant Agreement

3. SANDY HOMEBUYER ASSISTANCE PROGRAM
   3 a. Sandy Homebuyer Assistance Program Guidelines – Approval of Revisions to Guidelines

4. SINGLE FAMILY - CHOICE
   4 a. CHOICE #13-10 – Lofts at Lincoln Park Urban Renewal, Location: Newark, Essex County, Sponsor: Lofts at Lincoln Park Urban Renewal, LLC – Approval of a Mortgage Financing Commitment
   b. CHOICE #13-08 – Leewood Villages at Rowand Pond, Location: Clementon Borough, Camden County, Sponsor: Renaissance Pond I, LLC – Approval of a Mortgage Financing Commitment and Waiver of Certain Program Guidelines

5. MULTI-FAMILY
   5 a. Multifamily Guidelines – Approval of Amendments to the Multifamily Underwriting Guidelines and Financing Policy
   b. HMFA #02863 – The Apartments at the Mill, Location: Burlington, Burlington County, Developer: MBI Development Company, Inc. – Approval of a Mortgage Financing Commitment

6. MULTI-FAMILY – FOUR PERCENT TAX CREDITS
   6 a. HMFA #02660/SNHTF #261 – A Better Life, Location: Newark, Essex County, Developer: New Community Corporation – Approval of a Declaration of Intent
7. **MULTI-FAMILY - FOUR PERCENT TAX CREDITS - CONDUIT**

7a. HMFA #02983 – Irvington Senior Apartments, *Location: Irvington, Essex County, Developer: Cambridge Housing Partners, LLC – Approval of a Declaration of Intent*

8. **MULTI-FAMILY - FUND FOR RESTORATION OF MULTI-FAMILY HOUSING - CONDUIT**

8a. HMFA #02599 – Willows at Waretown, *Location: Ocean Township, Ocean County, Developer: MBI Development Company, Inc. – Approval of a Mortgage Financing Commitment and Approval of a Declaration of Intent and Subsidy Recommitment*

8b. HMFA #02869 - Wesmont Station, *Location: Wood Ridge, Bergen County, Developer: MBI Development Company, Inc. – Approval of a Mortgage Financing Commitment*

9. **MULTI-FAMILY - FUND FOR RESTORATION OF MULTI-FAMILY HOUSING – NINE PERCENT TAX CREDITS**

9a. HMFA #02861 – Egg Harbor Hotel Conversion, *Location: Egg Harbor, Atlantic County, Developer: Rubenstein & Associates, LLC – Approval of a Mortgage Financing Commitment*

9b. HMFA #02683 – Beachview Residence, *Location: Atlantic City, Atlantic County, Developer: RPM Development Company – Approval of a Mortgage Financing Recommitment*

10. **MULTI-FAMILY - FUND FOR RESTORATION OF MULTI-FAMILY HOUSING – FOUR PERCENT TAX CREDITS**

10a. HMFA #02772 – Atlantic City HOPE VI, *Location: Atlantic City, Atlantic County, Developer: Conifer Realty, LLC – Approval of a Mortgage Financing Recommitment*

11. **SANDY SPECIAL NEEDS HOUSING FUND**

11a. HMFA #02901/SSNHF #32 – Ashwood Drive Supportive Housing, *Location: Old Bridge, Middlesex County, Developer: Mobility Consulting and Contracting – Approval of a Mortgage Financing Commitment*

11b. HMFA #02902/SSNHF #31 – Texas Road Supportive Housing, *Location: Old Bridge, Middlesex County, Developer: Mobility Consulting and Contracting - Approval of a Mortgage Financing Commitment*

11c. HMFA #02893/SSNHF #17 – Landis Avenue (Buena Vista) Supportive Housing, *Location: Buena Vista Township, Atlantic County, Developer: Housing Program Development Corp. - Approval of a Mortgage Financing Commitment*

12. **SUPPORTIVE HOUSING – OTHERS**

12a. Approval of Revision to Special Needs Housing Partnership Loan Fund Guidelines

12b. Authorization to enter into Inter-Agency Agreement between HMFA and Department of Human Service and Approval to Apply for HUD Section 811 Project Based Rental Assistance
13. REGULATORY AFFAIRS

13a. HMFA #09332 – 329 Park Avenue – Approval of Amended Subordination Agreement

14. CAPITAL MARKETS

14a. Conduit Bond Program – Approval of Additional Senior Managing Underwriters
    b. Approval of the Multifamily Bond Documents

15. DISTRESSED ASSETS

15a. HMFA#280 – NIA, Developer: Michaels Development, Location: Bridgeton, Cumberland County - Approval of Modification of First Mortgage Note
    b. HMFA #29 – Rowan Towers, Developer: Michaels Development, Location: Trenton, Mercer County - Approval of Modification of First Mortgage Note
    c. HMFA #217 – Kuzuri Kijiji – Approval of additional Portfolio Reserve Account (PRA) Funds
    d. HMFA #1105 – Littleton Avenue – Approval to Declare Loan in Default

16. OTHER ACTION

16a. Approval of a Memorandum of Agreement between New Jersey Housing and Mortgage Finance Agency and Department of Children and Families for the HMIS Collaborative

17. OTHER BUSINESS

17a. Any Necessary Business that May Come Before the Board

18. ADJOURNMENT

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