NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES

1 a. Approval of the Public Session Minutes of the February 26, 2015 Meeting of the HMFA Board

2. HARDEST HIT FUNDS

2a. Homekeeper Program Guidelines – Approval of Revisions to the Program Guidelines
  b. HomeSaver Program – Approval of Program Guidelines

3. FORECLOSURE PREVENTION

3a. Authorization to Enter Into National Foreclosure Mitigation Counseling Program Round 9 Grant Agreement

4. SINGLE FAMILY (CHOICE)

4 a. CHOICE #11-94 - Gates Station Residences, Location: Jersey City, Hudson County, Sponsor: Sanjay Gupta - Approval of Extension of the Note and Mortgage Maturity Dates
  b. CHOICE #11-96 - Willow Manor, Location: Bloomfield, Essex County, Sponsor: Franklin Development Group - Approval of Extension of the Note and Mortgage Maturity Dates
  c. CHOICE #11-95 - Jackson Green, Location: Jersey City, Hudson County, Sponsor: TRF Development Partners, Inc. - Approval of Extension of the Note and Mortgage Maturity Dates

5. SANDY SPECIAL NEEDS HOUSING

5 a. Approval of Amendments to the Sandy Special Needs Housing Guidelines
  b. Approval of Amendments to Sandy Special Needs Fund Loan Agreement and Deed Restriction for Closed Loans

6. MULTIFAMILY

6 a. Approval of Amendments to the Multifamily Guidelines

7. MULTIFAMILY – FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM)

7 a. Approval to Amend the FRM Loan Agreement and Deed Restriction for Closed Loans
  b. Approval of Amendments to the FRM Round 1 Guidelines
  c. Approval of Amendments to the FRM Round 2 Guidelines
  d. Approval of FRM Second Round Awards
8. MULTIFAMILY – FOUR PERCENT TAX CREDITS

8a. HMFA #03048 – St. Michael’s Monastery, Location: Union City, Hudson County, Developer: Regan Development – Approval of a Mortgage Financing Recommitment

8b. HMFA #02815/01084 – Chestnut Park, Location: East Orange, Essex County, Developer: Landex – Approval of a Waiver of Prepayment Regulations

9. MULTIFAMILY – FOUR PERCENT TAX CREDITS - CONDUIT

9a. HMFA #03012 – Lacey Family Apartments, LLC, Location: Lacey, Ocean County, Developer: The Walter’s Group – Approval of a Declaration of Intent

9b. HMFA #03055 – Toms River Senior Apartments, Location: Toms River, Ocean County, Developer: The Walter’s Group - Approval of a Declaration of Intent

9c. HMFA #03013 – Barnegat Senior Housing, Location: Barnegat Township, Ocean County, Developer: The Walter’s Group - Approval of a Declaration of Intent

9d. HMFA #03101 – Edward Sisco Senior Citizens Village (Wayne Senior Citizens), Location: Wayne, Passaic County, Developer: Wayne Senior Citizens Runnymede Corporation - Approval of a Mortgage Financing Commitment

9e. HMFA #02939/SSNIF #61 – Carrino Plaza Apartments, Location: Newark, Essex County, Developer: Regan Development Corporation - Approval of a Mortgage Financing Commitment

9f. HMFA #03040- Fairview Homes, Location: Newark, Essex County, Developer: Related Affordable LLC subsidiary of Related Companies - Approval of a Mortgage Financing Commitment

9g. HMFA #02843 - NCC Manor, Location: Newark, Essex County, Developer: New Community Manor Associates - Approval of a Mortgage Financing Commitment

9h. HMFA #02716 - Lincoln Towers, Location: Newark, Essex County, Developer: Newark Housing Authority – Approval of a Mortgage Financing Recommitment

9i. HMFA #02954 – 609 Broad Street, Location: Newark, Essex County, Developer: L & M Development – Approval of a Mortgage Financing Recommitment

9j. HMFA #02874 – Heritage Village at Oakhurst, Location: Ocean Township, Monmouth County, Developer: Community Investment Strategies – Approval of a Mortgage Financing Recommitment

10. DISTRESSED ASSETS

10a. HMFA #02093 – Broad Street Bank – Approval of a Declaration of Default

11. CAPITAL MARKETS

11a. HMFA #03040 – Fairview Homes – Approval of Conduit Bond Documents

11b. HMFA #02843 - NCC Manor - Approval of Conduit Bond Documents

12. MORTGAGE BACKED SECURITIES (MBS) PROGRAM

Presentation: Betsy Cavanna, MBS Consultant, Peak Performances Resources

12a. Approval of Secondary Market Interest Rate Risk Management and Hedging Policy for MBS

12b. Approval of Broker/ Dealers for the MBS Program

12c. Approval to Execute the Thomson Reuters Masters Terms Agreement

12d. Homeward Bound – Approval of Program Guidelines

12e. Stay at Home – Approval of Program Guidelines

12f. Smart Start – Approval of Amendments to the Guidelines

12g. Approval of Revisions of the Mortgage Program Policy and Procedures for Participating Lenders and the Single Family Mortgage Program Purchase Agreement
13. **FINANCE**

13a. Acceptance of the Agency’s Audited Financial Statements for the period ended December 31, 2014

14. **OTHER BUSINESS**

14a. Resolution of Appreciation for Melinda Sciarrotta  
b. Any Necessary Business that May Come Before the Board

15. **EXECUTIVE SESSION**

15a. Contract Negotiations

16. **RECONVENE TO PUBLIC**

17. **ADJOURNMENT**