NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES
   1a. Approval of the Public Session Minutes of the April 10, 2015 Meeting of the HMFA Board

2. MORTGAGE BACKED SECURITIES (MBS) PROGRAM
   2a. Smart Start – Approval of Funding and Amendments to the Guidelines

3. HARDEST HIT FUNDS
   3a. Home Saver Program – Approval of Revised Guidelines

4. SINGLE FAMILY
   4a. CHOICE #10-59 – The Whittaker – Approval of a Mortgage Commitment Extension
   4b. CHOICE #10-70 - Cedar Crossing Affordable Housing – Phase II - Approval to enter into a Forbearance Agreement

5. MULTI-FAMILY
   5a. Approval to amend the Multi-family Underwriting Guidelines and Financing Policy

6. MULTI-FAMILY - FUND FOR RESTORATION OF MULTI-FAMILY HOUSING
   6a. FRM - Round 3A– Approval of Guidelines and Set-Aside

7. MULTI-FAMILY - FUND FOR RESTORATION OF MULTI-FAMILY HOUSING (PHA SET-ASIDE)
   7a. HMFA #02927 – Booker T. Washington, Location: Jersey City, Hudson County, Developer: Jersey City Housing Authority – Approval of a Mortgage Financing Recommitment
8. **MULTIFAMILY - FOUR PERCENT TAX CREDITS FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM)**

8 a. HMFA #02981/SSNHF #68 – Clayton Mill Run, Location: Absecon, Atlantic County, Developer: Conifer Realty, Inc. – Approval of a Mortgage Financing Commitment

8 b. HMFA #02990/SSNHF #64 – The Beach at South Inlet, Location: Atlantic City, Atlantic County, Developer: Borae Development – Approval of a Mortgage Financing Commitment

8 c. HMFA #03099 Bayshore Village, Location: Port Monmouth, Monmouth County, Developer: Community Investment Strategies, Inc. - Approval of a Mortgage Financing Commitment

8 d. HMFA #02970 – Meadow Green Apartments, Location: Toms River, Ocean County, Developer: The Richman Group – Approval of a Mortgage Financing Commitment

8 e. HMFA #02945/SSNHF #65 – Oakland Square, Location: Red Bank, Monmouth County, Developer: Yellowbrook Property Company, LLC – Approval of a Mortgage Financing Commitment

8 f. HMFA #02972/SSNHF #66 – Visions of Absecon Affordable Housing, Location: Absecon, Atlantic County, Developer: Visions at Absecon Affordable Housing, LLC – Approval of a Mortgage Financing Commitment

8 g. HMFA #02973 – Visions at Absecon Senior Affordable Housing, Location: Absecon, Atlantic County, Developer: Visions at Absecon Affordable Housing, LLC - Approval of a Mortgage Financing Commitment

8 h. HMFA #02941 – Manchester Senior Housing, Location: Manchester Township, Ocean County, Developer: Princeton Senior Living, LLC – Approval of a Mortgage Financing Commitment

9. **MULTI-FAMILY- FOUR PERCENT TAX CREDITS-CONDUIT**

9 a. HMFA #03010 – Doddtown Plaza, Location: East Orange, Essex County, Developer: HP Development/Carthage Real Estate Advisors – Approval of a Mortgage Financing Commitment

9 b. HMFA #03085 – Prospect Park Apartments, Location: East Orange, Essex County, Developer: Capital Realty Group, Inc. – Approval of a Mortgage Financing Commitment

9 c. HMFA #03059 – Washington Street Apartments (aka St. James AME), Location: Newark, Essex County, Developer: BRP Development Corporation - Approval of a Declaration of Intent

9 d. HMFA #02877 – New Horizons Phase I, Location: Newark, Essex County, Developer: Michaels Development Company - Approval of a Declaration of Intent

9 e. HMFA #03067 – Carver Hall Apartments, Location: Atlantic City, Atlantic County, Developer: Omni America, LLC – Approval of a Declaration of Intent

9 f. HMFA #03068 – Ocean Towers, Location: Jersey City, Hudson County, Developer: Michaels Development – Approval of a Declaration of Intent

10. **MULTI-FAMILY- FOUR PERCENT TAX CREDITS**

10a. HMFA #03091 – Tucker View, Location: Newark, Essex County, Developer: Bergen Street Redevelopment – Approval of a Declaration of Intent

10b. HMFA #02911 – Parkers Walk, Location: Elizabeth, Union County, Developer: Community Investment Strategies, Inc. – Approval of a Mortgage Financing Commitment

10c. HMFA #02857 – Chambers Crescent, Location: Lakewood, Ocean County, Developer: Community Investment Strategies - Approval of a Mortgage Financing Recommitment

10d. HMFA #03097 – The Pierre Building, Location: Camden, Camden County, Developer: M & M Development – Approval of a Declaration of Intent
11. SANDY SPECIAL NEEDS HOUSING FUND

11a. HMFA #03076/SSNHF #59 – Linwood Avenue Supportive Housing, Location: Bogota, Bergen County, Sponsor: Special Homes of New Jersey, Inc. – Approval of a Mortgage Financing Commitment

11b. HMFA #03018/SSNHF #52 – Alberta Street Supportive Housing, Location: Manchester, Ocean County, Sponsor: Mobility Special Care Housing, Inc. – Approval of a Mortgage Financing Commitment

11c. HMFA #03075/SSNHF #58 – Mountainview Supportive Housing, Location: Union, Union County, Developer: Nouvelle, Inc. – Approval of a Mortgage Financing Commitment

11d. DDHP #1 – 339 Park Avenue – Approval of a Transfer of Ownership

12. REGULATORY AFFAIRS

12a. HMFA #1347 - Liberty Place – Approval of a Partial Release of Collateral from Lien

12b. Approval of Subordination of Agency Prepayment Deed Restriction and Regulatory Agreements for HUD 223(f) Program Insured Mortgages

13. CAPITAL MARKETS

13a. HMFA #03010 - Doddtown Plaza – Approval of Conduit Bond Documents

13b. HMFA #02716 – Lincoln Towers - Approval of Amended Resolution

14. DELINQUENT ASSET

14a. HMFA #1160 Mid-City Apartments - Approval of a Mortgage Modification for an Existing Mortgage

15. OTHER BUSINESS

15a. Approval to Enter into a Memorandum of Understanding with Rowan University Rutgers Camden Board of Governors

15b. Any Necessary Business that May Come Before the Board

16. ADJOURNMENT

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