NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES
   1a. Approval of the Public Session Minutes of the May 21, 2015 Meeting of the HMFA Board

2. CDBG-DR
   2a. Approval to Accept Additional CDBG-DR Funds and to Enter Into the Second Amendment to the Sub-Recipient Agreement

3. SINGLE FAMILY
   3a. Approval to Accept HUD Housing Comprehensive Counseling Grant Funds
       b. CHOICE #10-59 – The Whittaker, Location: Trenton, Mercer County, Sponsor: The Whittaker, LLC – Approval of a Mortgage Financing Commitment Extension
       c. CHOICE #13-05 - Galento Plaza Condominiums, Location: Orange, Essex County, Sponsor: Orange Condominium Urban Renewal, LP – Approval to Increase the Sales Price
       d. CHOICE #10-65 – Highview Village – Approval of Extension of the Note and Mortgage Maturity Date

4. MULTIFAMILY- FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM)
   4a. Approval to Amend FRM-Second Round Program Guidelines

5. MULTIFAMILY – FOUR PERCENT TAX CREDITS
   5a. HMFA #02660/SNHTF #261 – A Better Life, Location: Newark, Essex County, Developer: New Community Corporation – Approval of a Mortgage Financing Commitment
   b. HMFA #03036 – Maraveland Crescent, Location: Mt. Olive, Morris County, Developer: Community Investment Strategies – Approval of a Declaration of Intent

6. MULTIFAMILY – FOUR PERCENT TAX CREDITS – CONDUIT
   6a. HMFA #02795 – North 25, Location: Trenton, Mercer County, Developer: Southport Financial Services, Inc. – Approval of a Mortgage Financing Commitment
   b. HMFA #03031 – Hampton Valley Apartments, Location: Newark, Essex County, Developer: Levin Group, Inc. – Approval of a Mortgage Financing Commitment
   c. HMFA #03092 – Colt Arms Apartments, Location: Paterson, Passaic County, Developer: HVPG Developers, LLC – Approval of a Declaration of Intent
   d. HMFA #03084 – Oakwood Towers, Location: City of Orange, Essex County, Developer: Preservation Development Holdings, LLC – Approval of a Mortgage Financing Commitment and Declaration of Intent
7. MULTIFAMILY – FOUR PERCENT TAX CREDITS FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM)

7 a. HMFA #03049 – Fort Monmouth Historic, Location: Oceanport, Monmouth County, Developer: RPM Development Group – Approval of a Mortgage Financing Commitment

7 b. HMFA #03050 – Hudson Ridge Residences at Aberdeen (aka Aberdeen Family), Location: Aberdeen Township, Monmouth County, Developer: RPM Development Group – Approval of a Mortgage Financing Commitment

7 c. HMFA #03051 – Hudson Ridge Senior Residences at Aberdeen (aka Aberdeen Senior), Location: Aberdeen Township, Monmouth County, Developer: RPM Development Group – Approval of a Mortgage Financing Commitment

7 d. HMFA #02881 – Tennessee Green, Location: Atlantic City, Atlantic County, Developer: RPM Development Group – Approval of a Mortgage Financing Commitment

8. MULTIFAMILY – FOUR PERCENT TAX CREDITS FUND FOR RESTORATION OF MULTIFAMILY HOUSING (FRM) - CONDUIT

8 a. HMFA #03052 – Glassworks at Aberdeen, Location: Aberdeen Township, Monmouth County, Developer: Ingerman Development Company – Approval of a Mortgage Financing Commitment

8 b. HMFA #02873 – 999 Broad Phase I, Location: Newark, Essex County, Developer: RPM Development Group – Approval of a Mortgage Financing Commitment

8 c. HMFA #02883 – Pleasantville Mixed Income, Location: Pleasantville, Atlantic County, Developer: RPM Development Group - Approval of a Mortgage Modification

8 d. HMFA #02884 – Pleasantville Mixed Use, Location: Pleasantville, Atlantic County, Developer: RPM Development Group – Approval of a Mortgage Modification

8 e. HMFA #03045 – Egg Harbor Township Family, Location: Egg Harbor Township, Atlantic County, Developer: The Michaels Development Company – Approval of a Mortgage Financing Commitment

8 f. HMFA #03013 – Barnegat Senior Housing, Location: Barnegat Township, Ocean County, Developer: The Walters Group, Inc. – Approval of a Mortgage Financing Commitment

8 g. HMFA #03046 – Montgomery Family Phase I, Location: Jersey City, Hudson County, Developer: The Michaels Development Company - Approval of a Mortgage Financing Commitment

8 h. HMFA #03055 – Toms River Senior Apartments, Location: Toms River, Ocean County, Developer: The Walters Group – Approval of a Mortgage Financing Commitment

9. MULTIFAMILY – NINE PERCENT TAX CREDITS

9 a. HMFA #02697 – The Fairmount and Eleven/Eleven, Location: Newark, Essex County, Developer: Genesis Companies, LLC – Approval of a Conditional Commitment

9 b. HMFA #02835 – Fair Lawn Senior Housing, Location: Fairlawn, Bergen County, Developer: Penwal Affordable Housing – Approval of a Conditional Commitment

9 c. HMFA #02852 – Roselle Park Senior Residence, Location: Roselle Park, Union County, Developer: Domus Corporation - Approval of a Conditional Commitment

9 d. HMFA #03112 – Camp Salute, Location: Clayton, Gloucester County, Developer: Conifer Realty, LLC - Approval of a Conditional Commitment
e. HMFA #03114 – Woolwich Family Housing, Location: Woolwich Township, Gloucester County, Developer: Conifer Realty, LLC - Approval of a Conditional Commitment
f. HMFA #03119 – Bordentown Township Senior, Location: Burlington Township, Burlington County, Developer: Volunteers of America Delaware Valley - Approval of a Conditional Commitment
g. HMFA #02827 - Clifton Main Mews, Location: Clifton, Passaic County, Developer: Regan Development - Approval of a Conditional Commitment
h. HMFA #03115 – Conifer Village at East Greenwich, Location: Greenwich Township, Gloucester County, Developer: Conifer Realty, LLC - Approval of a Conditional Commitment
i. HMFA #02408 – Flemington Junction Apartments, Location: Raritan, Hunterdon County, Developer: Ingerman Development Company, LLC - Approval of a Conditional Commitment
j. HMFA #03117 – Westampton Apartments, Location: Westampton, Burlington County, Developer: Ingerman Development Company, LLC - Approval of a Conditional Commitment
k. HMFA #03123 – Rahway Residences for the Arts, Location: Rahway, Union County, Developer: Ingerman Development Company, LLC – Approval of a Conditional Commitment
l. HMFA #02849 – The Residences at Symphony Hall, Location: Newark, Essex County, Developer: Ingerman Development Company, LLC - Approval of a Conditional Commitment
m. HMFA #02833 – Saddle Brook Senior Housing, Location: Saddle Brook, Bergen County, Developer: Domus Corporation and Housing Development Corporation of Bergen County - Approval of a Conditional Commitment
n. HMFA #03120 – Centerton Road Family Housing, Location: Mt. Laurel, Burlington County, Developer: Volunteers of America Delaware Valley – Approval of a Conditional Commitment
o. HMFA #03122 – Dalina Manor, Location: Woodbridge Township, Middlesex County, Developer: Ingerman Development Company – Approval of a Conditional Commitment
p. HMFA #03110 – Gloucester Senior Campus II, Location: Gloucester Township, Camden County, Developer: Conifer Realty, LLC – Approval of a Conditional Commitment
q. HMFA #03113 – Commissioner’s Court, Location: Wildwood City, Cape May County, Developer: Conifer, LLC – Approval of a Conditional Commitment
r. HMFA #03111 – Cinnaminson Senior Housing, Location: Cinnaminson Township, Burlington County, Developer: Conifer Realty, LLC – Approval of a Conditional Commitment
s. HMFA #03121 – Jacobs Landing (a.k.a Woodbridge Gardens), Location: Woodbridge, Middlesex County, Developer: Ingerman Development – Approval of a Conditional Commitment
t. HMFA #01473 – Evans Francis Estates, Location: Cherry Hill, Camden County, Developer: Fair Share Housing Development, Inc. – Approval of a Conditional Commitment
u. HMFA #03131 - New Horizon Phase I, Location: Newark, Essex County, Developer: The Michaels Development Group and Newark Housing Authority – Approval of a Conditional Commitment

10. SUPPORTIVE HOUSING

10a. HMFA #02888/SSNHF #22 – Alpha Drive Supportive Housing, Location: Newark, Essex County, Developer: ACON, Inc. – Approval of a Mortgage Financing Recommitment
b. HMFA #02669/SSNHF #2 – High Street Heights Supportive Housing, Location: Newark, Essex County, Developer: ACON, Inc. – Approval of a Mortgage Financing Recommitment
c. HMFA #03102/SSNHF #62 – Central Avenue Supportive Housing, Location: Hackensack, Bergen County, Developer: Nouvelle Associates LLC – Approval of a Mortgage Financing Commitment
d. HMFA #02956/SSNHF #40/SNHTF #326 – Union Street Supportive Housing, Location: Jersey City, Hudson County, Developer: SERV Behavioral Health Systems, Inc. - Approval of a Mortgage Financing Commitment

11. TAX CREDITS

11a. Approval to Adopt Amendments to the 2015 Low Income Housing Tax Credit Qualified Allocation Plan
12. **DELINQUENT ASSETS**

12a. HMFA #1105 - Littleton Avenue Community Village - Approval of Redemption of Certain Tax Sale Certificates

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

13. **FINANCE**

13a. Approval of Selection of Independent Auditor

14. **CAPITAL MARKETS**

14a. HMFA #02795 – North 25 – Approval of Conduit Bond Documents

b. HMFA #03031 – Hampton Valley Apartments - Approval of Conduit Bond Documents

c. HMFA #03085 – Prospect Parks Apartments - Approval of Conduit Bond Documents

d. HMFA #00262 – Edward Sisco Senior Citizens Village - Approval of Conduit Bond Documents

e. HMFA #02939/SSNHF #61 – Carrino Plaza - Approval of Conduit Bond Documents

f. Approval of Pricing of the Mortgage Rates and Lender Compensation

15. **PROPERTY MANAGEMENT**

15a. HMFA #9211 – Taylor House – Approval of a Life Safety Loan and a PRA Loan

16. **OTHER BUSINESS**

16a. Approval to Petition the City of Trenton for Certain Land Use for Approval related to the Renovation of the Dye Street Parking Lot

b. Any Necessary Business that May Come Before the Board

17. **ADJOURNMENT**

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