NOTICE OF THE NEW JERSEY
HOUSING AND MORTGAGE FINANCE AGENCY
BOARD MEETING

This is to notify you that the 417th Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, March 3, 2016 at 10:00 a.m. at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650.

Attached hereto is an Agenda for this meeting to the extent known at this date, and it is anticipated that formal actions will be taken by the Agency with regard to the items.

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
417TH BOARD MEETING
March 3, 2016
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 January 21, 2016 Meeting of the HMFA Board

2. FORECLOSURE PREVENTION

2 a. Hardest Hit Funds - Approval to Accept Additional Funds

3. SINGLE FAMILY

3 a. CHOICE #10-62 - Condominiums at Harmony Square Phase II, Location: Newark, Essex County, Sponsor: Os Laires, LLC - Approval of an Extension of the Note and Mortgage Maturity Dates
b. CHOICE #13-10 - Lofts at Lincoln Park Urban Renewal, Location: Newark, Essex County, Sponsor: Lofts at Lincoln Park Urban Renewal LLC - Approval of an Extension of the Note and Mortgage Maturity Dates
c. CHOICE #11-94 - Gates Station Residences, Location: Jersey City, Hudson County, Sponsor: Brahamani Ma Bergen, LLC - Approval of an Extension of the Note and Mortgage Maturity Dates
d. CHOICE #13-05 - Galento Plaza Condominiums, Location: Orange, Essex County, Sponsor: Orange Condominium Urban Renewal, LP - Approval to Modify the Sales Prices
e. Approval of Revisions to the Participating Lender Guide Mortgage Purchase Agreement
f. SSBG Rental Assistance Program (RAP) - Approval of the Revised Program Guidelines

4. SANDY SPECIAL NEEDS HOUSING FUND

4 a. HMFA #3147/SSNHF #76 - Englewood Avenue Supportive Housing, Location: Englewood, Bergen County, Sponsor: Special Homes of New Jersey, Inc. - Approval of a Mortgage Financing Commitment
b. Approval of an Amendment to the Sandy Special Needs Housing Guidelines
5. MULTIFAMILY

5a. Approval of Amendments of Conduit Bond Guidelines
   b. HMFA #02681 – Two Osborne Rehabilitation, Location: Newark, Essex County, Developer: Castellan
      NYC Partners – Approval of a Mortgage Financing Recommitment

6. MULTIFAMILY FOUR PERCENT TAX CREDITS – CONDUIT

6a. HMFA #02939 – Carrino Plaza Apartments, Location: Newark, Essex County, Developer: Regan
      Development – Approval of a Mortgage Financing Commitment Modification

7. MULTIFAMILY – NINE PERCENT TAX CREDITS

7a. HMFA #02827 – Clifton Main Mews, Location: Clifton, Passaic County, Developer: Regan Development –
      Approval of a Mortgage Financing Recommitment
   b. HMFA #03117 – Willows at Westampton aka Westampton Apartments, Location: Westampton, Burlington
      County, Developer: Ingerman Development Company, LLC – Approval of a Mortgage Financing
      Recommitment

8. MULTIFAMILY – NINE PERCENT TAX CREDITS - CONDUIT

8a. HMFA #03122 – Dalina Manor, Location: Hopelawn, Middlesex County, Developer: MBI – Approval of a
      Mortgage Financing Recommitment
   b. HMFA #02408 – Flemington Junction Apartments, Location: Raritan Township, Hunterdon County,
      Developer: Ingerman Development Company, LLC – Approval of a Mortgage Financing Recommitment

9. MULTIFAMILY - CONDUIT

9a. HMFA #02787 - The Aspire, Location: New Brunswick, Middlesex County, Developer: Boraie
      Development – Approval of a Mortgage Financing Commitment

10. MULTIFAMILY FUND FOR RESTORATION OF MULTIFAMILY (FRM) ROUND TWO – FOUR PERCENT TAX CREDITS

10a. HMFA #02881 – Tennessee Green, Location: Atlantic City, Atlantic County, Developer: RPM – Approval of
      a Mortgage Financing Recommitment
   b. HMFA #02941 – Manchester Senior Housing, Location: Manchester, Ocean County, Developer: Princeton
      Senior Living, LLC - Approval of a Modification to the Mortgage Financing Commitment

11. MULTIFAMILY FUND FOR RESTORATION OF MULTIFAMILY (FRM) 3B - CONDUIT ROUND –
    FOUR PERCENT TAX CREDITS

11a. HMFA #03183 – Stafford Senior Apartments, Location: Stafford, Ocean County, Developer: The Walters
      Group – Approval of a Declaration of Intent
   b. HMFA #03180 – Willows at Whiting, Location: Manchester Township, Ocean County, Developer:
      Ingerman Development Company, LLC - Approval of a Declaration of Intent
   c. HMFA #03181 – Megill Road Apartments, Location: Wall Township, Monmouth County, Developer:
      Ingerman Development Company, LLC - Approval of a Declaration of Intent
12. MULTIFAMILY FUND FOR RESTORATION OF MULTIFAMILY (FRM) ROUND 3B

12a. HMFA #03152 – Toms River Family Apartments, Location: Toms River Township, Ocean County, Developer: Michaels Development Company – Approval of a Declaration of Intent
   b. HMFA #03182 – Seaside Senior Apartments, Location: Seaside Heights, Ocean County, Developer: The Walters Group – Approval of a Declaration of Intent

13. CAPITAL MARKETS

13a. HMFA #02787 – The Aspire – Approval of Conduit Bond Documents

14. DELINQUENT ASSETS

14a. HMFA #1160 – Mid-City Apartments – Approval to Amend the Mortgage Modification

15. REGULATORY AFFAIRS

15a. Approval to Extend the Conduit Bond Financing Demonstration Program

16. EXECUTIVE SESSION

   HMFA #217 – Kuzuri Kijiji
   HMFA #1388 - Whitlock Mills
   Settlement of Litigation - NJHMFA v. Larrick Daniels
   Settlement of Litigation - NJHMFA v. Vanessa R. Frank-Finney
   Settlement of Litigation - NJHMFA v. Jose and Tracy Lopez

17. RECONVENE TO PUBLIC SESSION

17a. HMFA #217 – Kuzuri Kijiji – Approval of Award of a Purchase Agreement and Approval of Issuance of a Notice of Intent to Award a Purchase Agreement
   b. Settlement of Litigation - NJHMFA v. Larrick Daniels
   c. Settlement of Litigation - NJHMFA v. Vanessa R. Frank-Finney
   d. Settlement of Litigation - NJHMFA v. Jose and Tracy Lopez

18. OTHER BUSINESS

18a. Any Necessary Business that May Come Before the Board

19. ADJOURNMENT