NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES

   1a. Approval of the Public Session Minutes of the September 8, 2016 Meeting of the HMFA Board
   b. Approval of the Executive Session Minutes of the September 8, 2016 Meeting of the HMFA Board

2. SINGLE FAMILY

   2a. CHOICE #11-88 – Lincoln Park - Location: Newark, Essex County, Developer: Lincoln Park –CAPC Urban Renewal, LLC.- Approval of an Extension of the Note and Mortgage maturity dates.

   b. CHOICE #11-86 – South Camden Historic District Phase II-C – Location: Camden, Camden County, Developer: Hearts of Camden, Inc. - Approval of an Extension of the Note and Mortgage maturity dates

   c. CHOICE #15-18 – Autumn Ridge at Manchester – Location: Manchester Township, Ocean County, Developer: Autumn Ridge at Manchester, LLC. – Approval of a Mortgage Financing Commitment

   d. Approval to provide counseling services for qualified Section 8 voucher holders

   e. Approval of updates to the Single Family Participating Lenders Guide

3. MULTI-FAMILY

   3a. Approval to amend the FRM PHA Guidelines

4. MULTI-FAMILY - FOUR PERCENT TAX CREDITS

   4a. HMFA # 03161 – Highland Park RAD Conversion – Location: Highland Park, Middlesex, Developer: Highland Park Affordable Housing Corporation – Approval of a Declaration of Intent
5. **MULTI FAMILY- FOUR PERCENT TAX CREDITS – CONDUIT**

5a. HMFA # 03036 – Marveland Crescent – *Location: Mt Olive, Morris County, Developer: Community Investment Strategies – Approval of a Mortgage Commitment*

b. HMFA # 02593 – Montgomery Heights II – *Location: Newark, Essex County, Developer: Pennrose – Approval of a Mortgage Commitment*

c. HMFA #03087 – Branch Village Mid-Rise – *Location: Camden, Camden County, Developer: Michaels Development – Approval of a Mortgage Recommitment*

6. **MULTI FAMILY- FOUR PERCENT TAX CREDITS – CONDUIT – FRM 3B**

6a. HMFA # 03183 – Stafford Senior Apartments – *Location: Stafford, Ocean County, Developer: The Walters Group – Approval of a Mortgage Commitment*

7. **MULTI-FAMILY – FOUR PERCENT TAX CREDITS - FRM 3B**

7a. HMFA #03047 – The Renaissance – *Location: Asbury Park, Monmouth County, Developer: Michaels Development - Approval of a Mortgage Commitment*

b. HMFA # 03179 – Riverwood Chase Apartments – *Location: Toms River, Ocean County, Developer: Eric Ansell and Ingerman Development Company LLC – Approval of a Mortgage Commitment*

c. HMFA # 02982 – Harding Homes – *Location: Hamilton Township, Atlantic County, Developer: Conifer Realty, LLC – Approval of a Mortgage Commitment*

d. HMFA # 03152 – Toms River Family Apartments – *Location: Toms River Township, Ocean County, Developer: Michaels Development – Approval of a Mortgage Commitment*

e. HMFA # 03176 - Ocean Family Apartments – *Location: Ocean Township, Monmouth County, Developer: The Alpert Group- Approval of a Mortgage Commitment*

f. HMFA # 03174 – Winding Ridge- *Location: Neptune Township, Monmouth County, Developer: The Alpert Group – Approval of a Mortgage Commitment*

g. HMFA # 03182 – Seaside Senior Apartments – *Location: Seaside Heights, Ocean County, Developer: The Walters Group – Approval of a Mortgage Commitment*

8. **MULTI FAMILY- FOUR PERCENT TAX CREDITS – CONDUIT – FRM 2**

8a. HMFA # 03046 – Montgomery Family Phase I – *Location: Jersey City, Hudson County, Developer: Michaels Development – Approval of a Mortgage Modification*
9. **REGULATORY AFFAIRS**

9a. HMFA #514 – Middle Road – Approval of a Mortgage Prepayment

b. HMFA #2946 – Trent Center West – Approval of Transfer of General Partner Interest and Subordinate Financing

c. Authorization to replace the Agency’s form construction contract with the AIA form of construction contract

d. Authorization to Approve Additional Funding Sources for Multi-family Projects that have previously closed

10. **CAPITAL MARKETS**

10a. HMFA # 3046 – Montgomery Family Phase I – Approval of Non-disturbance Agreement

11. **FINANCE**

11a. Approval to revise the Authorized Signatories of the Agency Bank Accounts

12. **DELIQUENT ASSETS**

12a. HMFA #9203 – West Wynne - Approval of Assignment of Mortgages

b. HMFA #280 - NIA – Approval of a Mortgage Modification to extend term

13. **ABC CORPORATION**

13a. Authorization for HMFA to Accept ABC’s Assignment of Mortgages

b. Approval of Minutes of the September 29, 2016 Meeting of the ABC Corporation

14. **ADMINISTRATION**

14a. Agency Parking Lot - Approval to Enter Into Multi-Party Agreement

15. **OTHER BUSINESS**

15a. Resolution of Appreciation for Frank Sciarrotta

b. NCSHA Excellence Awards
   
   • Agency Consolidated Information System (ACIS)
   
   • Homeless Management Information System (HMIS)
16. **EXECUTIVE SESSION**

   HMFA #1105- Littleton Avenue Community Village

17. **RECONVENE TO PUBLIC SESSION**

17a. HMFA #1105 – Littleton Avenue Community Village

18. **ADJOURNMENT**