NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approval of the Public Session Minutes of the January 12, 2018 Meeting of the HMFA Board

1b. Approval of the Public Session Minutes of the January 25, 2018 Meeting of the HMFA Board

2. SPECIAL NEEDS PROGRAMS

2a. HMFA #03302/ DHP #39 – Jackson Cambridge Supportive Housing – Location: Jackson, Ocean County, Developer: Mobility Special Care Housing – Approval of a Financing Commitment

b. HMFA #03299/ SNHTF #337 – Abbett Lincoln Supportive Housing – Location: Morristown, Morris County, Developer: Homeless Solutions Inc. – Approval of a Financing Commitment

c. HMFA #02860/ SSNHF #48 – Patsy’s Way (Formerly known as Cape May Point) – Location: Middle Township, Cape May County, Developer: Rukenstein & Associates, LLC – Approval of a Financing Recommitment

d. HMFA #02095/ DYFS #3/ SNHTF #21 – Camden Dreams – Location: Camden City, Camden County, Developer: Center for Family Services – Approval of a Financing Commitment

e. HMFA #03272/ SNHTF #329 – The Place at Plainsboro – Location: Plainsboro, Middlesex County, Developer: Community Investment Strategies, Inc. – Approval of a Mortgage Recommitment

3. SINGLE FAMILY

3a. Participating Lenders Guide – Approval of Amendments

b. US Treasury Hardest Hit Fund – Approval to Accept Additional Funding
4. MULTI FAMILY – CHOICE

4a. CHOICE #13-01 – Leewood Renaissance at Franklin Phases D1, D2 and C1 – Approval of a Modification to the December 14, 2017 Board Action

5. MULTI FAMILY – FOUR PERCENT TAX CREDITS – CONDUIT

5a. PULLED - HMFA #03323 / MFTP #18- Zion Tower – Location: Newark, Essex County, Developer: L&M Development Partners – Approval of a Declaration of Intent

b. HMFA #03268 / SNHTF #346 / MFTP #9- Wemrock Senior Housing – Location: Freehold Township, Monmouth County, Developer: PIRHL Developers, LLC. – Approval of a Declaration of Intent

6. MULTI FAMILY – NINE PERCENT TAX CREDITS

6a. HMFA #03263 – Jacob’s Landing Phase II – Location: Woodbridge Township, Middlesex County, Developer: TRF Development Partners – Approval of a Mortgage Recommitment

7. REGULATORY AFFAIRS

7a. HMFA #206 – Paulus Hook – Approval of a Transfer of Co-Managing Member Interest

b. HMFA #1236 – Bruce Street Gardens – Approval of a Sale of Project and Assumption of Agency Financing

c. HMFA #1107 – Telephone Heights – Approval of Sale of Project and of Prepayment of Agency’s First Mortgage

d. HMFA #009 – University Court – Approval of Amendments to By-Laws

8. FINANCE


9. TAX CREDITS

9a. Approval for the Tax Credit Committee to waive N.J.A.C. 5:80-33.13 (a) (1)(v) for 2017 9% projects applying for hardship credits exclusively due to a decrease in equity pricing

10. CAPITAL MARKETS

10a. Approval of Multi-Family Conduit Program Trustee

11. CONTRACT ADMINISTRATION

11a. Authorization to enter into a Teaming Agreement
12. OTHER BUSINESS

12a. URBAN BLIGHT REDUCTION PROGRAM  Approval of Modifications to the Program Guidelines

13. ADJOURNMENT

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