NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approval of the Public Session Minutes of the December 13, 2018 Meeting of the HMFA Board

1b. Approval of the Public Session Minutes of the January 8, 2019 Special Teleconference Meeting of the HMFA Board

2. DELINQUENT ASSETS

2a. CHOICE # 11-85 Nelson House – Approval of a Declaration of Default and Workout

2b. HMFA #1321 Tamarack Station Apartments – Approval of a Declaration of Default and Workout

3. SUPPORTED HOUSING

3a. PULLED - Special Needs Housing Trust Fund and Financing Policy Guidelines- Approval of Revisions to the Guidelines

4. MULTI FAMILY – FOUR PERCENT TAX CREDITS

4a. HMFA # 03305/SSNHTF #86- Jeliff Estates – Location: Newark, Essex County, Developer: A&A Construction – Approval of a Declaration of Intent

5. MULTI FAMILY – FOUR PERCENT TAX CREDITS- CONDUIT

5a. HMFA #01321A – Tamarack Station Apartments – Location: Camden, Camden County, Developer: Conifer Realty, LLC – Approval of a Declaration of Intent

5b. HMFA # 00618A – Pilgrim Baptist Village I & II- Location: Newark, Essex County, Developer: Hudson Valley Property Group – Approval of a Declaration of Intent

5c. HMFA # 03356 – Oceanport Gardens – Location: Oceanport, Monmouth County, Developer: Oceanport Gardens Urban Renewal Preservation L.P.- Approval of a Declaration of Intent

6. REGULATORY AFFAIRS

6a. Approval of Adoption of Amendments to Agency Rent Rules at N.J.A.C. 5 :80-9.1 et.seq.

6b. Approval of Proposal of Amendments to Agency’s Rules Governing Certification and Recertification of Income at N.J.A.C. 5 :80-20.1
6c. Approval of Proposal of Amendments to Agency’s Rules Governing Prepayment of Loans to Housing Projects at N.J.A.C. 5:80-5.10

6d. Approval to Extend the Conduit Bond Financing Program as a Demonstration Project Pursuant to N.J.S.A. 55:14K-5x

7. CAPITAL MARKETS

7a. HMFA #03304 - Daughters of Israel – Approval of Conduit Bond Documents

7b. HMFA #03303 - Al Gomer Residences – Approval of Conduit Bond Documents

8. ANNUAL MEETING

8a. Approval of the Schedule of Regular Board Meetings for 2019 and Designation of the Agency’s Official Newspapers

8b. Election of a Vice-Chairman

9. OTHER BUSINESS

PRESENTATION

Divisional Presentation - Capital Markets

10. ADJOURNMENT

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