

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
381st BOARD MEETING
January 31, 2013
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 Minutes of the December 20, 2012 Meeting of the HMFA Board

2. SINGLE FAMILY

- 2 a. Approval of Awards for Real Estate Owned (REO) Asset Managers
- b. CHOICE #11-96 - Willow Manor, *Sponsor, Franklin Development Group Location: Bloomfield, Essex County* – Approval of a Mortgage Financing Commitment
- c. CHOICE #09-39 – Condominiums at Harmony Square, *Sponsor: M&M Development, Location: Newark, Essex County* – Approval of a Mortgage Financing Commitment Extension
- d. CHOICE #09-36 – Cedar Crossing, *Sponsor: Red Bank Affordable Housing, Corp. Location: Red Bank, Monmouth County* - Approval of a Mortgage Financing Commitment Extension
- e. CHOICE #09-50 – Park Boulevard Phase III-B, *Sponsor: Parkside Business and Community in Partnership, Inc, Location: Camden, Camden County* - Approval of a Mortgage Financing Commitment Extension

3. MULTI-FAMILY

- 3 a. HMFA #02671 – Village at Garwood, *Developer: Westfield Senior Citizens Housing Corp., Location: Garwood, Union County* – Approval of a Mortgage Financing Commitment
- b. HMFA #02353 – 55 Glenridge Avenue, *Developer: Homes of Montclair, Location: Montclair, Essex County* – Approval of a Mortgage Financing Recommitment Extension
- c. HMFA #02799 - Melrose Court, *Developer – Vineland Housing Authority, Location: Vineland, Cumberland County* – Approval of a Declaration of Intent

4. PRESERVATION - CONDUIT

- 4 a. HMFA #02806 - Brigantine Apartments, *Developer- The Michaels Development Company, Location: Atlantic City, Atlantic County* – Approval of a Declaration of Intent

5. GREEN INITIATIVES

- 5 a. PSE&G Economic Energy Efficiency Stimulus Program - Approval of consent of Additional Debt at the Request of the Property Owners

6. SUPPORTIVE HOUSING

- 6 a. Special Needs Housing Partnership Loan Program - Approval of Revisions to Program Guidelines

7. REGULATORY AFFAIRS

- 7 a. HMFA #253 – Poplar Village – Approval of Release of Portions of Project
- b. HMFA #9932 – 329 Park Avenue – Approval of Subordinate Agreement

8. CAPITAL MARKETS– CONDUIT FINANCING PROGRAM

- 8 a. Conduit Bond Financing Program – Approval to Extend Demonstration Program
- b. HMFA #02748 - Alexander Hamilton Phase III – Approval of Amended Bond Resolution

9. TAX CREDITS

- 9 a. Approval of the Publication of the 2012 Low Income Housing Tax Credit Qualified Allocation Plan

10. GREEN HOMES

- 10a. NJ Green Homes – Approval to enter into a Memorandum of Understanding between DCA and HMFA transferring the NJ Green Homes Office from HMFA to DCA

11. FORECLOSURE INITIATIVES

- 11a. HomeKeeper Program - Approval of Amendment to Program Guidelines

12. ANNUAL MEETING

- 12a. Approval of the Schedule of Regular Board Meetings for 2013 and Designation of the Agency's Official Newspapers

13. OTHER BUSINESS

- 13a. Women's Conference - Approval of Request to Transfer Conference Funds to the New Jersey Department of Children and Families

14. PORTFOLIO DISPOSITION

- 14a. HMFA #1316/ASL #33 - Paragon Village - Approval of Additional Funding

15. PRESENTATIONS

- 15 a. HomeKeeper Program Status
- b. Economic and Fiscal Impacts of HMFA's Affordable Housing Investments
- c. HMFA's Affirmative Compliance Program

16. INFORMATIONAL ITEM

- 16a. Minutes of the STAR Corporation Meeting of January 29, 2013 – To Follow

17. ANY NECESSARY BUSINESS THAT MAY COME BEFORE THE BOARD

18. ADJOURNMENT

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