

**-AGENDA-**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**384<sup>TH</sup> BOARD MEETING**  
**May 15, 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 Executive Session Minutes of the March 13, 2013 Meeting of the HMFA Board
- b. Approval of the Public Session Minutes of the April 25, 2013 Meeting of the HMFA Board
- c. Approval of the Executive Session Minutes of the April 25, 2013 Meeting of the HMFA Board

2. **SINGLE FAMILY**

- 2 a. Approval to enter into the Sub-recipient Agreement with DCA
- b. Approval of the Single Family Sub-servicing Contract

3. **MULTI-FAMILY – NINE PERCENT TAX CREDIT**

- 3 a. HMFA #02508 – Railroad Avenue, *Developer: Conifer Realty, Location, Middletown Twp., Cape May* – Approval of a Mortgage Financing Commitment
- b. HMFA #02589 – Glennview Townhouses Phase II, *Developer: Michaels Development, Location: Jersey City, Hudson County* - Approval of a Mortgage Financing Commitment
- c. HMFA #02599 – Willows at Waretown, *Developer: MBI Development, Location: Ocean Twp., Ocean County* - Approval of a Mortgage Financing Commitment
- d. HMFA #02697 – Fairmount and Eleven/Eleven, *Developer: Genesis Company and Greater Newark Housing Partnership, Location: Newark City, Essex County* - Approval of a Mortgage Financing Commitment
- e. HMFA #02701 – Belleville Seniors, *Developer: MBI Development, Location: Belleville Twp., Essex County* - Approval of a Mortgage Financing Commitment
- f. HMFA #02704 – Conifer Realty Village at Rittenberg, *Developer: Conifer Realty, Location: Egg Harbor City, Atlantic County* - Approval of a Mortgage Financing Commitment
- g. HMFA #02735 – Reinhard Manor, *Developer: MBI Development, Location: Woodbridge Twp., Middlesex County* - Approval of a Mortgage Financing Commitment
- h. HMFA #02741 – The Lantana, *Developer: RPM, Location: Newark City, Essex County* - Approval of a Mortgage Financing Commitment
- i. HMFA #02833 – Saddle Brook Senior Housing, *Developer: Regan Development, Location: Saddle Brook Twp., Bergen County* - Approval of a Mortgage Financing Commitment
- j. HMFA #02835 – Fair Lawn Senior Housing, *Developer: Penwal Development, Location: Fair Lawn Boro, Bergen County* - Approval of a Mortgage Financing Commitment
- k. HMFA #02836 – Akabe Village Apartments, *Developer: Regan Development, Location: Howell Twp., Monmouth County* - Approval of a Mortgage Financing Commitment

- l. HMFA #02837 – Rio Grande, *Developer: Conifer Realty, Location: Middle Twp., Cape May County* - Approval of a Mortgage Financing Commitment
- m. HMFA #02840 – Winterburn Gardens – *Developer: Daibes Enterprises, Location: Edgewater Boro, Bergen County* - Approval of a Mortgage Financing Commitment
- n. HMFA #02844 – Heritage Village at Bloomfield, *Developer: CIS, Developer: Bloomfield Twp., Essex County* - Approval of a Mortgage Financing Commitment
- o. HMFA #02845 – Freedom Village at Toms River, *Developer: Project Freedom, Location: Toms River Twp., Ocean County* - Approval of a Mortgage Financing Commitment
- p. HMFA #02847 – Ridgefield Senior Housing, *Developer: The Housing Development Corp. of Bergen County and The Alpert Group LLC, Location: Ridgefield Boro, Bergen County* - Approval of a Mortgage Financing Commitment
- q. HMFA #02848 – Harvard Printing Project, *Developer: The Alpert Group, Location: Orange City, Essex County* - Approval of a Mortgage Financing Commitment
- r. HMFA #02849 – The Residence at Symphony Hall, *Developer: MBI Development, Location: Newark City, Essex County* - Approval of a Mortgage Financing Commitment
- s. HMFA #02850 – Kilmer Homes Phase I, *Developer: The Alpert Group, Location: Edison Twp., Middlesex County* - Approval of a Mortgage Financing Commitment
- t. HMFA #02851 – Kilmer Homes Phase II, *Developer: The Alpert Group, Location: Edison Twp., Middlesex County* - Approval of a Mortgage Financing Commitment
- u. HMFA #02852 – Roselle Park Senior Residence, *Developer: Domus Corporation, Location: Roselle Park Boro, Union County* - Approval of a Mortgage Financing Commitment
- v. HMFA #02853 – Catherine Todd Senior Living Center, *Developer: Michaels Development, Location: Jersey City, Hudson County* - Approval of a Mortgage Financing Commitment
- w. HMFA #02854 – Walter G. Alexander Village Phase III, *Developer: Housing Authority of Orange, Location: Orange City, Essex County* - Approval of a Mortgage Financing Commitment
- x. HMFA #02855 – Somerset Brownstones, *Developer: Michaels Development, Location: Newark City, Essex County* - Approval of a Mortgage Financing Commitment
- y. HMFA #02856 – Spruce Streets Seniors, *Developer: Michaels Development, Location: Newark City, Essex County* - Approval of a Mortgage Financing Commitment
- z. HMFA #02857 – Chambers Crescent, *Developer: CIS, Location: Lakewood Twp., Ocean County* - Approval of a Mortgage Financing Commitment
- aa. HMFA #02858 – Ocean Green Senior Apartments, *Developer: Eugene O'Connell, Frank Cretella and Max Benjman, Location: Jersey City, Hudson County* - Approval of a Mortgage Financing Commitment
- bb. HMFA #02859 – Carolina Crescent and Connecticut Crescent, *Developer: CIS, Location: Atlantic City, Atlantic County* - Approval of a Mortgage Financing Commitment
- cc. HMFA #02860 – Cape May Point, *Developer: Ron Rukenstein, Location: Cape May Point Boro, Cape May County* - Approval of a Mortgage Financing Commitment
- dd. HMFA #02861 – Egg Harbor Condo I, *Developer: Ron Rukenstein, Location: Egg Harbor City, Atlantic County* - Approval of a Mortgage Financing Commitment
- ee. HMFA #02864 – Northvale Senior Residence, *Developer: Domus Corporation, Location: Northvale Boro, Bergen County* - Approval of a Mortgage Financing Commitment
- ff. HMFA #02869 – Westmont Station, *Developer: MBI Development, Location: Wood Ridge, Bergen County* - Approval of a Mortgage Financing Commitment
- gg. HMFA #02870 – Woodrow Wilson Phase III, *Developer: Pennrose Properties, Location: Long Branch City, Monmouth County* - Approval of a Mortgage Financing Commitment
- hh. HMFA #02873 – 999 Broad Phase I, *Developer: RPM Development, Location: Newark City, Essex County* - Approval of a Mortgage Financing Commitment
- ii. HMFA #02874 – CIS Poplar, *Developer: CIS, Location: Ocean Twp., Monmouth County* - Approval of a Mortgage Financing Commitment

- jj. HMFA #02875 – Vision 2020 Phase I, *Developer: RPM, Location: Hoboken City, Hudson County* - Approval of a Mortgage Financing Commitment
- kk. HMFA #02876 – Galento Plaza Transit Village, *Developer: RPM, Location: Orange City, Essex County* - Approval of a Mortgage Financing Commitment
- ll. HMFA #02877 – New Horizons Phase I, *Developer: Michaels Development, Location: Newark City, Essex County* - Approval of a Mortgage Financing Commitment
- mm. HMFA #02878 – Delaney Homes, *Developer: MBI Development Company, Inc, Location: Cherry Hill, Camden County* - Approval of a Mortgage Financing Commitment
- nn. HMFA #02879 – 999 Broad Phase II, *Developer: RPM Development, Location: Newark City, Essex County* - Approval of a Mortgage Financing Commitment
- oo. HMFA #02880 – River Development, *Developer: RPM Development, Location: Pleasantville City, Atlantic County* - Approval of a Mortgage Financing Commitment
- pp. HMFA #02732 – Gregory School, *Developer: Conifer Realty, Location: Long Branch, Monmouth County* - Approval of a Mortgage Financing Commitment
- qq. HMFA #02881 - Tennessee Green, *Developer: RPM Development, Location: Atlantic City, Atlantic County* - Approval of a Mortgage Financing Commitment
- rr. HMFA #02882 – Victoria Towers, *Developer: The Diocesan Housing Services Corporation, Location: Cape May City, Cape May County* - Approval of a Mortgage Financing Commitment
- ss. HMFA #02883 – City Center – Mixed Income, *Developer: RPM Development, Location: Pleasantville City, Atlantic County* - Approval of a Mortgage Financing Commitment
- tt. HMFA #02884 – City Center – Mixed Use, *Developer: RPM Development, Location: Pleasantville City, Atlantic County* - Approval of a Mortgage Financing Commitment
- uu. HMFA #02886/SSNHF #25 - HELP Springfield Avenue, *Developer: HELP Development Corp., Location: Newark, Essex County* - Approval of a Mortgage Financing Commitment

MULTI-FAMILY – FOUR PERCENT TAX CREDIT

- vv. HMFA #02885 - Franklin Manor, *Developer: Franklin Development Group, LLC, Location: Belleville, Essex County* – Approval of a Mortgage Financing Commitment/Declaration of Intent
- ww. HMFA #02787 – Somerset Street Mews, *Developer: Boraie Development. LLC, Location: New Brunswick, Middlesex County* - Approval of a Mortgage Financing Commitment

4. TAX CREDITS

- 4 a. Approval of the adoption of the 2013 Low Income Tax Credit Qualified Allocation Plan as amendments to *N.J.A.C. 5:80-33.1 et seq.*

5. PROPERTY MANAGEMENT

- 5 a. HMFA #217 - Kuzuri Kijiji - Approval for the Agency to take over the Board of Directors
- b. HMFA #217 - Kuzuri Kijiji – Approval of Portfolio Reserve Account Funds

6. ADJOURNMENT

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