



Richard E. Constable, III
Chairman

Anthony L. Marchetta
Executive Director

November 8, 2013

Secretary of State
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Star Ledger
Star Ledger Plaza
Newark, NJ 07102

Courier Post
Cuthbert Blvd. and Hampton Rd.
Cherry Hill, NJ 08101

The Times
500 Perry Street
Trenton, NJ 08618

Secretary
NJ Housing and Mortgage Finance Agency
637 South Clinton Avenue
Trenton, NJ 08650-2085

To Whom It May Concern:

Enclosed please find a copy of a Notice concerning the 392nd Board Meeting of the New Jersey Housing and Mortgage Finance Agency. This Notice is sent to you pursuant to the Open Public Meetings Act N.J. S.A. 10:4-6 et. seq.

Sincerely,

Anthony L. Marchetta
Executive Director

Enclosure
F012

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY

637 South Clinton Avenue ▲ P.O. Box 18550 ▲ Trenton, NJ 08650-2085

TELEPHONE: (609) 278-7400 ▲ WEB: www.nj-hmfa.com

**NOTICE OF THE NEW JERSEY
HOUSING AND MORTGAGE FINANCE AGENCY
BOARD MEETING**

This is to notify you that the 392nd Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, November 14, 2013 at 10:00 a.m. at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650.

Attached hereto is an Agenda for this meeting to the extent known at this date, and it is anticipated that formal actions will be taken by the Agency with regard to the items.

**-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
392ND BOARD MEETING
November 14, 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 October 3, 2013 Meeting of the HMFA Board
2. FORECLOSURE PREVENTION
- 2 a. HomeKeeper Program - Approval of Revisions to the Program Guidelines
3. CDBG-DR
- 3 a. Fund for Restoration of Multifamily Housing Program - Approval of Revisions to the Program Guidelines
- b. Sandy Special Needs Housing Fund – Approval to the Revisions to the Program Guidelines
4. SINGLE FAMILY
- 4 a. Single Family Mortgage Program Servicing Guide - Approval of Revisions to the Guide
5. SINGLE FAMILY - CHOICE
- 5 a. CHOICE #13-03 - Eastwind II, *Sponsor: Baltic Development Group, LLC, Location: Atlantic City, Atlantic County* – Approval of a Mortgage Financing Commitment
- b. CHOICE #13-05 - Galento Plaza Condominiums, *Sponsor: RPM, Location: Orange City, Essex County* - Approval of a Mortgage Financing Commitment
- c. CHOICE #11-93 – California Commons Phase I, *Sponsor: Leewood (Michael Fink), Location: Pleasantville, Atlantic County* - Approval of Change of Sponsor

6. MULTIFAMILY – CONDUIT

- 6 a. HMFA #02829 - Salem Lafayette – *Sponsor: NFAHS Development LLC, Location: Jersey City, Hudson County* - Approval of Modification of a Loan Commitment

7. FUND FOR RESTORATION OF MULTI-FAMILY HOUSING –PHA SET-ASIDE

- 7 a. HMFA #02927 – Booker T. Washington Apartments, *Developer: Jersey City Housing Authority, Location: Jersey City, Hudson County* – Approval of a Mortgage Financing Subsidy Commitment
- b. HMFA #02926 – Thomas J. Stewart Apartments - *Developer: Jersey City Housing Authority, Location: Jersey City, Hudson County* – Approval of a Mortgage Financing Subsidy Commitment

8. FUND FOR RESTORATION OF MULTI-FAMILY HOUSING - NINE PERCENT TAX CREDIT PROJECTS

- 8 a. HMFA #02735 – Reinhard Manor, *Developer: MBI Development Company, Inc., Location: Colonia, Middlesex County* – Approval of a Mortgage Financing Commitment and Recommitment
- b. HMFA #02870 – Woodrow Wilson Phase III, *Developer: Pennrose Properties, LLC, Location: Long Branch, Monmouth County* - Approval of a Mortgage Financing Recommitment
- c. HMFA #02856 – Spruce Street Senior Apartments, *Developer: Michaels Development, Location: Newark, Essex County* – Approval of a Mortgage Financing Commitment and Recommitment
- d. HMFA #02683/SNHTF #277 – Beachview Residence, *Developer: Homes Now Inc., Location: Atlantic City, Atlantic County* – Approval of a Mortgage Financing Commitment

9. MULTIFAMILY – FOUR PERCENT TAX CREDIT PROJECTS

- 9 a. HMFA #02799 – Melrose Court, *Developer: Vineland Housing Development Co, Location: Vineland, Cumberland County* – Approval of a Mortgage Financing Commitment
- b. HMFA #02908 – Heritage at Westminster, *Developer: Community Investment Strategies (CIS), Location: Elizabeth, Union County* – Approval of a Declaration of Intent
- c. HMFA #02909 – Dr. Lena Francis Edwards, *Developer: Genesis Company, Location: Jersey City, Hudson County* - Approval of a Declaration of Intent
- d. HMFA #02881 - Tennessee Green, *Developer: RPM Development, Location: Atlantic City, Atlantic County* - Approval of a Declaration of Intent
- e. HMFA # 02880 – Pleasantville Senior, *Developer: RPM Development, Location: Pleasantville, Atlantic County* - Approval of a Declaration of Intent
- f. HMFA #02950 – Four Corner Millennium Project, *Developer: RBH Project, LLC, Location: Newark, Essex County* – Approval of a Declaration of Intent
- g. HMFA #02948 – Four Corners Millennium, *Developer: RBH Group, Location: Newark, Essex County* - Approval of a Declaration of Intent
- h. HMFA #02911 – Parkers Walk, *Developer: Community Investment Strategies (CIS), Inc., Location: Elizabeth, Union County* – Approval of a Declaration of Intent
- i. HMFA #02935 – City Works West Lake Housing, *Developer: City Works, Inc., Location: Neptune, Monmouth County* - Approval of a Declaration of Intent

10. SANDY SPECIAL NEEDS HOUSING FUND
- 10a. HMFA #02953/SSNHF #39 – Sherman Avenue Supportive Housing, *Sponsor: Nouvelle Associates, LLC, Location: Garfield, Bergen County* – Approval of a Mortgage Financing Commitment
11. DELINQUENT ASSET
- 11a. HMFA #1146 - Salem Lafayette, *Developer: Ingerman Development Company, Location: Jersey City, Hudson County* – Approval of a Mortgage Modification for existing Affordable Housing Program Mortgage Note
12. PROPERTY MANAGEMENT
- 12a. HMFA #562 - Teaneck Senior Citizens – Approval of Residual Receipts Loan
13. LOW INCOME HOUSING TAX CREDIT PROGRAM
- 13a. Approval of a Consultant to provide CPA Services for expiring LIHTC Projects
14. REGULATORY AFFAIRS
- 14a. HMFA #20B – Overlook North – Approval of a Subordination of Agency Deed Restriction and Regulatory Agreement to HUD ; Approval of Transfer of Ownership
- b. HMFA #945 – Highland Plaza – Approval of Prepayment ; Approval of Transfer of Ownership ; Approval of Subordination of Agency’s Deed Restriction and Regulatory Agreement
- c. HMFA #410 – 220 Prospect Street – Approval of Transfer of Ownership
15. OTHER ACTIONS
- 15a. Agency Compliance Committee – Approval to add an additional member
- b. Housing Policy Subcommittee - Approval to re-establish the Housing Policy Subcommittee and Appoint Committee Members
16. EXECUTIVE SESSION
17. RECONVENE TO PUBLIC SESSION
- 17a. HMFA #4 - Carmel Towers – Approval of Award of a Purchase Agreement and Approval of Issuance of a Notice of Intent to Award a Purchase Agreement
18. OTHER BUSINESS
- 18a. Any Necessary Business that May Come Before the Board
19. INFORMATIONAL ITEM
- 19a. Approval of Dye Street and Hudson Street Parking Lot Improvements
20. ADJOURNMENT