

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

This is to notify you that the 405th Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, January 22, 2015 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
405TH BOARD MEETING
January 22, 2015
637 South Clinton Avenue
Trenton, NJ 08650-2085**

PUBLIC SESSION

1. **APPROVAL OF MINUTES**

- 1 a. Approval of the Public Session Minutes of the December 11, 2014 Meeting of the HMFA Board
- b. Approval of the Public Session Minutes of the December 18, 2014 Meeting of the HMFA Board
- c. Approval of the Executive Session Minutes of the December 18, 2014 Meeting of the HMFA Board

2. **HARDEST HIT FUNDS**

- 2 a. Home Saver Program – Approval of Program Guidelines

3. **CDBG-DR**

- 3 a. Approval of Sub-Sub-recipient Agreement between Agency and Public Housing Authorities

4. **SINGLE FAMILY**

- 4 a. CHOICE 2015 - Approval of Guidelines and Funding

5. **MULTI-FAMILY - FUND FOR RESTORATION OF MULTI-FAMILY HOUSING (PHA SET-ASIDE)**

- 5 a. HMFA #02927 - Booker T Washington, *Location: Jersey City, Hudson County, Developer: Jersey City Housing Authority* – Approval of a Modification of the Fund for Restoration of Multifamily Housing (Public Housing Authority) Subsidy Loan

6. MULTIFAMILY – FOUR PERCENT TAX CREDITS

- 6 a. HMFA #02985 – Plainfield YMCA, *Location: Plainfield City, Union County, Developer: Eastern Pacific Development* - Approval of a Declaration of Intent
- b. HMFA #02984 - Elmwood Gardens, *Location: Plainfield, Union County, Developer: Plainfield Community Development Corporation* - Approval of a Declaration of Intent
- c. HMFA #03051 – Aberdeen Senior, *Location: Aberdeen Township, Monmouth County, Developer: RPM Development Group* – Approval of a Declaration of Intent
- d. HMFA #03050 – Aberdeen Family, *Location: Aberdeen Township, Monmouth County, Developer: RPM Development Group* – Approval of a Declaration of Intent
- e. HMFA #02857 - Chambers Crescent, *Location: Lakewood Township, Ocean County, Developer: Community Investment Strategies* – Approval of a Mortgage Financing Recommitment

7. MULTI-FAMILY - CONDUIT

- 7 a. Conduit Bond Program Guidelines – Approval of Amendments
- b. HMFA #02954 – 609 Broad Street, *Location: Newark, Essex County, Developer: L & M Development Partners, Inc.* – Approval of a Mortgage Financing Commitment
- c. HMFA #03031 – Hampton Valley Apartments, *Location: Newark, Essex County, Developer: Levin Group, Inc.* - Approval of a Declaration of Intent
- d. HMFA #03045 - Egg Harbor Township Family, *Location: Egg Harbor Township, Atlantic County, Developer: Michaels Development Company* – Approval of a Declaration of Intent
- e. HMFA #03040 – Fairview Homes, *Location: Newark, Essex County, Developer: Fairview Homes Developer, LLC* - Approval of a Declaration of Intent
- f. HMFA #03060 - Aspen Riverpark Apartments, *Location: Newark, Essex County, Developer: DeSola Development Associates* - Approval of a Declaration of Intent
- g. HMFA #02990 - The Beach at South Inlet, *Location: Atlantic City, Atlantic County, Developer: Boraie Development* – Approval of a Declaration of Intent

8. SUPPORTIVE HOUSING

- 8 a. HMFA #02388/SNHTF #153 – Links II Supportive Housing, *Location: Rutherford, Bergen County* – Approval of Transfer of Ownership and Assumption of Agency Financing
- b. Approval of Amendment to the MOU between the Agency and DHS Supportive Housing Connection Program

9. REGULATORY AFFAIRS

- 9 a. HMFA #1154 - Stockton Street - Approval to Amend the Numbers of Residential Units

10. CAPITAL MARKETS

- 10a. Mortgage Backed Securities – Approval of Secondary Market Interest Rate Risk Management and Hedging Policy
- b. 2015 Multi-Family Bonds – Approval of Bond Documents
- c. HMFA #02976 - Passaic Housing Authority RAD – Approval of Bond Documents
- d. HMFA #02954 - 609 Broad Street - Approval of Bond Documents
- e. HMFA #03069 - Paragon Village - Approval to Amend the Financing and Overall Capital Structure of the Conduit Financing

11. ANNUAL MEETING

- 11a. Approval of the Schedule of Regular Board Meetings for 2015 and Designation of the Agency's Official Newspapers
- b. Approval of a Vice-Chair

12. TAX CREDIT

- 12a. Approval of Amendment to the Qualified Allocation Plan

13. DELINQUENT ASSETS

- 13a. HMFA #1253 – Rug Mill Seniors, *Location: Freehold, Monmouth County* – Approval of a Cooperative Default and Workout Plan
- b. HMFA #1254 - Rug Mill Families, *Location: Freehold, Monmouth County* – Approval of a Cooperative Default and Workout Plan
- c. HMFA #1089 – Weequahic Park Apartments, *Location: Jersey City, Hudson County* - Approval of a Cooperative Default and Workout Plan
- d. HMFA #1334 – Salem Historic Homes Phase II, *Location: Salem, Salem County* - Approval of a Cooperative Default and Workout Plan
- e. HMFA #217 – Kuzuri Kijiji - Approval to issue an Request for Offers to Purchase for Sale of Property
- f. CHOICE #08-31 – The Monarch – Approval of Sale of Property

14. OTHER BUSINESS

- 14a. Any Necessary Business that May Come Before the Board

15. ADJOURNMENT

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