

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

This is to notify you that the 416th Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, January 21, 2016 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
416th BOARD MEETING
January 21, 2016
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 Public Session Minutes of the December 17, 2015 Meeting of the HMFA Board
- 1 b. Approval of the Executive Session Minutes of the December 17, 2015 Meeting of the HMFA Board

2. **SINGLE FAMILY**

- 2 a. Approval of Amendments to the Agency's Mortgage Program Policy and Procedures for Participating Lenders, otherwise known as the Participating Lender's Guide

3. **MULTIFAMILY**

- 3 a. Authorization to utilize Agency funding under the Multifamily Bond Program in advance of the sale of bonds

4. **MULTIFAMILY – NINE PERCENT TAX CREDITS**

- 4 a. HMFA #02849 - The Residences at Symphony Hall - *Location: Newark, Essex County, Sponsor: Ingerman Development Company* - Approval of a Mortgage Recommitment
- 4 b. HMFA #02899 - Bordentown Senior Apartments - *Location: Bordentown, Burlington County, Sponsor: Mission First Housing Development Corporation* - Approval of a modification to the mortgage loan recommitment

5. MULTIFAMILY – CONDUIT

- 5 a. HMFA # 02593 - Montgomery Heights II - *Location: Newark, Essex County, Sponsor: Pennrose*- Approval of a Declaration of Intent
- b. HMFA # 03068 - Ocean Towers - *Location: Jersey City, Hudson County, Sponsor: Michaels Development*- Approval of a Mortgage Financing Commitment, Transfer of Ownership and Prepayment

6. MULTIFAMILY FUND FOR RESTORATION OF MULTIFAMILY (FRM) THIRD ROUND

- 6 a. Approval of an amendment to the Fund for Restoration of Multi-Family Housing - 3B Program Guidelines

7. SUPPORTIVE HOUSING

- 7 a. Approval of the Supportive Housing Connection MOA and Guidelines

8. REGULATORY AFFAIRS

- 8 a. HMFA #728 - Golden Age Towers - Approval of a Default Payoff
- b. HMFA #849 - Lawrence Plaza - Approval of a Transfer of Ownership
- c. Approval of Subordination of Agency Deed Restrictions for all HUD mortgage insurance programs
- d. Approval of Consent of Overhead Utility Easement

9. CAPITAL MARKETS

- 9 a. Multifamily Revenue Bonds 2016 Series – Approval of Resolution Authorizing the Issuance of Bonds
- b. HMFA #03137 Sebastian Villa – Approval of Resolution Authorizing Issuance of Conduit Bonds
- c. HMFA #03068 Ocean Towers – Approval of Resolution Authorizing Issuance of Conduit Bonds

10. FINANCE

- 10a. Approval of 2016 Fiscal Year Budget

11. DELINQUENT ASSETS

- 11a. HMFA #1052 - Garden Court - Approval of a Mortgage Modification

12. ANNUAL MEETING

- 12a. Approval of the Schedule of Regular Board Meetings for 2016 and Designation of the Agency's Official Newspapers
- b. Approval of a Vice-Chair

13. EXECUTIVE SESSION

- 13a. HMFA #1388 - Whitlock Mills

14. RECONVENE TO PUBLIC

15. OTHER BUSINESS

- 15a. Any Necessary Business that May Come Before the Board

16. ADJOURNMENT