



Richard E. Constable, III
Chairman

Anthony L. Marchetta
Executive Director

February 14, 2014

Secretary of State
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Trenton, NJ 08608

Star Ledger
Star Ledger Plaza
Newark, NJ 07102

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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 395th 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

P.O. BOX 18550 ▲ TRENTON, NJ 08650-2085
TELEPHONE: (609) 278-7400 ▲ WEB: WWW.NJHOUSING.GOV

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

This is to notify you that the 395th Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, February 27, 2014 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
395TH BOARD MEETING
February 27, 2014
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 January 27, 2014 Meeting of the HMFA Board
 - 1 b. Approval of the Executive Session Minutes of the January 27, 2014 Meeting of the HMFA Board
2. SINGLE FAMILY
 - 2 a. CHOICE #13-08 – Leewood Villages at Rowand Pond – Approval of a Mortgage Financing Commitment
3. MULTI-FAMILY – FOUR PERCENT TAX CREDIT
 - 3 a. HMFA #02830 – Rivervale Senior Residence, *Developer: Domus Corporation, Location: River Vale, Bergen County*, Approval of a Mortgage Financing Commitment
4. MULTI-FAMILY – FOUR PERCENT TAX CREDIT - CONDUIT
 - 4 a. HMFA #02983 – Irvington Senior Apartments, *Developer: Cambridge Housing Partners, Location: Irvington, Essex County* - Approval of a Declaration of Intent

5. MULTI-FAMILY – NINE PERCENT TAX CREDIT-FRM

- 5 a. HMFA #02879 – 999 Broad Phase II, *Developer: RPM Development, LLC, Location: Newark, Essex County* - Approval of a Mortgage Financing Recommitment
- b. HMFA #02883 – Pleasantville Mixed Income, *Developer: RPM Development, LLC, Location: Pleasantville, Atlantic County* - Approval of a Mortgage Financing Recommitment
- c. HMFA #02884 – Pleasantville Mixed Use, *Developer: RPM Development, LLC, Location: Pleasantville, Atlantic County* - Approval of a Mortgage Financing Recommitment
- d. HMFA #02853 – Catherine Todd Senior, *Developer: The Michaels Development Company, Location: Jersey City, Hudson County* – Approval of a Mortgage Financing Recommitment

6. MULTI-FAMILY – NINE PERCENT TAX CREDIT

- 6 a. HMFA #02839 – Riverfront Village at Pennsauken, *Developer: Conifer Realty, LLC, Location: Pennsauken, Camden County* – Approval of a Mortgage Financing Recommitment
- b. HMFA #02861 – Egg Harbor Hotel Conversion, *Developer: Ron Rukenstein, Location: Egg Harbor City, Atlantic County* - Approval of a Mortgage Financing Recommitment

7. PRESERVATION

- 7a. HMFA #02815 – Chestnut Park Apartments, *Developer: Landex Development, LLC, Location: East Orange, Essex County* – Approval of a Mortgage Financing Commitment and Transfer of Ownership

8. REGULATORY AFFAIRS

- 8 a. HMFA #1486 – Phillips Seaview Towers – Approval to Discharge Financing Deed Restriction and Regulatory Agreement

9. CAPITAL MARKETS

- 9 a. Approval of Multifamily Bond Documents
- b. Multifamily Conduit Program - Approval of the Appointment of Program Trustee
- c. Approval of Post-Issuance Compliance Procedures for Tax-Exempt Multifamily Conduit Revenue Bonds

10. DISTRESSED ASSETS

- 10a. HMFA#280 – NIA, *Developer: Michaels Development, Location: Bridgeton, Cumberland County* - Approval of Extension of Second Mortgage
- b. HMFA #29 – Rowan Towers, *Developer: Michaels Development, Location: Trenton, Mercer County* - Approval of Extension of Second Mortgage
- c. HMFA #4 - Carmel Towers – Approval of Funding of Security Services

11. EXECUTIVE SESSION

11a HMFA #1388 - Whitlock Mills – Approval of Operating Funds

12. RECONVENE TO PUBLIC SESSION

13. OTHER BUSINESS

13a. Any Necessary Business that May Come Before the Board

14. ADJOURNMENT