

**MINUTES OF THE 358<sup>TH</sup> BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**MEMBERS:**

- Lori Grifa, Commissioner, DCA
- \* Susan Fischer, Assistant Attorney General  
(representing Paula Dow, Attorney General)
- \*\* Robert Romano, Deputy State Treasurer, Department of Treasury  
(representing Andrew Sidamon-Eristoff, State Treasurer)
- \*\*\* Thomas Hunt, Assistant Director, Office of Consumer Finance, Department of Banking  
and Insurance  
(representing Thomas Considine, Commissioner, Department of Banking and Insurance)
- \*\*\*\* Valerie L. Larosiliere, Acting Assistant Commissioner, Division of Mental Health  
Services, Department of Human Services  
(representing Jennifer Velez, Commissioner, Department of Human Services)
- Monsignor William Linder
- Patricia Mueller
- Dorothy Blakeslee
- Stanley Weeks

**OFFICIALS**

**PRESENT:**

Anthony Marchetta, Executive Director  
Tracee Battis, Chief of Programs  
Lenore Rosner, Chief of Operations  
Leslie Lefkowitz, Chief of Legal and Regulatory Affairs  
David Bonomo, Chief Financial Officer  
Michael Floyd, Chief of Program Services  
Claudia Lovas, Director of Program Development  
Michael Staton, Director of Multifamily Programs and Credits  
Darryl Applegate, Director of Regulatory Affairs  
Jerry Keelen, Director of Single Family  
Dana Irlbacher, Assistant Director of Single Family  
Barbara Geary, Legal Affairs Officer  
Todd Evans, Director of Capital Markets  
Terry Fink, Director of Finance  
George Guirguis, Director of Audit  
Pam McCrory, Director of Supported Housing and Special Needs  
Yirgu Wolde, Manager of Supportive Housing and Special Needs  
Laura Shea, Director of Housing Affordability Services  
John Murry, Director of Multifamily Lending  
Colleen Smith, Urban Coordinator  
Amy Palmer, Program Outreach Coordinator  
Joseph G. Heath, Assistant Director of Capital Markets  
Harry Stevens, General Services Assistant  
Carilyn Willis, Executive Secretary

OTHERS  
PRESENT:

Kavin Mistry, Deputy Attorney General  
Bob Purcell, Deputy Attorney General  
James O'Donohue, Hall Wallack, LLP  
Kent Pipes, Affordable Housing Group  
Brandon Minde, Governor's Authority Unit  
Rebecca Reape

- \* Letter of March 25, 2010 designating Susan Fischer to represent the Attorney General
- \*\* Letter of December 10, 2010 designating Robert Romano to represent the State Treasurer
- \*\*\* Letter of July 2, 2010 designating Thomas Hunt to represent Thomas Considine, Commissioner, Department of Banking and Insurance
- \*\*\*\* Letter of June 4, 2010 designating Valerie L. Larosiliere to represent Jennifer Velez, Commissioner, Department of Human Services

**SUNSHINE ACT**

"The New Jersey Housing and Mortgage Finance Agency gave notice of the time, place and date of this meeting by facsimile, regular mail and hand delivery on January 14, 2011 to the Secretary of State of New Jersey, The Star Ledger, The Times, and the Courier Post, and by posting the notice at the office of the Agency in Trenton, New Jersey. Pursuant to the New Jersey Open Public Meetings Act, a resolution must be passed by the New Jersey Housing and Mortgage Finance Agency in order to hold a session from which the public is excluded."

APPROVAL OF MINUTES

APPROVAL OF THE MINUTES OF THE DECEMBER 9, 2010 MEETING OF THE HMFA BOARD --  
ITEM 1A.

*Monsignor Linder moved and Thomas Hunt seconded approval of the minutes of the December 9, 2010 meeting of the HMFA Board.*

*Aye-Lori Grifa, Susan Fischer, Robert Romano, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee,  
Patricia Mueller, Stanley Weeks*

*Recusal – Valerie Larosiliere*

*Nay-None*

SINGLE FAMILY

CHOICE #10-60 - THE VILLAGES AT DELAWARE RUN, PHASE II - APPROVAL OF A MORTGAGE  
FINANCING COMMITMENT -- ITEM 2A.

*Monsignor Linder moved and Thomas Hunt seconded 1. Approval of a financing commitment under the Choices in Home Ownership Incentives Created for Everyone ("CHOICE") Program, upon the terms and conditions set forth below, for a construction loan in the estimated amount of \$2,826,511 and a CHOICE Subsidy allocation in an amount not to exceed \$2,000,000 to K. Hovnanian at Trenton Urban Renewal, L.L.C. (the "Sponsor") or an entity to be formed by the Sponsor for the construction and completion of the project. 2. Authorization to provide 100% financing, subject to program availability, through our 100% Financing Mortgage Program for 25 end mortgage loans to qualified purchasers of units in the project, at the terms and conditions set forth in the Request for Action. 3. Authorization for the Executive Director, in consultation with the Attorney General's Office, to take any action under the Intercreditor Agreement or CHOICE program documents that is necessary to protect the Agency's financial interest in the construction loan and CHOICE Subsidy allocation.*

*Aye-Lori Grifa, Susan Fischer, Robert Romano, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee,  
Patricia Mueller, Stanley Weeks, Valerie Larosiliere*

*Nay-None*

CHOICE #10-71 – CAMDEN REHAB 2 NSP2 - APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 2B.

*Stanley Weeks moved and Dorothy Blakeslee seconded* 1. Approval of a financing commitment under the Choices in Home Ownership Incentives Created for Everyone (“CHOICE”) Program, upon the terms and conditions set forth in the Request for Action, for a construction loan in the estimated amount of \$782,221 and a CHOICE Subsidy allocation in an amount not to exceed \$1,900,000 to SJCS Rehab, LLC (the “Sponsor”) or an entity to be formed by the Sponsor for the construction and completion of the project. 2. Authorization to provide 100% financing, subject to program availability, through our 100% Financing Mortgage Program for 20 end mortgage loans to qualified purchasers of units in the project, at the terms and conditions set forth in the Request for Action. 3. Authorization for the Executive Director, in consultation with the Attorney General’s Office, to take any action under the Intercreditor Agreement or CHOICE program documents that is necessary to protect the Agency’s financial interest in the construction loan and CHOICE Subsidy allocation.

*Aye-Lori Grifa, Susan Fischer, Robert Romano, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee,  
Patricia Mueller, Stanley Weeks, Valerie Larosiliere  
Nay-None*

MULTI-FAMILY

HMFA #02468 – VANDERBILT AVENUE APARTMENTS - APPROVAL OF A DECLARATION OF INTENT – ITEM 3A.

*Robert Romano moved and Thomas Hunt seconded.* 1. Approval of a “Declaration of Intent” stating the intention of the Agency to fund a project known Vanderbilt Avenue Apartments, HMFA #02648, from the Small Rental Project Loan Program in an estimated amount of \$470,071 in permanent financing by way of a first mortgage loan, upon the terms and conditions set forth in the Request for Action. Approval of this “Declaration of Intent” will establish the eligibility of costs associated with development work on the project. The ability of the project to conform to the Small Rental Project Loan Program Guidelines or other applicable laws has not yet been determined. This action does not obligate the Agency to take any further action in connection with this project, including any action to provide first mortgage financing or gap financing. The approval of this Declaration of Intent is not intended to give this project any preference over any other project financing. 2. Approval of a “Declaration of Intent” stating the intention of the Agency to fund a project known as Vanderbilt Avenue Apartments, HMFA #02468, from the Small Rental Program in an estimated amount of \$600,000 in permanent financing by way of a second mortgage subsidy loan, upon the terms and conditions set forth in the Request for Action. Approval of this “Declaration of Intent” will establish the eligibility of costs associated with development work on the project. The ability of the project to conform to the Small Rental Project Loan Program Guidelines or other applicable laws has not yet been determined. This action does not obligate the Agency to take any further action in connection with this project, including any action to provide first mortgage financing or gap financing. The approval of this Declaration of Intent is not intended to give this project any preference over any other project financing.

*Aye-Lori Grifa, Susan Fischer, Robert Romano, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee,  
Patricia Mueller, Stanley Weeks, Valerie Larosiliere  
Nay-None*

SUPPORTIVE HOUSING

HMFA #02445/SNHTF #170 - ALDEN AVENUE APARTMENTS – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 4A.

*Thomas Hunt moved and Dorothy Blakeslee seconded 1.* Approval of a mortgage commitment for an estimated \$750,000 in construction and permanent financing from the Special Needs Housing Trust Fund for a project known as Alden Avenue Apartments HMFA #02455, SNHTF #170 (the “Project”) upon the terms and conditions set forth in the Request for Action.

*Aye-Lori Grifa, Susan Fischer, Robert Romano, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee, Patricia Mueller, Stanley Weeks, Valerie Larosiliere*  
*Nay-None*

HMFA #02378 - VETERANS HAVEN - APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT - ITEM 4B.

*Patricia Mueller moved and Susan Fischer seconded 1.* Approval of a grant re-commitment for the balance of the funds remaining in the Affordable Housing Program (AHP) in the amount of \$2,950,475 for the project known as Veterans Haven HMFA #02378 upon the terms and conditions set forth in the Request for Action.

*Aye-Lori Grifa, Susan Fischer, Robert Romano, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee, Patricia Mueller, Stanley Weeks, Valerie Larosiliere*  
*Nay-None*

HMFA #02660/SNHTF #261 – A BETTER LIFE - APPROVAL OF A DECLARATION OF INTENT – ITEM 4C.

*Monsignor Linder recused himself and left the room.*

*Thomas Hunt moved and Stanley Weeks seconded 1.* Approval of a “Declaration of Intent” stating the intention of the Agency to fund a project known as A Better Life, HMFA #02660 / SNHTF #261, from the Special Needs Housing Trust Fund in an estimated amount of \$3,500,000 in construction and permanent financing by way of a first mortgage loan, upon the terms and conditions set forth in the Request for Action. This action does not obligate the Agency to take any further action in connection with this project, including any action to provide first mortgage financing or gap financing.

*Aye-Lori Grifa, Susan Fischer, Robert Romano, Thomas Hunt, Dorothy Blakeslee, Patricia Mueller, Stanley Weeks, Valerie Larosiliere*  
*Recusal – Monsignor Linder*  
*Nay-None*

*Monsignor Linder returned to the meeting after the vote was taken.*

5. ANNUAL MEETING

APPROVAL OF THE SCHEDULE OF REGULAR BOARD MEETINGS FOR 2011 AND THE DESIGNATION OF THE AGENCY'S OFFICIAL NEWSPAPERS – ITEM 5A.

*Thomas Hunt moved and Dorothy Blakeslee seconded 1. Approval of the schedule of regular Agency Board meetings for the calendar year 2011. 2. Approval to designate The Star Ledger, The Courier Post, and The Times as the Agency's official newspapers.*

*Aye-Lori Grifa, Susan Fischer, Robert Romano, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee, Patricia Mueller, Stanley Weeks, Valerie Larosiliere  
Nay-None*

APPROVAL OF THE ELECTION OF A VICE-CHAIRMAN - ITEM 5B.

*Robert Romano nominated the Commissioner of Banking and Insurance or his designee to serve as the Vice Chairman of the Agency Board. Monsignor Linder seconded the nomination.*

*Aye-Lori Grifa, Susan Fischer, Robert Romano, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee, Patricia Mueller, Stanley Weeks, Valerie Larosiliere  
Nay-None*

EXECUTIVE SESSION

*Chairman Grifa read the following into the minutes:*

*WHEREAS, pursuant to N.J.S.A. 10:4-12 and 10:4-13 of the Open Public Meetings Act, the Agency intends to obtain legal advice regarding contractual and/or litigation matters with regard to HMFA #1388 - Whitlock Mills and HMFA #1149 - Camden Townhouses. NOW, THEREFORE, be it resolved by the Members of the New Jersey Housing and Mortgage Finance Agency as follows:*

- 1. A closed session shall be held by the Agency for the purposes set forth above.*
- 2. The discussions undertaken at the closed session will be disclosed when the need for confidentiality no longer exists.*

*Thomas Hunt moved and Dorothy Blakeslee seconded approval to enter into Executive Session at 10:30 a.m.*

*Aye-Lori Grifa, Susan Fischer, Robert Romano, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee, Patricia Mueller, Stanley Weeks, Valerie Larosiliere  
Nay-None*

*Chairman Grifa and public member Patricia Mueller recused themselves at 10:31 a.m. and left the meeting. Vice Chairman Thomas Hunt chaired the remainder of the meeting.*

The Board reconvened to Public and the following action was taken:

HMFA #1388 - WHITLOCK MILLS – APPROVAL OF A MODIFICATION TO THE REPAYMENT TERMS

*Monsignor Linder moved and Dorothy Blakeslee seconded* 1. Approval to forbear from declaring Whitlock Mills, LP in default and modify the repayment terms of the Amended and Restated First Mortgage Note I and First Mortgage Note II such that there will be no payments due until the earlier of: (a) 93% occupancy for a period of 90 consecutive days; or (b) 12 months after completion of the project (the “Forbearance Period”). Completion of the project shall mean “Final acceptance” as that term is defined in the Construction Contract between Whitlock Mills, LP and Claremont Construction Group, Inc. dated January 18, 2011, the (“Construction Contract”).

2. Approval to enter into a repayment agreement, note or any other appropriate document(s) with Whitlock setting forth the terms of repayment of arrears due and owing under the Amended and Restated First Mortgage Note I and First Mortgage Note II at the end of the Forbearance Period with payments commencing after the end of the Forbearance Period in the amount of 75% of cash flow. 3. Approval of a modification to the repayment terms of a prior mortgage commitment in an amount not to exceed \$5,700,000 in funds available to the Agency for Whitlock Mills, HMFA #1388 such that repayment from 50% of cash flow shall commence upon the date that all arrears associated with the Amended and Restated First Mortgage Note I and First Mortgage Note II have been paid.

4. Approval for the Executive Director to take any and all necessary actions including the execution of the mortgage, notes and other documents required to implement this Board Action in consultation with the Office of the Attorney General.

*Aye- Susan Fischer, Robert Romano, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee, Stanley Weeks  
Valerie Larosiliere*

*Nay-None*

MOTION TO ADJOURN

*Stanley Weeks moved and Dorothy Blakeslee seconded* a motion to adjourn at 11:21 a.m.

*Aye- Susan Fischer, Robert Romano, Thomas Hunt, Monsignor Linder, Dorothy Blakeslee, Stanley Weeks  
Valerie Larosiliere*

*Nay-None*



CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

*State of New Jersey*  
OFFICE OF THE ATTORNEY GENERAL  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
DIVISION OF LAW  
25 MARKET STREET  
PO Box 112  
TRENTON, NJ 08625-0112

PAULA T. DOW  
Attorney General

ROBERT M. HANNA  
Director

March 25, 2010

Honorable Lori Grifa, Acting Commissioner  
Department of Community Affairs  
New Jersey Housing & Mortgage Finance Agency  
P.O. Box 800  
Trenton, NJ 08625-0800

Dear Commissioner Grifa:

I hereby designate Susan K. Fischer, Assistant Attorney General, to represent me in my absence at the meetings of the New Jersey Housing and Mortgage Finance Agency. In the event of AAG Fischer's absence, Assistant Attorney General Nancy Kaplen is authorized to vote in my stead and to otherwise act on my behalf.

Sincerely yours,

PAULA T. DOW  
ATTORNEY GENERAL OF NEW JERSEY

By: 

Paula T. Dow  
Attorney General

mgh

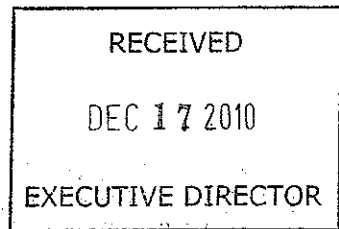
c: Kim Guadagno, Lt. Governor  
Nancy Kaplen, Assistant Attorney General  
Susan Fischer, Assistant Attorney General







State of New Jersey  
OFFICE OF THE STATE TREASURER  
PO Box 002  
TRENTON NJ 08625-0002



CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lt. Governor*

ANDREW P. SIDAMON - ERISTOFF  
*State Treasurer*

December 10, 2010

Marge DellaVecchia, Executive Director  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650

Dear Ms. DellaVecchia:

I hereby designate Rob Romano, Department of Treasury to act as my permanent designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency. David Moore, Department of Treasury will serve as back-up should Rob not be available to attend.

Sincerely,

Andrew P. Sidamon-Eristoff  
State Treasurer



*State of New Jersey*  
DEPARTMENT OF BANKING AND INSURANCE  
OFFICE OF THE COMMISSIONER  
PO Box 325  
TRENTON, NJ 08625-0325  
TEL (609) 292-7272

CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lt. Governor*

THOMAS B. CONSIDINE  
*Commissioner*

July 2, 2010

**Marge Della Vecchia**  
**Executive Director**  
**NJ Housing and Mortgage Finance Agency**  
**637 South Clinton Avenue – PO Box 18550**  
**Trenton, NJ 08650**

**Re: Board Meeting Designee**

**Dear Ms. Della Vecchia:**

**My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Thomas Hunt, Assistant Director, Office of Consumer Finance.**

**If you have any questions, please do not hesitate to call Mr. Hunt at (609) 292-7272, ext. 50223.**

Very truly yours,

A handwritten signature in black ink that reads "Tom Considine".

**Tom Considine**  
**Commissioner**

**C: Thomas Hunt**  
**Assistant Director, OCF**

**Garret Komjathy**  
**Director of Banking**



**State of New Jersey**  
DEPARTMENT OF HUMAN SERVICES  
PO Box 700  
TRENTON NJ 08625-0700

CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lt. Governor*

JENNIFER VELEZ  
*Commissioner*

June 4, 2010

Marge Della Vecchia, Executive Director  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
Trenton, NJ 08650-2085

Dear Ms. Della Vecchia:

Please be advised that Valerie L Larosiliere, Acting Assistant Director, Office of Housing, Policy, Planning, and Evaluation, Division of Mental Health Services, has been chosen as the Department's representative for board meetings of the New Jersey Housing and Mortgage Finance Agency. In her absence Dan Bachalis will be her designee and will have full authority to represent and take action on matters related to the Department of Human Services.

We appreciate the opportunity to participate in meetings of the HMFA Board and look forward to continuing to promote affordable housing needs for our citizens.

Sincerely,



Jennifer Velez  
Commissioner

c: Kevin Martone  
Valerie L Larosiliere  
Dan Bachalis