

- A G E N D A -
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
332nd BOARD MEETING
March 19, 2009
637 South Clinton Avenue
Trenton, NJ 08650-2085

PUBLIC SESSION

1. **SINGLE FAMILY**

- 1 a. Mortgage Stabilization Program (MSP) – Approval of Program Guidelines
- b. First Time Home Buyer Tax Credit Program – Approval of Program Guidelines and Funding
- c. Request for authorization to provide a Bridge Loan to the First Baptist Community Development Corporation or an entity to be formed by the Sponsor – To Follow

2. **MULTI-FAMILY**

- 2 a. HMFA #1411 - Hillcrest Manor Senior Residence – Approval of a Mortgage Financing Recommitment
- b. Small Rental Program – Approval of Amended Program Guidelines and Additional Funding – To Follow

3. **MULTIFAMILY – NINE PERCENT TAX CREDIT**

- 3 a. HMFA #02311 - Belmont Apartments – Approval of a Mortgage Financing Commitment
- b. HMFA #02442 - Lafayette Gardens Family Housing - Phase 6 – Approval of a Mortgage Financing Commitment

4. **MULTIFAMILY/SPECIAL NEEDS HOUSING TRUST FUND – NINE PERCENT TAX CREDIT**

- 4 a. HMFA #02307/SNHTF #113 - Horizon Heights – Approval of a Mortgage Financing Commitment

5. **SUPPORTED HOUSING SPECIAL NEEDS TRUST FUND**

- 5 a. HMFA #02458/SNHTF #178 – Windsor Mews Supportive Housing – Approval of a Mortgage Financing Commitment
- b. HMFA #02474/SNHTF #187 – Britton Place Supportive Housing – Approval of a Mortgage Financing Commitment
- c. HMFA #02337/SNHTF #128 – Nancy’s Place – Approval of a Mortgage Financing Commitment

6. **PRESERVATION**

- 6 a. HMFA #452-2 - Cedarbrook Park Apartments – Approval of a Mortgage Financing Commitment

7. REGULATORY AFFAIRS

7 a. HMFA #1260 - Victoria Mews Assisted Living – Approval of a Transfer of Interest

8. TAX CREDIT

8 a. Tax Credit Assistance Program (TCAP)-Approval to accept approx \$61 million in federal funds and approval of a waiver to the HMFA QAP to treat TCAP funds in the same manner as Balanced Housing funds for purposes of the tiebreaker and award process and Approval to delegate authority to the Tax Credit Committee to approve commitments of TCAP funds at the same time that tax credit awards are made

9. GREEN INITIATIVES

9 a. Green Homes Office – Approval to Intervene in BPU proceedings – To Follow

10. OTHER BUSINESS

10a. HMFA #02093 - Broad Street Bank - Approval of a Waiver

b. Any Necessary Business that May Come Before the Board

11. APPROVAL OF MINUTES

11a. Approval of the Minutes of the Agency's Board Meeting held March 19, 2009 in substantially final form

12. INFORMATION ITEM

12a. Governor Approved Minutes of the Agency's Board Meeting of February 23, 2009

EXECUTIVE SESSION

HMFA #1219/ASL#3 - Assisted Living of Voorhees

HMFA #1220/ASL#4 - Assisted Living of Forked River

HMFA #1221/ASL #5 - Assisted Living of Vineland

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