

**- A G E N D A -**  
**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**  
**333<sup>RD</sup> BOARD MEETING**  
**April 7, 2009**  
**637 South Clinton Avenue**  
**Trenton, NJ 08650-2085**

**PUBLIC SESSION**

1. **SINGLE FAMILY**

- 1 a. CHOICE #08-32 - Coopers Hill Phase 1B – Approval of a Mortgage Financing Commitment
- b. CHOICE #08-33 - South Camden Historic District - Phase I - Approval of a Mortgage Financing Commitment
- c. CHOICE #08-28 - City View Townhomes - Approval of a Mortgage Financing Commitment
- d. CHOICE #09-35 - Oasis New Construction - Approval of a Mortgage Financing Extension
- e. CHOICE #09-41 - Springwood Commons Approval of a Mortgage Financing Commitment
- f. CHOICE #09-37 - Mary Norton Manor Approval of a Mortgage Financing Commitment

2. **MULTIFAMILY**

- 2 a. HMFA #02398 – Brick Towers – Approval of a Mortgage Financing Recommitment

3. **MULTI-FAMILY – NINE PERCENT TAX CREDITS**

- 3 a. HMFA #02417 – The Oaks at Weatherby – Approval of a Mortgage Financing Commitment
- b. HMFA #02377 - Windsor Crescent – Approval of a Mortgage Financing Commitment
- c. HMFA #01482 - Bailey Corner - Approval of a Mortgage Financing Commitment
- d. HMFA #02401 - Medford Senior Housing – Approval of a Mortgage Financing Commitment
- e. HMFA #02526 - Lincoln Park - Approval of a Mortgage Financing Commitment
- f. HMFA #02523 Parkside Senior Housing – Approval of a Mortgage Financing Commitment
- g. HMFA #02527 Grand Central Senior Housing – Approval of a Mortgage Financing Commitment
- h. HMFA #02508 - Conifer Village at Cape May Court House – Approval of a Mortgage Financing Commitment
- i. HMFA #02323 - Franklin Blvd Commons – Approval of a Mortgage Financing Commitment
- j. HMFA #02521 - Meadowbrook II – Approval of a Mortgage Financing Commitment
- k. HMFA #2503 - Keystone Crossing – Approval of a Mortgage Financing Commitment
- l. HMFA # 01496 - Robert Noble - Approval of a Mortgage Financing Commitment
- m. HMFA# 02399 - Conifer Village at Cape May - Approval of a Mortgage Financing Commitment
- n. HMFA #02351 - A Harry Moore, Phase III - Approval of a Mortgage Financing Commitment

- o. HMFA # 02502 - Waters Edge Crescent - Approval of a Mortgage Financing Commitment
  - p. HMFA #02520 - Old Allerton Road Affordable Housing – Approval of a Mortgage Financing Commitment
  - q. HMFA #02505 - Meadows of Rio Grande Phase 1- Approval of a Mortgage Financing Commitment
  - r. HMFA #02504 - Meadows of Rio Grande Phase 2 – Approval of a Mortgage Financing Commitment
  - s. HMFA #02525 - Gibbstown II – Approval of a Mortgage Financing Commitment
  - t. HMFA #02506 - Living Springs – Approval of a Mortgage Financing Commitment
  - u. HMFA #02511- Belmont Apartments-Newark City – Approval of a Mortgage Financing Commitment
  - v. HMFA #02490 – Heritage Village at Duffy Manor – Approval of a Mortgage Financing Commitment
  - w. HMFA# 02410 - Ivy Hill Senior Apartments Building C - Approval of a Mortgage Financing Commitment
4. MULTIFAMILY/SPECIAL NEEDS HOUSING TRUST FUND – NINE PERCENT TAX CREDITS
- 4 a. HMFA #02510/SNHTF #204 - The Village at Woodstown – Approval of a Mortgage Financing Commitment
  - b. HMFA # 02507/SNHTF #202 - Landis Square Senior Apartments - Approval of a Mortgage Financing Commitment
  - c. HMFA #02162/SNHTF #206 – Alexander Hamilton, Phase I – Approval of a Mortgage Financing Commitment
5. SPECIAL NEEDS HOUSING TRUST FUND – NINE PERCENT TAX CREDITS
- 5 a. HMFA #02281/SNHTF #77 - Madison Avenue Apartments - Approval of a Mortgage Financing Commitment
  - b. HMFA #02509/SNHTF #203 - Meadows at Pyne Poynt – Approval of a Mortgage Financing Commitment
  - c. HMFA # 02293/SNHTF #29 - Seashore Gardens - Approval of a Mortgage Financing Commitment
6. SUPPORTIVE HOUSING SPECIAL NEEDS TRUST FUND
- 6 a. HMFA #02464 SNHTF #181 - Landing Road Supportive Housing – Approval of a Mortgage Financing Commitment
  - b. HMFA #02471 SNHTF #185 - Spruce Street Apartments - Approval of a Declaration of Intent
7. PRESERVATION - NINE PERCENT TAX CREDITS
- 7 a. HMFA #1084-2 - Chestnut Park Apartments – Approval of a Mortgage Financing Commitment
  - b. HMFA #2516 - Whitney Crescent - Approval of a Mortgage Financing Commitment
  - c. HMFA #374-2 - Union Gardens - Approval of a Mortgage Financing Commitment
  - d. HMFA #2407 – Downtown Living - Approval of a Mortgage Financing Commitment

8. TAX CREDIT
  - 8 a. Approval of the adoption of the 2009 Low Income Tax Credit Qualified Allocation Plan
9. FINANCE
  - 9 a. Revision to Authorized Signatories List
10. GREEN INITIATIVES
  - 10a. Green Homes Office – Approval to Intervene in a BPU Proceeding
11. OTHER BUSINESS
  - 11a. Any Necessary Business that May Come before the Board
12. APPROVAL OF MINUTES
  - 12a. Approval of the Minutes of the Agency’s Board Meeting held April 7, 2009 in substantially final form
13. INFORMATION ITEM
  - 13a. Governor Approved Minutes of the Agency’s Board Meeting of March 19, 2009

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