

- A G E N D A -
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
345TH BOARD MEETING
December 8, 2009
637 South Clinton Avenue
Trenton, NJ 08650-2085

PUBLIC SESSION

1. **SINGLE FAMILY**

- 1 a. CHOICE #09-52 - Fairview Village Homes IV - Approval of a Mortgage Financing Commitment
- b. Authorization for Revision to the CHOICE Shared Appreciation Deed Restriction

2. **MULTI-FAMILY**

- 2 a. HMFA #02457/SNHTF #177 – Roosevelt Manor, Phase 9 and 10 – Approval of a Mortgage Financing Commitment
- b. HMFA #02119 – Countryside Village III – Approval of a Mortgage Financing Recommitment
- c. HMFA #01399 – Hopewell Gardens – Approval of Modification of Repayment Terms
- d. Revisions to the Underwriting Guidelines and Financing Policy of the Multifamily Rental Financing Program
- e. HMFA #02270 - New Brunswick Arts – Approval of a Declaration of Intent

3. **MULTI-FAMILY- NINE PERCENT TAX CREDIT**

- 3 a. HMFA #02526 - Lincoln Park –Approval of a Mortgage Financing Recommitment
- b. HMFA #02506 – Living Springs – Approval of a Mortgage Financing Recommitment
- c. HMFA #02417- Oaks at Weatherby – Approval of a Mortgage Financing Recommitment
- d. HMFA #02510 – The Villages at Woodstown – Approval of a Mortgage Financing Commitment Modification

4. **CITY LIVING - NINE PERCENT TAX CREDIT**

- 4 a. HMFA #02392 - BAT District Lofts – Approval of a Mortgage Financing Recommitment

5. **PRESERVATION**

- 5 a. HMFA #728-2 - Golden Age Towers – Approval of a Mortgage Financing Commitment
- b. HMFA # 769-2 - Freehold Senior Citizens aka Hudson Manor – Approval of a Mortgage Financing Commitment
- c. HMFA #02551 - Summit Plaza – Approval of a Declaration of Intent

6. **PROPERTY MANAGEMENT**

- 6 a. HMFA #532 - Pequannock Senior - Approval of Residual Receipts

7. SUPPORTIVE HOUSING – SPECIAL NEEDS HOUSING TRUST FUND

- 7 a. HMFA #02343/SNHTF #132 – Bryant House – Approval of a Mortgage Financing Commitment
- b. HMFA #02574/SNHTF #233 - The Robert’s House at Allendale - Approval of a Mortgage Financing Commitment
- c. HMFA #02440/SNHTF #167 – Home to Homes Supportive Housing - Approval of a Mortgage Financing Commitment
- d. HMFA #02148/SNHTF #57 – St. Claire’s Supportive Housing - Approval of a Mortgage Financing Commitment
- e. HMFA #02492/SNHTF #193 – Evans Place - Approval of a Mortgage Financing Commitment
- f. HMFA #02319/SNHTF #122 – Van Schiver Supportive Housing - Approval of a Mortgage Financing Commitment
- g. HMFA #02533/SNHTF #129 – Paradise Supportive Housing - Approval of a Mortgage Financing Commitment
- h. HMFA #02433/SNHTF #163 – Market Street Supportive Housing - Approval of a Mortgage Financing Recommitment
- i. HMFA #02549/SNHTF #238 – The Point – Approval of a Declaration of Intent

8. REGULATORY AFFAIRS

- 8 a. HMFA #1072 - Vermont Plaza - Amended Oversight Agreement/Defer or Waive Oversight Fee
- b. HMFA #607 - Willie T. Wright - Transfer of Ownership

9. LOW INCOME HOUSING TAX CREDIT DIVISION

- 9 a. Qualified Allocation Plan (QAP) - Approval of Amendments to the QAP

10. GREEN INITIATIVES

- 10a. PSE&G Economic Energy Efficiency Stimulus Program – Approval of Owners Project Participation
- b. Solar Funding Program - Approval to Expand Program

11. FINANCE

- 11a. Approval of the Budget for Fiscal Year Ending December 31, 2010

12. PUBLIC MARKETS

- 12a. Approval of Bond Documents for Participation in the Treasury HFA Initiative Program

13. OTHER BUSINESS

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

14. APPROVAL OF MINUTES

14a. Approval of the Minutes of the Agency's Board Meeting held December 8, 2009 in substantially final form

15. INFORMATION ITEMS

15a. Unbudgeted Expenses

b. Governor Approved Minutes of the Agency's Board Meeting of October 29, 2009

EXECUTIVE SESSION

1. HMFA #1388 - Whitlock Mills

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