1. **APPROVAL OF MINUTES**

   1 a. Approval of the Minutes of the September 16, 2010 Meeting of the HMFA Board
   
   1 b. Approval of the Minutes of the ABC Corporation Meeting held September 27, 2010

2. **SINGLE FAMILY**

   2 a. CHOICE #09-39 - Condominiums at Harmony Square Phase I, Newark, Essex County, (M&M Development) - Approval of a Mortgage Financing Commitment Extension
   
   2 b. CHOICE #09-54 – Leewood Renaissance at Franklin Phase B2, Franklin Twp., Somerset County (Michael Fink) – Approval of a Mortgage Financing Commitment Extension and additional Funding
   
   2 c. MONI-MM1 - Spring Street Plaza, New Brunswick, Middlesex County (Boaries Development, LLC) – Approval to Modify and Extend a Promissory Note

3. **FORECLOSURE INITIATIVES**

   3 a. New Jersey Home Keepers Program (US Treasury Hardest Hit Funds) - Delegation to the Executive Director to Take Actions Necessary to Effectuate the Program and to Accept Additional Funding
   
   3 b. New Jersey Judiciary Foreclosure Mediation Program - Approval to Enter into a Memorandum of Understanding

4. **MULTIFAMILY – HOPE VI - CONDITIONAL COMMITMENTS**

   4 a. HMFA #02549 – Branch Village Phase I, Camden, Camden County (The Michaels Development Company) – Approval of a Mortgage Financing Commitment
   
   4 b. HMFA #02572 – Morgan Village, Camden, Camden County (Sponsor: The Michaels Development Company) - Approval of a Mortgage Financing Commitment
   
   4 c. HMFA #02352 – Alexander Hamilton Phase II, Paterson, Passaic County (Pennrose Properties, LLC ) – Approval of a Mortgage Financing Commitment

   **MULTIFAMILY – TCX Program**

   d. HMFA #02650 – La Plaza Newark, Essex County (RPM Development) – Approval of a Mortgage Financing Commitment
   
   e. HMFA #02651 – Vreeland Park, Edgewater, Bergen County (Daibes Enterprises) – Approval of a Mortgage Financing Commitment
   
   f. HMFA #01473 - Evans-Francis Estates, Cherry Hill, Camden County (Fair Share Housing Development, Inc.) – Approval of a Mortgage Financing Recommitment
   
   g. HMFA #02654 – Richardson Lofts, Newark, Essex County (RPM Development) – Approval of a Mortgage Financing Commitment
   
   h. HMFA #1388 – Whitlock Mills, Jersey City, Hudson County (Whitlock Mills, LP) – Approval of a Mortgage Financing Commitment
5. SUPPORTIVE HOUSING - COMMITMENTS

5 a. HMFA #02629/SNHTF #254 - Millennium Way, Newark, Essex County (Newark Housing Authority) – Approval of a Mortgage Financing Commitment
b. HMFA #02516/SNHTF #25 – Whitney Crescent, Glassboro, Gloucester County (Community Investment Strategies) – Approval of Amendments to the Mortgage Financing Commitment

6. REGULATORY AFFAIRS

6 a. HMFA Regulations – Approval of Readoption of Agency Regulations
b. Approval of proposed Amendments to Investment of Project Fund Regulation
c. HMFA #1203 - Park Avenue Apartments, East Orange, Essex County – Approval of Internal Transfer of Ownership Interest
d. HMFA #900 – Park Place, Ewing, Mercer County – Approval of Prepayment

7. OTHER BUSINESS

7 a. Executive Order 37 - Approval of the Agency’s Comprehensive Report for Year Ending December 31, 2009
b. Approval to enter into a MOU between the State of New Jersey and Participating State Agencies, Authorities and Colleges concerning participation in the NJCESP Aggregation and Purchase of Natural Gas
c. Approval to Enter into Amendment to Memorandum of Understanding between the New Jersey Board of Public Utilities and the NJHMFA

8. INFORMATIONAL ITEMS

8 a. Approval of the Minutes of the STAR Corporation Meeting held September 30, 2010
b. Multifamily 2010 Series A/B/C Bond Presentation by Citi

EXECUTIVE SESSION

1 a. HMFA #1388 - Whitlock Mills
b. HMFA #1513 - Broadway Arts Center