NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES
   1 a. Approval of the Minutes of the December 20, 2012 Meeting of the HMFA Board

2. SINGLE FAMILY
   2 a. Approval of Awards for Real Estate Owned (REO) Asset Managers
       b. CHOICE #11-96 - Willow Manor, Sponsor, Franklin Development Group Location: Bloomfield, Essex County – Approval of a Mortgage Financing Commitment
       c. CHOICE #09-39 – Condominiums at Harmony Square, Sponsor: M&M Development, Location: Newark, Essex County – Approval of a Mortgage Financing Commitment Extension
       d. CHOICE #09-36 – Cedar Crossing, Sponsor: Red Bank Affordable Housing, Corp. Location: Red Bank, Monmouth County - Approval of a Mortgage Financing Commitment Extension
       e. CHOICE #09-50 – Park Boulevard Phase III-B, Sponsor: Parkside Business and Community in Partnership, Inc, Location: Camden, Camden County - Approval of a Mortgage Financing Commitment Extension

3. MULTI-FAMILY
   3 a. HMFA #02671 – Village at Garwood, Developer: Westfield Senior Citizens Housing Corp., Location: Garwood, Union County – Approval of a Mortgage Financing Commitment
   b. HMFA #02353 – 55 Glenridge Avenue, Developer: Homes of Montclair, Location: Montclair, Essex County – Approval of a Mortgage Financing Recommitment Extension
   c. HMFA #02799 - Melrose Court, Developer – Vineland Housing Authority, Location: Vineland, Cumberland County – Approval of a Declaration of Intent

4. PRESERVATION - CONDUIT
   4 a. HMFA #02806 - Brigantine Apartments, Developer- The Michaels Development Company, Location: Atlantic City, Atlantic County – Approval of a Declaration of Intent

5. GREEN INITIATIVES
   5 a. PSE&G Economic Energy Efficiency Stimulus Program - Approval of consent of Additional Debt at the Request of the Property Owners

6. SUPPORTIVE HOUSING
   6 a. Special Needs Housing Partnership Loan Program - Approval of Revisions to Program Guidelines
7. **REGULATORY AFFAIRS**

7 a. HMFA #253 – Poplar Village – Approval of Release of Portions of Project
   b. HMFA #9932 – 329 Park Avenue – Approval of Subordinate Agreement

8. **CAPITAL MARKETS– CONDUIT FINANCING PROGRAM**

8 a. Conduit Bond Financing Program – Approval to Extend Demonstration Program
   b. HMFA #02748 - Alexander Hamilton Phase III – Approval of Amended Bond Resolution

9. **TAX CREDITS**

9 a. Approval of the Publication of the 2012 Low Income Housing Tax Credit Qualified Allocation Plan

10. **GREEN HOMES**

10 a. NJ Green Homes – Approval to enter into a Memorandum of Understanding between DCA and HMFA transferring the NJ Green Homes Office from HMFA to DCA

11. **FORECLOSURE INITIATIVES**

11 a. HomeKeeper Program - Approval of Amendment to Program Guidelines

12. **ANNUAL MEETING**

12 a. Approval of the Schedule of Regular Board Meetings for 2013 and Designation of the Agency’s Official Newspapers

13. **OTHER BUSINESS**

13 a. Women’s Conference - Approval of Request to Transfer Conference Funds to the New Jersey Department of Children and Families

14. **PORTFOLIO DISPOSITION**

14 a. HMFA #1316/ASL #33 - Paragon Village - Approval of Additional Funding

15. **PRESENTATIONS**

15 a. HomeKeeper Program Status
   b. Economic and Fiscal Impacts of HMFA’s Affordable Housing Investments
   c. HMFA’s Affirmative Compliance Program

16. **INFORMATIONAL ITEM**

16 a. Minutes of the STAR Corporation Meeting of January 29, 2013 – To Follow

17. **ANY NECESSARY BUSINESS THAT MAY COME BEFORE THE BOARD**

18. **ADJOURNMENT**

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