AGENDA
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
357TH BOARD MEETING
December 9, 2010
637 South Clinton Avenue
Trenton, NJ 08650-2085

PUBLIC SESSION

1. APPROVAL OF MINUTES

1 a. Approval of the Minutes of the October 28, 2010 Meeting of the HMFA Board

2. SINGLE FAMILY

2 a. Informational Item - HomeKeeper Program – Status Report - (To Follow)
   b. HomeKeeper Program - Approval of Program Guidelines - (To Follow)

3. MULTIFAMILY

3 a. HMFA #02325 – 450 Ocean Avenue, Location: Jersey City, Hudson County; Developer: RAV Group, LLC - Approval of a Mortgage Financing Commitment Extension
   b. HMFA #1411 – Hillcrest Manor Senior Residence, Location: South Amboy, Middlesex County; Developer: Hillcrest Manor at South Amboy, LLC – Approval of a Mortgage Financing Recommitment – (To Follow)

MULTIFAMILY – SPECIAL NEEDS HOUSING TRUST FUND

c. HMFA #02509/SNHTF #203 - The Meadows at Pyne Poynt, Location: Camden, Camden County; Developer: Ingerman Group – Approval of a Mortgage Financing Recommitment

4. PRESERVATION

4 a. HMFA #00419-2 – Ocean Towers, Location: Jersey City, Hudson County; Developer: Michaels Development – Approval of a Declaration of Intent

5. SUPPORTIVE HOUSING-SPECIAL NEEDS TRUST FUND

5 a. HMFA #02643/SNHTF #257 – Mountain Central Homes, Location: Westfield and Scotch Plains, Union County Developer: Homefirst Interfaith Housing and Family Services, Inc. – Approval of a Mortgage Financing Commitment
   b. HMFA #02617/SNHTF #247 - Shiimti Apartments, Location: Newark, Essex County; Developer: Reformed Church of Highland Park Affordable Housing Corp. – Approval of a Mortgage Financing Commitment
   c. Start Easy Eagle Development Corp. (SEED Corp.) – Approval of a Transfer of Management Control to New Bridge Services, Inc. - (To Follow)
6. REGULATORY AFFAIRS

6 a. HMFA #456 - Shalom Towers Apartments, Location: City of Newark, Essex County – Approval of a Waiver of Regulation in connection with potential one-time increase in return on equity rate

6 b. HMFA #2 - Zion Towers Apartments, Location: City of Newark, Essex County – Approval of a Waiver of Regulation in connection with potential one-time increase in return on equity rate

6 c. HMFA #1203 - Park Avenue Apartments, Location: East Orange, Essex County – Approval of Modification of Purchase Price

7. POLICY AND PLANNING

7a. Camden Program Offering Widespread Energy Recovery (POWER) Program – Approval to accept Funding and Approval of Program Guidelines

8. GREEN INITIATIVE

8a. Weatherization Assistance Program – Approval to Enter into Contracts as needed to effectuate the Program and to amend the Memorandum of Understanding with DCA – (To Follow)

9. FINANCE

9 a. Approval of the Fiscal Year Budget 2011

10. OTHER BUSINESS

10a. Any Necessary Business that May Come Before the Board

EXECUTIVE SESSION