1. SINGLE FAMILY

   a. Mortgage Assistance Program (MAP) - Approval to Modify the Homelessness Prevention Program Memorandum of Understanding between DCA and HMFA to allow for the implementation of MAP – (To Follow)
   
   b. CHOICE #07-20 – Fairmont Avenue Development – Approval of a Mortgage Financing Commitment
   
   c. CHOICE #08-22 Waters Edge – Approval of a Mortgage Financing Commitment – (To Follow)
   
   d. CHOICE #06-01 – Canal Plaza - Approval to Increase Subsidy Amount
   
   e. Foreclosure Prevention – Approval to Enter into an Agreement with Neighborhood Reinvestment Corporation, dba NeighborWorks America to accept Grant Funding under the National Foreclosure Mitigation Counseling Program - (To Follow)

2. MULTI-FAMILY

   a. HMFA #02309 – Leonia Retirement Housing II – Approval of a Declaration of Intent
   
   b. HMFA #02305 – Ivy Hill – Approval of Financing Recommitment

3. MULTI-FAMILY NINE PERCENT TAX CREDIT PROJECTS

   a. HMFA #02401 – Medford Senior Housing – Approval of a Mortgage Financing Commitment
   
   b. HMFA #02278 – Gateway Village – Approval of a Mortgage Financing Recommitment
   
   c. HMFA #02162 – Alexander Hamilton Phase I – Approval of a Mortgage Financing Recommitment
   
   d. HMFA #02407 – Downtown Living – Approval of a Mortgage Financing Commitment

4. MULTI-FAMILY SPECIAL NEEDS HOUSING TRUST FUND - NINE PERCENT TAX CREDIT PROJECTS

   a. HMFA #02307/SNHTF #113 - Horizon Heights - Approval of a Mortgage Financing Commitment

5. SUPPORTIVE HOUSING/SPECIAL NEEDS HOUSING TRUST FUND

   a. HMFA#02347/SNHTF #134 – Knapp Avenue Supportive Housing – Approval of a Mortgage Financing Commitment
   
   b. HMFA #02385/SNHTF #152 – Wallington Supportive Housing – Approval of a Mortgage Financing Commitment
   
   c. HMFA #02310/SNHTF #114 – The Bay Project – Approval of a Declaration of Intent
   
   d. HMFA #02375/SNHTF #148 – Capstan Supportive Housing I – Approval of a Declaration of Intent
6. FINANCE

6 a. Approval of the Single Family Bond Documents – (To Follow)
   b. Approval of the Multifamily Bond Documents – (To Follow)

7. A BETTER CAMDEN CORPORATION (ABC) SUBSIDARY OF HMFA

7 a. Approval of the Minutes of the ABC Corporation Meeting held March 19, 2008 – (To Follow)
   b. Authorization for the Agency to Make an Investment to ABC Corporation – (To Follow)

8. PORTFOLIO DISPOSITION

8 a. HMFA #1296/ASL #27 – Carteret Senior Living – Approval of Additional Funding

9. OTHER BUSINESS

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

10a. APPROVAL OF MINUTES

10a. Approval of the Minutes of the Agency's Board Meeting held March 20, 2008 in substantially final form

11. INFORMATIONAL ITEM

11a. Governor Approved Minutes of the Agency's Board Meeting of February 21, 2008

EXective SESSION

1. HMFA #1296/ASL #27 - Carteret Senior Living
2. HMFA #7 - Union Plaza

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