PUBLIC SESSION

1. SINGLE FAMILY

   a. CHOICE #07-19 – Grand Central @ Orange – Approval of a Mortgage Financing Commitment
   b. CHOICE Program – Approval of Additional Funding

2. MULTIFAMILY

   a. HMFA #02412 – Harmony Glenn Affordables – Approval of a Declaration of Intent
   b. HMFA #1416 – Harvest Senior Housing – Approval of a Mortgage Financing Recommitment

3. MULTI-FAMILY - NINE PERCENT TAX CREDIT PROJECTS

   a. HMFA #02328 - Pacific Apartments – Approval of a Mortgage Financing Commitment
   b. HMFA #02399 - Conifer Village at Cape May – Approval of a Mortgage Financing Commitment
   c. HMFA #02404 - Landis Square Senior Apartments – Approval of a Mortgage Financing Commitment
   d. HMFA #02398 – Montgomery Street – Approval of a Mortgage Financing Commitment
   e. HMFA #02413 - Harmony Square – Approval of a Mortgage Financing Commitment
   f. HMFA #02293 – Seashore Gardens – Approval of a Mortgage Financing Commitment
   g. HMFA #02400 – Conifer Village at Deptford – Approval of a Mortgage Financing Commitment
   h. HMFA #02392 – BAT District Lofts – Approval of a Mortgage Financing Commitment
   i. HMFA #2417 – The Oaks at Weatherby – Approval of a Mortgage Financing Commitment
   j. HMFA #2403 – Meadowbrook II – Approval of a Mortgage Financing Commitment
   k. HMFA #02214 - Stafford Park Apartments - Approval of a Mortgage Financing Recommitment
   l. HMFA #02323 - Franklin Boulevard Commons – Approval of a Mortgage Financing Recommitment
   m. HMFA #02311 – Belmont Apartments – Approval of a Mortgage Financing Recommitment
   n. HMFA #1482 - Bailey Corner - Approval of a Mortgage Financing Recommitment

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

   a. HMFA #2359/SNHTF #156 - Tucker's Walk – Approval of a Mortgage Financing Commitment
   b. HMFA #02158/SNHTF #66 - Demarest Farms of Lafayette – Approval of a Mortgage Financing Commitment
   c. HMFA #02281/SNHTF #77 – Madison Avenue Apartments – Approval of a Mortgage Financing Commitment
   d. HMFA #02086/SNHTF #81 – Eva’s Village Apartments – Approval of a Mortgage Financing Commitment
   e. HMFA #02394/SNHTF #158 – Newark Genesis Apartments, a Help USA Development – Approval of a Mortgage Financing Commitment
   f. HMFA #02357/SNHTF #141 – Roseville Commons – Approval of a Mortgage Financing Commitment
5. SPECIAL NEEDS HOUSING TRUST FUND - NINE PERCENT TAX CREDIT PROJECT
5 a. HMFA #02411/SNHTF #160 – Market Fair Apartments – Approval of a Mortgage Financing Commitment – (To Follow)

6. SPECIAL NEEDS HOUSING TRUST FUND
6 a. HMFA #02367/SNHTF #146 – Evesham Supportive Housing Phase I – Approval of a Declaration of Intent
   b. HMFA #02406/SNHTF #159 – Evesham Supportive Housing Phase II – Approval of a Declaration of Intent
   c. HMFA #02385/SNHTF #152 – Wallington Supportive Housing – Approval of a Mortgage Financing Commitment
   d. HMFA #02310/SNHTF #114 – The Bay Project – Approval of a Mortgage Financing Commitment
   e. HMFA #02390/SNHTF #155 – Ramsey Supportive Housing – Approval of a Mortgage Financing Commitment
   f. Special Needs Housing Trust Fund Financing Policy and Guidelines – Approval of Revisions

7. PRESERVATION
7 a. HMFA #1461 (Formerly #61) – Asbury Towers – Approval of a Mortgage Financing Recommitment - (To Follow)

8. TAX CREDITS
8 a. Approval of the Adoptions of the 2008 Low Income Tax Credit Qualified Allocation Plan (QAP) – (To Follow)

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

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

11. APPROVAL OF MINUTES
11a. Approval of the Minutes of the Agency's Board Meeting held April 24, 2008 in substantially final form

12. INFORMATIONAL ITEM
12a. Governor Approved Minutes of the Agency's Board Meeting of March 20, 2008

EXECUTIVE SESSION

1. Settlement of Personnel Litigation

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