1. **SINGLE FAMILY**
   a. CHOICE #08-23 – The Black Wall Street Development Project – Approval of a Mortgage Financing Commitment
   b. CHOICE #08-28 – City View Townhomes – Approval of a Mortgage Financing Commitment
   c. CHOICE #07-04 – Catherine S. Graham Square (a.k.a. Woodson Place) – Approval of a Mortgage Financing Commitment Extension

2. **MULTIFAMILY**
   a. HMFA #1130 - Tiffany Manor – Approval of a Mortgage Modification
   b. HMFA #2214 - Stafford Family Apartments a.k.a. Stafford Park Apartments – Approval of a Mortgage Financing Recommitment
   c. HMFA #01401 CBVI #5 – Beverly Commons – Approval of a Mortgage Financing Modification and Additional Funding
   d. HMFA #1352 CBVI #4 – King Plaza Apartments – Approval of a Loan Modification and Additional Funding

3. **MULTIFAMILY – NINE PERCENT TAX CREDITS PROJECTS**
   a. HMFA #02457/SNHTF #177 - Roosevelt Manor Phases 9 and 10 – Approval of a Mortgage Financing Commitment
   b. HMFA #2307/SNHTF #113 – Horizon Heights – Approval of a Mortgage Financing Recommitment
   c. HMFA #02311 – Belmont Apartments – Approval of a Mortgage Financing Recommitment
   d. HMFA #02323 – Franklin Boulevard Commons – Approval of a Mortgage Financing Recommitment

4. **MULTIFAMILY PRESERVATION LENDING**
   a. HMFA #2342 - Atlantic Marina – Approval of a Declaration of Intent

5. **MULTIFAMILY PRESERVATION LENDING – NINE PERCENT TAX CREDITS**
   a. HMFA #1084-2 - Chestnut Park Apartments – Approval of a Mortgage Financing Commitment
6. SUPPORTIVE HOUSING

6 a. HMFA #02375/SHNTF 148 - Capstan Supportive Housing I - Approval of a Mortgage Financing Commitment
   b. HMFA #02132/SNHTF #43 - PERC Supportive Housing - Approval of a Mortgage Financing Commitment
   c. HMFA #02316/ SNHTF #119 - Christine's Corner - Approval of a Mortgage Financing Commitment
   d. HMFA #02367/SNHTF 146 - Evesham Supportive Housing Phase I - Approval of a Mortgage Financing Commitment
   e. HMFA#02073/SNTF# 38 - Ginger Bread Castle Home - Approval of a Mortgage Financing Commitment
   f. HMFA#02384/SNHTF#151 - Windsor Way Home - Approval of a Mortgage Financing Commitment
   g. HMFA#02380/SNHTF#150 - Goldmine Supportive Housing - Approval of a Mortgage Financing Commitment
   h. HMFA#02439/SNHTF#166 - South Second Avenue Supportive Housing - Approval of a Mortgage Financing Commitment
   i. HMFA # 02437/SNHTF# 165  - Carroll Street Permanent Supportive Housing Project - Approval of a Mortgage Financing Commitment
   j. HMFA#02447/SNHTF#172 - Orchard Commons at Allendale – Approval of a Declaration of Intent

7. GREEN HOMES

7 a. Energy Benchmarking Program - Approval to Issue an RFP for contractors for tracking the energy usage in Agency Multifamily Projects

8. OTHER BUSINESS

8 a. Approval of the HMFA Annual Comprehensive Report Pursuant to Executive Order 37
   b. Distribution of Audited Financials for Fiscal Year 2007
   c. Any Necessary Business that May Come Before the Board

9. APPROVAL OF MINUTES

9 a. Approval of the Minutes of the ABC Corporation Meeting held September 10, 2008
   b. Approval of the Minutes of the Agency's Board Meeting held September 18, 2008 in substantially final form

10. INFORMATIONAL ITEMS

10a. Governor Approved Minutes of the Agency's Board Meeting of August 21, 2008
    b. Governor Approved Minutes of the STAR Corporation Meeting of September 10, 2008

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