1. SINGLE FAMILY
   1 a. Mortgage Assistance Pilot Program (MAP) - Approval of a Proposed Amendment to the Memorandum of Understanding between DCA and HMFA
   b. CHOICE 2006 and 2007- Approval of Amendment to the Guidelines
   c. CHOICE #08-30 – Carpenter Square – Approval of a Mortgage Financing Commitment
   d. CHOICE #08-22 – Waters Edge- Approval of a Mortgage Modification
   e. NMTC #1 – Fairview Village III – Approval of a Mortgage Modification

2. MULTI-FAMILY
   2 a. Small Rental Project Loan Guidelines – Approval of Amendments to the Guidelines
   b. HMFA #1443 – Grove Street Senior Housing – Approval of a Mortgage Financing Extension
   c. HMFA #02325 – 450 Ocean Avenue – Approval of a Declaration of Intent
   d. HMFA #02368 - 1077 Elizabeth Avenue – Approval of a Declaration of Intent

3. SUPPORTIVE HOUSING SPECIAL NEEDS HOUSING TRUST FUND
   3 a. HMFA #02184/SNHTF #176 - Whispering Waters Apartments Phase I – Approval of a Mortgage Financing Commitment
   b. HMFA #02189/SNRLP #6 - Rose House Supported Housing – Approval of a Mortgage Financing Commitment
   c. HMFA #02470/SNHTF #187 – Cape Manor Supportive Housing – Approval of a Declaration of Intent

4. CAPITAL MARKETS
   4 a. Approval of the Selection of an Arbitrage Rebate Provider

5. OTHER
   5 a. Approval of a Memorandum of Understanding between DCA and HMFA with regard to Funding the Urban Projects Fund
6. OTHER BUSINESS

6a. Strategic Zone Lending Pool – Approval of Additional Funds
   b. Any Necessary Business that May Come Before the Board

7. APPROVAL OF MINUTES

7a. Approval of the Minutes of the Agency's Board Meeting held November 25, 2008 in
    substantially final form

8. INFORMATIONAL ITEM

8a. Governor Approved Minutes of the Agency's Board Meeting of October 15, 2008

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