PUBLIC SESSION

1. SINGLE FAMILY
   1 a. CHOICE #09-40 – George Street Commons – Approval of a Mortgage Financing Commitment

2. MULTIFAMILY
   2 a. HMFA #1420 – Franklin Senior House – Approval of a Third Mortgage Lien

3. PRESERVATION
   3 a. HMFA #2342 - Atlantic Marina – Approval of a Mortgage Financing Commitment and HUD Risk Share
   b. HMFA #2460 - Townhouse Terrace East I – Approval of a Mortgage Financing Commitment and HUD Risk Share
   c. HMFA #651-2 - Architect's Housing – Approval of a Mortgage Financing Commitment Extension

4. SUPPORTIVE HOUSING
   4 a. HMFA #02158/SNHTF #66/DMHS #23 – Demarest Farms at Lafayette – Approval of a Mortgage Financing Commitment
   b. HMFA #02436/SNHTF #164 - Ridgewood Avenue Apartments – Approval of a Construction and Permanent Financing Commitment
   c. HMFA #02379/SNHTF #215 - Elm Street Apartments – Approval of a Declaration of Intent

5. REGULATORY AFFAIRS
   5 a. HMFA #983 - Oakwood Plaza Apartments – Approval of a Transfer of Ownership

6. GREEN OFFICE
   6 a. Approval of Delegation of Authority of the Executive Director to Enter into Settlements in Connection with PSE&G Filings – (To Follow)

7. TAX CREDIT
   7 a. Approval of Amendment to the Qualified Allocation Plan – (To Follow)
8. **OTHER BUSINESS**

8 a. Authorization to Dissolve the NJHMFA Community Development Entity, LLC and the NJHMFA Community Development Entity 2, LLC

b. Standard & Poors Affirms Rating
c. Any Necessary Business that May Come Before the Board

9. **APPROVAL OF MINUTES**

9 a. Approval of the Minutes of the Agency’s Board Meeting held May 21, 2009 in substantially final form

10. **INFORMATION ITEMS**

10a. Governor Approved Minutes of the Agency’s Board Meeting of April 7, 2009

b. Governor Approved Minutes of the Agency’s Board Meeting of April 16, 2009

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