PUBLIC SESSION

1. FORECLOSURE PREVENTION INITIATIVES
   1 a. Countrywide Financial Corporation Settlement - Approval to Enter Into a Memorandum of Understanding Between the Office of the Attorney General and the HMFA to Accept Funding - Pulled

2. SINGLE FAMILY
   2 a. CHOICE #09-50 – Park Boulevard Phase III-B – Approval of a Mortgage Financing Commitment
   b. CHOICE #07-09 – CHOICES in Millville – Approval of a Mortgage Financing Extension Commitment
   c. CHOICES #09-52 - Fairview Village IV – Approval of a Mortgage Financing Commitment
   d. CHOICE #08-28 – City View Townhomes – Approval of a Mortgage Financing Extension
   e. CHOICE #08-34 – Schoolhouse Square – Approval of a Mortgage Financing Extension
   f. CHOICE # 08-23 - Black Wall Street - Approval of Additional Funding
   g. Authorization for revision to the CHOICE Shared Appreciation Deed Restriction - Pulled
   h. Prefund Program - Approval to continue Pending additional Federal Funding

3. MULTI-FAMILY

   Small Rental Project (5-25) Financing Commitments

   3 a. HMFA #02413 - Apartments at Harmony Square - Approval of a Mortgage Financing Commitment
   b. HMFA #02501 - The Juliet - Approval of a Mortgage Financing Commitment

   Conditional Commitments - HOPE VI

   c. HMFA #02549 – Branch Village, Phase I – Approval of a Mortgage Financing Commitment
   d. HMFA #02550 – Branch Village, Phase II – Approval of a Mortgage Financing Commitment
   e. HMFA #02572 – Morgan Village – Approval of a Mortgage Financing Commitment
   f. HMFA #02571 - Carl Miller Homes, Phase I – Approval of a Mortgage Financing Commitment
   g. HMFA #02357 – A. Harry Moore, Phase IV – Approval of a Mortgage Financing Commitment
   h. HMFA #02352 – Alexander Hamilton, Phase II – Approval of a Mortgage Financing Commitment
Recommitments – Nine Percent Tax Credit projects

3 i. HMFA #01482 – Bailey Corner – Approval of a Mortgage Financing Recommitment
   j. HMFA #02399 – Conifer Village at Cape May – Approval of a Mortgage Financing Recommitment
   k. HMFA #02417 – Oaks at Weatherby - Approval of a Mortgage Financing Recommitment - **Pulled**
   l. HMFA #02162/SNHTF #206 - Alexander Hamilton, Phase I - Approval of a Mortgage Financing Recommitment
   m. HMFA #02502 – Water’s Edge Crescent – Approval of a Mortgage Financing Recommitment
   n. HMFA #02278 - Gateway Village - Approval of a Mortgage Financing Recommitment
   o. HMFA #02328 – Pacific Apartments – Approval of a Mortgage Financing Recommitment

Recommitments

p. HMFA #02457/SNHTF #177 – Roosevelt Manor, Phase 9 and 10 – Approval of a Modification to the Mortgage Financing Recommitment - **Pulled**
   q. HMFA #01427/SNHTF #189 – Salem Senior Village – Approval of a Mortgage Financing Recommitment

4. SUPPORTIVE HOUSING

4 a. HMIS – Approval to Enter into a Memorandum of Understanding
   b. Special Needs Housing Trust Fund Guidelines – Approval of Modifications to the Guidelines - **Pulled**

SUPPORTIVE HOUSING – SPECIAL NEEDS HOUSING TRUST FUND

c. HMFA #02482/SNHTF #191 - Jennie's Place – Approval of a Mortgage Financing Commitment
   d. HMFA #02529/SNHTF #212 - Olden Avenue RIST – Approval of a Mortgage Financing Commitment
   e. HMFA #02343/SNHTF #132 - Bryant House – Approval of a Mortgage Financing Commitment - **Pulled**
   f. HMFA #01463/SNHTF #229 – Heritage Village at Lawrence – Approval of a Mortgage Financing Commitment
   g. HMFA #02569/SNHTF #214 – Fred W. Martin Apartments – Approval of a Mortgage Financing Commitment
   h. HMFA #02537/SNRLP #14 – Impact Oasis – Approval of a Declaration of Intent

5. PROPERTY MANAGEMENT

5 a. Capital Improvement Assistance Program (CIAP) – Approval of CIAP Loans
   b. HMFA #367 - John P. Renna, Jr. House – Approval of a PRA Loan

6. APPROVAL OF MINUTES

6 a. Approval of the Minutes of the ABC Corporation Meeting held September 11, 2009
   b. Approval of the Minutes of the Agency’s Board Meeting held October 29, 2009 in substantially final form

7. INFORMATIONAL ITEMS

7 a. STAR Corporation Minutes of September 3, 2009
   b. Governor Approved Minutes of the Agency’s Board Meeting of September 2, 2009
   c. Governor Approved Minutes of the Agency’s Board Meeting of September 10, 2009
EXECUTIVE SESSION

1. Davis vs. NJHMFA - Approval of Settlement
2. UHORP #903 – New Century Homes – Settlement of Foreclosure Litigation
3. To Discuss Two Items of Anticipated or Pending Litigation

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