PUBLIC SESSION

1. APPROVAL OF MINUTES
   1 a. Approval of the Minutes of the January 20, 2011 Meeting of the HMFA Board

2. MULTIFAMILY
   2 a. HMFA #02591 – Baxter Terrace – Developer: Michael’s Development, Location: Newark, Essex County – Approval of a Declaration of Intent
   b. HMFA #02392 – Studebaker Lofts – Developer: Rock Properties, Location: Studebaker Lofts, Essex County - Approval of a Modification to the Mortgage Financing Commitment

3. PRESERVATION
   3 a. HMFA #02659 - Colonial Park Apartments – Sponsor: Seniors Housing Development Corporation, Location: Woodbury, Gloucester County – Approval of a Declaration of Intent

4. SUPPORTIVE HOUSING
   4 a. HMFA #02446/SNHTF #171 - High Street Supportive Housing – Sponsor: Catholic Charities - Diocese of Trenton, Location: Burlington, Burlington County – Approval of a Mortgage Financing Commitment
   b. HMFA #02656/SNHTF #260 - 81 MLK - Sponsor: Homeless Solutions, Inc, Location: Morristown, Morris County – Approval of a Mortgage Financing Commitment
   c. HMFA #02658/SNHTF #264 - North Harrison Street Supportive Housing – Sponsor: Community Options, Inc., Location: Princeton, Mercer County – Approval of a Mortgage Financing Commitment
   d. HMFA #02189/SNRLP #6/DDHP #26 - Rose House Supportive Housing – Sponsor: The Rose House, Location: Hanover, Morris County – Approval of a Mortgage Financing Commitment (Additional Funding)
   e. HMFA #2528/SNRLP #12/ THRLP #37 - C.R.I.B. Hopeworks – Approval of a Transfer of Ownership
   f. Special Needs Housing Trust Fund Guidelines - Approval of Amendments

5. REGULATORY AFFAIRS
   5 a. HMFA #712 - Nevada Street Apartments – Approval of Transfer of Ownership
6. **TAX CREDIT**

6 a. Approval of the Publication of the 2011 Low Income Housing Tax Credit Qualified Allocation Plan as a proposed amendment to Agency regulations N.J.A.C. 5:80-33.1 et seq., for public hearing and public comment prior to adoption – To Follow

7. **FINANCE**

7 a. Executive Order 122 - Authorization to Appoint Committee Members
   b. Appointment of an Independent Certified Public Accounting Firm – To Follow

8. **CAPITAL MARKETS**

8 a. Approval of the Single Family Bonds

9. **PROPERTY MANAGEMENT**

9 a. HMFA #217 - Kuzuri Kijiji – Approval of Portfolio Reserve Account Loan

10. **OTHER BUSINESS**

10a. Approval of the Appointment of Additional Assistant Secretary and Assistant Treasurer
   b. Any Necessary Business that May Come Before the Board

11. Motion to Adjourn

**EXECUTIVE SESSION**

1. HMFA #1513 - Broadway Arts Center

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