1. **APPROVAL OF MINUTES**

1a. Approval of the Minutes of the March 3, 2011 Meeting of the HMFA Board

2. **SINGLE FAMILY**

2a. Mortgage Assistance Pilot (MAP) Program - Authorization for the Executive Director to execute the MOU with DCA for additional MAP funds

b. CHOICE #10-59 - The Whittaker – Sponsor: The Whittaker, LLC, Location: Trenton, Mercer County – Approval of a Mortgage Financing Commitment

c. CHOICE #10-61 - Jaclyn Heights – Sponsor: Jaclyn 55, LLC, Location: West New York, Hudson County – Approval of a Mortgage Financing Commitment

d. CHOICE #10-62 - Condominiums at Harmony Square Phase II – Sponsor: Os Lares, LLC, Location: Newark, Essex County – Approval of a Mortgage Financing Commitment

e. CHOICE #10-63 – Coopers Hill Phase 1 A – Sponsor: Coopers Hill Town Homes, LLC, Location: Camden, Camden County – Approval of a Mortgage Financing Commitment

f. CHOICE #10-65 - Highview Village – Sponsor: New Heights Ministries Urban CDC, Location: Orange, Essex County - Approval of a Mortgage Financing Commitment

g. CHOICE #10-66 – Parkview Manor – Sponsor: Parkview Manor Development, LLC, Location: Jersey City, Hudson County – Approval of a Mortgage Financing Commitment

h. CHOICE #10-70 - Cedar Crossing Affordable Housing Phase II – Sponsor: Red Bank Affordable Housing Corporation, Location: Red Bank, Monmouth County – Approval of a Mortgage Financing Commitment

i. CHOICE #09-44 - Highland Pines at Megan's Landing – Sponsor: Highland Pines at Megan's Landing, LLC, Location: Pleasantville, Atlantic County – Approval of a Modification and Extension

j. CHOICE #08-28 - City View Townhomes – Sponsor: Workforce Partners, LLC, Location: Atlantic City, Atlantic County – Approval of a Modification and Extension to the Mortgage Financing Commitment

k. CHOICE #08-31 – The Monarch – Approval of a Loan Commitment Extension and Workout

3. **MULTI-FAMILY**

3a. City Living Guidelines – Approval to Amend the Guidelines

b. HMFA #02270 – New Street Apartments aka New Brunswick Arts Building – Sponsor: Pennrose Properties, LLC, Location: New Brunswick, Middlesex County – Approval of a Mortgage Financing Commitment

c. HMFA #02663/SNHTF #263 - Bergen Court Apartments - Sponsor: Episcopal Community Development, Location: Jersey City, Hudson County – Approval of a Declaration of Intent

d. HMFA #02653 - Benedicts Place – Sponsor: Benedict’s Place Urban Renewal, L.P., Location: Cherry Hill, Camden County – Approval of a Declaration of Intent
4. **GREEN OFFICE**

4 a. HMFA #01392 – Bellmawr Senior Housing – Management Company: Lighthouse Development, Location: Bellmawr, Camden County – Approval of SOLAR Loan Commitment

4 b. Approval to Intervene in PSE&G E3 Extension Filing for its Energy Efficiency Economic Stimulus Program

5. **SUPPORTIVE HOUSING**

5 a. HMFA #02582/SNHTF #239 - Crescent Commons - Sponsor: Allendale Housing Inc., Location: Allendale, Bergen County – Approval of Mortgage Financing Commitment

5 b. HMFA #02619/SNHTF #251 - Roseville Manor Phase II Supportive Housing - Sponsor: AIDS Resources Foundation for Children, Location: Newark, Essex County – Approval of Mortgage Financing Commitment

5 c. HMFA #02664/SNHTF #265 - Airmount Woods – Sponsor: Ramsey Housing, Location: Ramsey Boro, Bergen County – Approval of Declaration of Intent

5 d. HMFA #02669/SNHTF #269 - High Street Heights – Sponsor: ACON, Inc., Location: Newark, Essex County – Approval of Declaration of Intent

6. **PROPERTY MANAGEMENT**

6 a. HMFA #532 - Pequannock Senior Citizens – Approval of Residual Receipts Request

7. **OTHER BUSINESS**

7 a. Resolution of Appreciation

7 b. Any Necessary Business that May Come Before the Board

8. Motion to Adjourn

**EXECUTIVE SESSION**

1. HMFA #1316 – Paragon Village

2. HMFA #1149 - Camden Townhomes