1. **APPROVAL OF MINUTES**

1a. Approval of the Minutes of the April 15, 2011 Meeting of the HMFA Board

2. **MULTIFAMILY PROGRAM**

2a. Multifamily Housing Production Loan Fund – Approval to amend the Allowable Uses of the Fund-BP

3. **MULTI-FAMILY PROJECTS ANTICIPATED TO BE INCLUDED IN 2011 MULTIFAMILY HOUSING BOND TRANSACTION**

3a. HMFA #02571 - Carl Miller Homes, Phase I - **Sponsor: Pennrose, Location: Trenton, Mercer County** – Approval of a Mortgage Financing Commitment

b. HMFA #02591 - Baxter Terrace – **Sponsor: Michaels Development, Location Newark, Essex County** - Approval of a Mortgage Financing Commitment

c. HMFA #02572/SNHTF #276 – Morgan Village – **Sponsor: Michaels Development, Location: Camden, Camden County** – Approval of a Mortgage Financing Commitment

d. HMFA #02654 – Richardson Lofts – **Sponsor: RPM Development, Location: Newark, Essex County** – Approval of a Mortgage Financing Commitment

e. 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

f. HMFA #02278 – Gateway Village – **Sponsor: CiCi Partners, LLC, Location: Somerdale, Camden County** – Approval of a Mortgage Financing Recommitment

**MULTIFAMILY RECOMMITMENT**

g. HMFA #02621 – Wood Avenue Apartments – **Sponsor: Ingerman, Location: Manalapan, Monmouth County** – Approval of a Mortgage Financing Recommitment

**MULTIFAMILY - NINE PERCENT TAX CREDIT CONDITIONAL COMMITMENT**

h. HMFA #02231 – Whispering Hills Apartments – **Sponsor: Walters Group, Location: Barnegat, Ocean County** – Approval of a Mortgage Financing Commitment

**GREEN OFFICE**

i. Approval of Multifamily Solar Funding Loans
4. **PRESERVATION**

4 a. HMFA #2659 - Colonial Park Apartments – Sponsor: Seniors Housing Development Corp. (SHDC), Location: Gloucester County – Approval of a Mortgage Financing Commitment

5. **REGULATORY AND LEGAL**

5 a. HMFA #485 - Unico Towers – Approval of a Transfer of Ownership
   b. HMFA Regulations - Approval of proposed repeal of N.J.A.C. 5:80-23 governing the Housing Incentive Note Purchase Program
   c. HMFA # 1381 - Brick Church Commons - Approval of an amendment to the Second Mortgage Loan Repayment
   d. HMFA #1388 - Whitlock Mills – Approval of a Mortgage Commitment Extension

6. **OTHER BUSINESS**

6 a. Approval to Transfer HMFA General Funds to the State’s General Fund
   b. Any Necessary Business that May Come Before the Board

**EXECUTIVE SESSION**