1. APPROVAL OF MINUTES

1 a. Approval of the Minutes of the November 10, 2011 Meeting of the HMFA Board

2. SINGLE FAMILY – CHOICE COMMITMENTS

2 a. CHOICE #11-81 - All Saints, Sponsor: Community Asset Preservation Alliance #2 of Jersey City Urban Renewal, LLC, Location: Jersey City, Hudson County – Approval of a Mortgage Financing Commitment
2 b. CHOICE #11-80 – Eastwind, Sponsor: Baltic Development Group, LLC, Location: Atlantic City, Atlantic County - Approval of a Mortgage Financing Commitment
2 c. CHOICE #11-85 – Nelson House/Washington Hall, Sponsor: Tri County Real Estate Maintenance Co., Inc., Location: Salem City, Salem County - Approval of a Mortgage Financing Commitment
2 d. CHOICE #11-87 – Roseville Homes, Sponsor: Roseville Homes, LLC, Location: Newark, Essex County - Approval of a Mortgage Financing Commitment

SINGLE FAMILY- OTHER

3 Uniform Housing Affordability Controls Rules (UHAC) – Approval of Waiver

FORECLOSURE PREVENTION INITIATIVES

3 a. Approval of Revisions to the New Jersey HomeKeeper Program Guidelines

MULTI-FAMILY-SMALL RENTAL HOUSING LOAN PROGRAM COMMITMENTS

4 a. HMFA #02663/SNHTF #263 - Bergen Court Apartments, Sponsor: Jersey City Episcopal Community Development, Location: Jersey City, Hudson County – Approval of a Mortgage Financing Commitment
4 b. HMFA #02468 – Vanderbilt Avenue Apartments, Sponsor: Emad Elgoail, Location: Middletown, Monmouth County - Approval of a Mortgage Financing Commitment
5. **SUPPORTIVE HOUSING**

5 a. HMFA #02655/SNHTF #259 - Perry Street Supportive Housing, *Sponsor: Rescue Mission of Trenton, Location: Trenton, Mercer County* - Approval of a Mortgage Financing Commitment

5 b. HMFA #02672/SNHTF #272 - Promise House, *Sponsor: Triple C Housing, Location: New Brunswick, Middlesex County* - Approval of a Mortgage Financing Commitment

5 c. HMFA #02666/SNHTF #266 - Livingston Avenue Supportive Housing, *Sponsor: Women Aware, Inc., Location: New Brunswick, Middlesex County* - Approval of a Mortgage Financing Commitment

5 d. HMFA #02717/SNHTF #309 - Val Lane Supportive Housing, *Sponsor: Community Options, Inc., Location: Millville, Cumberland County* - Approval of a Mortgage Financing Commitment

5 e. HMFA #02718/SNHTF #310 - West Wedgewood Supportive Housing, *Sponsor: Community Options, Inc., Location: Millville, Cumberland County* - Approval of a Mortgage Financing Commitment

5 f. HMFA #02715/SNHTF #307 – Hopewell Supportive Housing, *Sponsor: Community Options Hopewell, Inc., Location: Hopewell, Mercer County* – Approval of a Grant Commitment

6. **REGULATORY AFFAIRS**

6 a. HMFA #925 - Montgomery Gateway East II – Approval of a Prepayment and Transfer of Ownership

6 b. HMFA #00002 – Zion Towers Apartments – Approval of Extension of Waivers

6 c. HMFA #456 – Shalom Towers Apartments - Approval of Extension of Waivers

7. **FINANCE**

7 a. Approval to extend the Fiscal Year 2011 Budget at the same average monthly spending level

8. **CAPITAL MARKETS**

8 a. Conduit Loan Program (Lakeside Apartments) - Approval of Bond Documents

9. **OTHER BUSINESS**

9 a. Approval to Enter into an MOU with Rowan University to provide Acquisition Services for the Cooper Medical School of Rowan University

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

10. **EXECUTIVE SESSION**

    HMFA #1388 – Whitlock Mills

11. **PUBLIC SESSION**

12. Motion to Adjourn