NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES

1 a. Approval of the Minutes of the November 8, 2012 Meeting of the HMFA Board
b. Approval of the Minutes of the November 20, 2012 Meeting of the HMFA Board

2. SINGLE FAMILY

2 a. Mortgage Assistance Program (MAP) – Approval of Program Funding
b. CHOICE #11-88 – Lincoln Park Condominium, Location: Newark, Essex County, Developer: Lincoln Park Coast Cultural District, Inc. and Community Asset Preservation Corp. – Approval of a Mortgage Financing Commitment
c. CHOICE #11-90 – Lofts at Lincoln Park, Location: Newark, Essex County, Developer: Mid-Atlantic Investment Alliance, LLC (Victor Baker and Hassan Keith) – Approval of a Mortgage Financing Commitment
d. CHOICE #11-85 – Nelson House/Washington Hall, Location: Salem, Salem County, Sponsor: Salem Condos Limited Liability Company – Approval of a Mortgage Financing Commitment Extension
e. CHOICE #11-80 – Eastwind II, Location: Atlantic City, Atlantic County, Sponsor: Baltic Development Group (Mario Procida and Christine Procida Alberici) – Approval of a Mortgage Financing Commitment Extension
f. CHOICE #09-54 – Leewood Renaissance @ Franklin B2, Location: Franklin Township, Somerset County, Sponsor: Renaissance Franklin B2, LLC – Approval of a Mortgage Financing Commitment Extension
g. CHOICE #08-32 – Cooper’s Hill Phase 1B, Location: Camden, Camden County, Sponsor: Cooper’s Hill Housing Development, LLC – Approval of a Mortgage Financing Commitment Extension
h. CHOICE #11-87 – Roseville Homes, Location: Newark, Essex County, Sponsor: Roseville Homes, LLC – Approval of a Mortgage Financing Commitment Extension
i. MONI 04-4-01 - Homeownership Initiative – Phase I, Location: Elizabeth, Union County, Sponsor: Brand New Day, Inc. - Approval of a Mortgage Financing Commitment Extension

3. MULTI-FAMILY

3 a. HMFA #02783 – Chestnut Homes, Location: Passaic, Passaic County, Developer: George McLoof, Longstreet Development – Approval of a Declaration of Intent
b. HMFA #02782 – Bridgeton Villas, Bridgeton, Cumberland County, Developer: George McLoof, Longstreet Development – Approval of a Declaration of Intent
4. SUPPORTIVE HOUSING

4 a. HMFA #02717/SNHTF #309 – Val Lane Supportive Housing, Location: Millville, Cumberland County, Sponsor: Community Options – Approval of a Mortgage Financing Recommitment

b. HMF #02718/SNHTF #310 – West Wedgewood Supportive Housing, Location: Millville, Cumberland County, Sponsor: Community Options – Approval of a Mortgage Financing Recommitment

5. REGULATORY AFFAIRS

5 a. HMFA #485 – UNICO Towers – Approval of Release of Portion of Collateral

6. PROPERTY MANAGEMENT

6 a. HMFA #217 – Kuzuri Kijiji – Approval of PRA and CIAP Loans

7. CAPITAL MARKETS - CONDUIT BONDS

7 a. HMFA #02787 – Somerset Street Mews – Approval of Bond Documents

8. FINANCE

8 a. Approval of the 2013 Agency Budget

9. TAX CREDIT

9 a. Approval of the Publication of the 2012 Low Income Housing Tax Credit Qualified Allocation Plan

10. OTHER BUSINESS

10a. Approval of Additional Assistant Secretary and Treasurer

b. Any Necessary Business that May Come Before the Board

11. INFORMATIONAL ITEM

11a. Discussion: Result of FICO Score Requirement in the Home Buyer Program

b. Discussion: Compliance Regulation

12. EXECUTIVE SESSION

12a. HMFA #1316/ASL #33 - Paragon Village

b. Approval of the CWA 1032 Professional Unit Union Contract

c. Approval of the CWA 1032 Administrative/Clerical Unit Union Contract

14. RECONVENE TO PUBLIC

15. ADJOURNMENT