NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES
   a. Approval of the Public Session Minutes of the November 14, 2013 Meeting of the HMFA Board
   b. Approval of the Executive Session Minutes of the November 14, 2013 Meeting of the HMFA Board

2. CDBG-DR
   a. Fund for Restoration of Multifamily Housing Program - Approval of Revisions to the Program Guidelines
   b. Sandy Special Needs Housing Fund – Approval to the Revisions to the Program Guidelines

3. MULTIFAMILY – CONDUIT
   a. HMFA #02914 – Great Falls (Aka “Essex- Phoenix-Mills”), Developer: The Related Companies, Inc, Location: Paterson, Passaic County – Approval of a Mortgage Financing Commitment
   b. HMFA #02964 – South Village I & II Apartments, Developer: GHC Housing Partners, LLC, Location: Trenton, Mercer County – Approval of a Declaration of Intent
   c. HMFA #02951 – Sycamore Ridge (aka Penn Manor), Developer: The Related Companies, Inc., Location: Pennsauken, Camden County – Approval of a Declaration of Intent
   d. HMFA #02940 – Jelliff Estates, Developer: A & A Construction, Inc., Location: Newark, Essex County – Approval of a Declaration of Intent

4. MULTIFAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING - NINE PERCENT TAX CREDITS
   a. HMFA #02845 – Freedom Village at Toms River, Developer: Project Freedom, Inc., Location: Toms River, Ocean County - Approval of a Mortgage Financing Recommitment

5. MULTIFAMILY – FUND FOR RESTORATION OF MULTI-FAMILY HOUSING - FOUR PERCENT TAX CREDITS
   a. HMFA #02885 – Franklin Manor, Developer: Franklin Development Group, Location: Belleville, Essex County - Approval of a Mortgage Financing Recommitment
6. **MULTIFAMILY – FOUR PERCENT TAX CREDIT PROJECTS**

6 a. HMFA #02950 – Four Corners Millennium Project, Market and Washington Street, *Developer: RBH Project, LLC, Location: Newark, Essex County* – Approval of a Declaration of Intent

6 b. HMFA #02948 – Four Corners Millennium Project, Market and Beaver Street, *Developer: RBH Group, Location: Newark, Essex County* - Approval of a Declaration of Intent

7. **SANDY SPECIAL NEEDS HOUSING FUND**

7 a. HMFA #02943/SSNHF #38 - Linden North Wood Homes, *Developer: Homefirst Interfaith Housing & Family Services, Inc, Location: Linden, Union County* – Approval of a Mortgage Financing Commitment

8. **FINANCE**

8 a. Approval of the 2014 Fiscal Year Budget

9. **REGULATORY AFFAIRS**

9 a. HMFA #1154 - Stockton Street - Approval of an Amendment to the Affordability Limitations

10. **CAPITAL MARKETS**

10 a. HMFA #02914 – Great Falls (Aka “Essex-Phoenix-Mills”) - Approval of Conduit Bond Documents

11. **INFORMATIONAL ITEM**

11 a. Dye Street and Hudson Street Parking Lot Improvements

12. **OTHER BUSINESS**

12 a. Any Necessary Business that May Come Before the Board

13. **ADJOURNMENT**

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