



HOUSING & MORTGAGE FINANCE AGENCY

Jacquelyn A. Suárez | Chair • Melanie R. Walter | Executive Director

July 11, 2025

Secretary of State  
125 West State Street  
Trenton, NJ 08608

Star Ledger  
Star Ledger Plaza  
Newark, NJ 07102

Courier Post  
Cuthbert Blvd. and Hampton Rd.  
Cherry Hill, NJ 08101

The Times  
413 River View Plaza  
Trenton, NJ 08611

Secretary  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
Trenton, NJ 08650-2085

To Whom It May Concern:

Enclosed please find a copy of a Notice concerning the 527<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency. This Notice is sent to you pursuant to the Open Public Meetings Act N.J.S.A. 10:4-6 et. seq.

Sincerely,

Laura Shea

Chief of Legal and Regulatory Affairs

Enclosure

**NOTICE OF THE NEW JERSEY  
HOUSING AND MORTGAGE FINANCE AGENCY  
TELECONFERENCE BOARD MEETING**

This is to notify you that the 527<sup>th</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **July 17, 2025 at 10:00 a.m.**

***ANY MEMBER OF THE PUBLIC THAT WISH TO ATTEND THE MEETING VIA MICROSOFT TEAMS VIDEO CONFERENCE PLEASE GO TO THE NJHMFA WEBSITE AT <https://www.njhousing.gov/dca/hmfa/about/boardinfo/agendas/index.shtml>***

***ANY MEMBER OF THE PUBLIC WHO WISHES TO ATTEND THE MEETING VIA TELECONFERENCE PLEASE FOLLOW THE INSTRUCTIONS PROVIDED BELOW.***

**Teleconference (audio only)  
[+1 609-594-5424,447630181#](tel:+16095945424447630181)  
Phone Conference ID: 447 630 181#**

***THE PUBLIC PARTICIPANTS WHO WISH TO PROVIDE PUBLIC COMMENT WILL BE REQUIRED TO IDENTIFY THEMSELVES PRIOR TO SPEAKING FOR PURPOSES OF ACCURATE MEETING MINUTES.***

Attached hereto is an Agenda for this meeting to the extent known at this date, and it is anticipated that formal actions will be taken by the Agency regarding the items

**-AGENDA-  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY  
527<sup>th</sup> BOARD MEETING  
July 17, 2025  
637 South Clinton Avenue  
Trenton, NJ 08650-2085**

**PUBLIC SESSION**

**NOTICE OF PUBLIC MEETING**

**ROLL CALL**

**1. APPROVAL OF MINUTES**

1a. Approval of the Public Session Minutes of the June 12, 2025 Meeting of the HMFA Board

**2. MULTIFAMILY –FOUR PERCENT TAX CREDITS – DECLARATION OF INTENT**

2a. HMFA #08028– Carroll Street Houses - *Location: Paterson, Passaic County, Developer: Carroll Street Houses Developer LLC* – Approval of a Declaration of Intent

**3. MULTIFAMILY –FOUR PERCENT TAX CREDIT- CONDUIT**

3a. HMFA #07799 – 22 Fulton Street - *Location: Newark, Essex County, Developer: CBSK Newark, LLC* – Approval of a Mortgage Financing Commitment

#### 4. MULTIFAMILY –NINE PERCENT TAX CREDITS

- 4a. HMFA #03524 – Willows at Greenwich - *Location: Greenwich, Warren County, Developer: MBID of Delaware, LLC* – Approval of a Mortgage Financing Commitment
- b. HMFA #07954 – Springview - *Location: Newark, Essex County, Developer: Foya Development Group, LLC* – Approval of a Mortgage Financing Commitment

#### 5. MULTIFAMILY –NINE PERCENT TAX CREDIT ONLY

- 5a. HMFA #07790 – Saddle River Family - *Location: Saddle River, Bergen County, Developer: The Michaels Development Company, I, LP* – Approval of a Mortgage Financing Commitment
- b. HMFA #07791 – The Crossing at Brick Church Station - *Location: East Orange, Essex County, Developer: Triangle Equities Development Company LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA #07787 – Fairview Heights - *Location: Jersey City, Hudson County, Developer: The Community Builders, Inc* – Approval of a Mortgage Financing Commitment
- d. HMFA #07792 – Stirlingside Residences - *Location: New Brunswick, Middlesex County, Developer: The Community Builders, Inc* – Approval of a Mortgage Financing Commitment

#### 6. REGULATORY AFFAIRS

- 6a. HMFA #0276– Asbury Park Gardens – Approval of a Sale of Project
- b. HMFA #03011/ SSNHTF #49 – Emerson Veterans Supportive Housing - Approval of a Release of Part of Mortgaged Premises
- c. HMFA #00056 – Rahway Plaza – Determination that Dispute of Rent Increase Constitutes a Contested Case

#### 7. CAPITAL MARKETS

- 7a. Approval of an Amendment to Single Family Warehouse Line of Credit
- b. HMFA #0276– Asbury Park Gardens, 2012 A (#2725), Approval of a Resolution / Defeasance

#### 8. SPECIAL PROGRAMS

- 8a. FIP# 013 25 Hart Ave- Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)
- b. FIP# 015 55 Klagg Ave - Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)
- c. FIP# 014 53 Klagg Ave.- Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)
- d. FIP# 016 59 Klagg Ave - Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)

- e. FIP# 009 43 Cortland St- Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)
- f. FIP# 010 43.5 Cortland St- Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)
- g. FIP# 023 192 N. Green St - Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)

9. OTHER BUSINESS

10. ADJOURNMENT

Note: If an Executive Session is necessary, NJHMFA will announce when entering into Executive