



HOUSING & MORTGAGE FINANCE AGENCY

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

August 21, 2025

Secretary of State
125 West State Street
Trenton, NJ 08608

Star Ledger
Star Ledger Plaza
Newark, NJ 07102

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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 528th 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
BOARD MEETING**

This is to notify you that the 528th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **August 28, 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, 830191998#](tel:+16095945424830191998)
Phone Conference ID: 830 191 998#

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
528th BOARD MEETING
August 28, 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 July 17, 2025 Teleconference Meeting of the HMFA Board

2. SPECIAL NEEDS

2a. HMFA #08024– Prestile Place Group Home - *Location: Robbinsville, Mercer County, Developer: Eden Autism Services, Inc* – Approval of a Mortgage Financing Commitment

b. HMFA #07985– Cedar Hill Supportive Housing - *Location: Mahwah, Bergen County, Developer: Nouvelle, LLC* - Approval of a Mortgage Financing Commitment

3. MULTIFAMILY

3a. Approval of Revisions to the Multifamily Underwriting Guidelines and Financing Policy

4. MULTIFAMILY –FOUR PERCENT TAX CREDITS – DECLARATION OF INTENT

4a. HMFA #08033– Cottage Place Apartments - *Location: Newark, Essex County, Developer: Winn Development Company LP* – Approval of a Declaration of Intent

b. HMFA #08034– Choice Junior One - *Location: Trenton, Mercer County, Developer: Trenton Housing Authority and Property Resources Corporation* – Approval of a Declaration of Intent

5. MULTIFAMILY –FOUR PERCENT TAX CREDIT

5a. HMFA #07976 – Vineland Gardens - *Location: Vineland, Cumberland County, Developer: Foresight Affordable Housing, Inc.*– Approval of a Mortgage Financing Commitment

b. HMFA #07982 – Garden Court Apartments- *Location: Atlantic City, Atlantic County, Developer: WinnDevelopment Company LP* – Approval of a Mortgage Financing Commitment

c. HMFA #07975 – Cherry Hill Senior Housing - *Location: Cherry Hill, Camden County, Developer: VOADV Property, Inc.* – Approval of a Mortgage Financing Commitment

d. HMFA #07750 – The Vista at Old Bridge - *Location: Old Bridge, Middlesex County, Developer: The Richman Group Development Corporation* – Approval of a Mortgage Modification

e. HMFA #08048 – Oasis at Princeton Pike – *Location: Lawrence, Mercer County, Developer: Eastern Pacific Development, LLC* – Approval of a Mortgage Financing Commitment

f. HMFA #07970 – Heritage Village at Rosegate - *Location: Rahway, Union County, Developer: Community Investment Strategies, Inc* – Approval of a Mortgage Modification

6. MULTIFAMILY –FOUR PERCENT TAX CREDIT- CONDUIT

6a. HMFA #07898 – 701 Newark Avenue - *Location: Jersey City, Hudson County, Developer: Lions Group* – Approval of a Mortgage Financing Commitment

7. MULTIFAMILY –NINE PERCENT TAX CREDIT

7a. HMFA #03519 – Gerard’s Riverview - *Location: Bordentown, Burlington County, Developer: VOADV Property, Inc.* – Approval of a Mortgage Financing Commitment

8. REGULATORY AFFAIRS

8a. HMFA ##1255 - Millstream Apartments – Approval of a Transfer of Ownership

b. Approval of Transfer of Ownership Interests, N.J.A.C. 5:80-5.1 et seq. Adoption of Amendments, Repeal and New Rules

9. CAPITAL MARKETS

9a. HMFA #7799 – 22 Fulton Street – Approval of Conduit Bond Documents

b. Approval of Multifamily Pooled Bonds

10. DELINQUENT ASSETS

10a. HMFA #1471 – Bernius Court - Approval of a Declaration of Default

b. HMFA #2304/SNHTF #110/SNRLP #7 – Marion Street Apartments – Approval of a Mortgage Extension

11. OTHER BUSINESS

11a. Resolution of Appreciation for Darryl Applegate

12. ADJOURNMENT

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