



HOUSING & MORTGAGE FINANCE AGENCY

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

September 26, 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 529th 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 529th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **October 2, 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)
[+1 609-594-5424,241307174#](tel:+16095945424241307174)
Phone Conference ID: 241 307 174#**

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
529th BOARD MEETING
October 2, 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 August 28, 2025 Teleconference Meeting of the HMFA Board

2. SPECIAL NEEDS

2a. HMFA #07884– Chatham Nouvelle Supportive Housing - *Location: Chatham Twp, Morris County, Developer: Nouvelle Housing Solutions, Inc.* – Approval of a Mortgage Financing Commitment

3. MULTIFAMILY –FOUR PERCENT TAX CREDIT

- 3a. HMFA #07969– Closter School Village - *Location: Closter, Bergen County, Developer: Mastermind Development, LLC*- Approval of a Mortgage Financing Commitment
- b. HMFA #07921 – Salem Senior Village - *Location: Salem, Salem County, Developer: Eastern Pacific Development, LLC* – Approval of a Mortgage Financing Commitment
- c. HMFA #07987 – Alfred Cramer - *Location: Camden, Camden County, Developer: Michaels Development Company I, LP* – Approval of a Mortgage Financing Commitment

4. MULTIFAMILY –FOUR PERCENT TAX CREDIT- CONDUIT

- 4a. HMFA #07971 – Rowan Towers - *Location: Trenton, Mercer County, Developer: Rowan Developer, LLC* – Approval of a Mortgage Financing Commitment

5. REGULATORY AFFAIRS

- 5a. HMFA ##1255 - Millstream Apartments – Approval of a Transfer of Ownership
- b. HMFA #3323 – Zion Towers – Approval of Transfer of Interest within the Managing Member
- c. HMFA #3442 – Georgia King Village Outparcel – - Approval of Transfer of Interest within the Managing Member.

6. CAPITAL MARKETS

- 6a. HMFA #07898 – 701 Newark Avenue- Approval of Conduit Bond Documents

7. DELINQUENT ASSETS

- 7a. HMFA #2166/ SNHTF #70 – Hamilton Supportive Housing - Approval of a Workout Plan

8. SPECIAL PROGRAMS

- 8a. Approval of the CDBG – DR IDA Multifamily Resiliency Guidelines

9. OTHER BUSINESS

- 9a. Approval of the State Tax Credit Auction
- b. Approval of the State Tax Credit Gap Subsidy Program
- c. Approval of Revisions to the FIP MOU with DCA/DRM

Presentation - Single Family 2025 Series M&N Bond Issue. Bob Foggio - Jefferies Group

10. ADJOURNMENT

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