

HOUSING & MORTGAGE FINANCE AGENCY

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

October 31, 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 530th 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 530th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **November 6, 2025 at 10:00 a.m.** at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650. There is no telephonic or video link for this meeting.

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

-AGENDANEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
530th BOARD MEETING
November 6, 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 October 2, 2025 Teleconference Meeting of the HMFA Board

2. MULTIFAMILY –FOUR PERCENT TAX CREDIT

- 2a. HMFA #07975– Lilley's Place *Location: Cherry Hill, Camden County, Developer:* Approval of a Mortgage Modification
- b. HMFA #08028– Carroll Street Houses *Location: Paterson, Passaic County, Developer:* Approval of a Mortgage Financing Commitment

3. <u>MULTIFAMILY –NINE PERCENT TAX CREDIT</u>

- 3a. HMFA #03482 Maple Shade Senior *Location: Maple Shade, Burlington County, Developer:RPM Development, LLC/ Rebuild Metro* Approval of a Mortgage Modification
- b. HMFA #07956 Esterbrook Senior Residences *Location: Rahway, Union County, Developer: Foresight Affordable Housing, Inc.* Approval of a Mortgage Financing Commitment
- c. HMFA #07807 South 11th Street *Location: Newark, Essex County, Developer: Foya Development Group.* Approval of a Mortgage Financing Commitment

4. <u>REGULATORY AFFAIRS</u>

- 4a. HMFA #1499 CBVI #3 Creekside Approval of a Sale of Project and Assumption of Agency Financing
- b. HMFA #2526 Lincoln Park Approval of a Sale of Project and Assumption of Agency Financing
- c. HMFA #1325 Maple Tree Manor Approval of a Sale of Project and Assumption of Agency Financing
- d. HMFA #1354 Medford Commons Approval of a Sale of Project and Assumption of Agency Financing
- e. Approval of Transfers of Interests of Projects in the Ingerman Portfolio
- f. HMFA #02439/SNHTF #166 South Second Avenue Supportive Housing Approval of a Mortgage Modification
- 5. CAPITAL MARKETS
- 5a. HMFA #07971– Rowan Towers Approval of Conduit Bond Documents
- b. HMFA ##03398 The Place at Marlboro Approval of Amendments to the Conduit Note Documents
- 6. OTHER BUSINESS
- 6a. Approval of the Revisions to the UHAC Regulations
- b. Approval MOU with Taxation for Administration of the Auction Program
- c. Resolution of Appreciation for Harry Stevens

Wells Fargo Presentation

7. ADJOURNMENT

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