



**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 530<sup>th</sup> 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 530<sup>th</sup> 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

**-AGENDA-  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY  
530<sup>th</sup> 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. MULTIFAMILY –NINE PERCENT TAX CREDIT

- 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. REGULATORY AFFAIRS

- 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