



HOUSING & MORTGAGE FINANCE AGENCY

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

January 2, 2026

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 532nd Special 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 532nd Annual Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Monday, **January 8, 2026 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, 23781504#

Phone Conference ID: 237 815 04#

***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 532nd
ANNUAL TELECONFERENCE BOARD MEETING**
January 8, 2026
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 December 11, 2025 Teleconference Meeting of the HMFA Board

2. ANNUAL MEETING

2a. Approval of the Regular Board Meetings for 2026 and Designation of the Agency's Official Newspapers

b. Approval of the Election of a Vice-Chairman

c. Approval of the Appointment of Assistant Secretaries and Assistant Treasurers

3. OTHER BUSINESS

- 3a. Timothy Nguyen Denial of Application for NJERMA Loan Determination as a Contested Case and Transmittal to OAL
- b. Lower Main Street Associates, L.P. v. NJHMFA- OAL Dkt. No. HFA 16524-25; HMFA Dkt. 8961/ Rahway Plaza Apartments (HMFA #56)- Adoption of OAL Initial Decision

4. MOTION TO ADJOURN

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