



**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 532<sup>nd</sup> 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 532<sup>nd</sup> 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 532<sup>nd</sup>  
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.