



## HOUSING & MORTGAGE FINANCE AGENCY

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

January 30, 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 533<sup>rd</sup> 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 533<sup>rd</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for **February 5, 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, 415463921#**  
**Phone Conference ID: 415 463 921#**

***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 533<sup>rd</sup> BOARD MEETING  
February 5, 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 January 8, 2026 Annual Teleconference Meeting of the HMFA Board

**2. MULTIFAMILY –FOUR PERCENT TAX CREDIT - CONDUIT - DECLARATION OF INTENT**

- 2a. HMFA #08068- Speer Village – *Location: Passaic, Passaic County, Developer: L +M Development Partners*- Approval of a Declaration of Intent

### 3. MULTIFAMILY –FOUR PERCENT TAX CREDIT

- 3a. HMFA #07891- Third and Water – *Location: Swedesboro, Gloucester County, Developer: Conifer Realty, LLC* - Approval of a Mortgage Financing Recommitment
- b. HMFA #07899- Apartments at Three Bridges – *Location: Readington, Hunterdon County, Developer: Conifer Realty, LLC* - Approval of a Mortgage Financing Recommitment
- c. HMFA #07928- East Greenwich Family Housing – *Location: East Greenwich, Gloucester County, Developer: Conifer Realty, LLC* - Approval of a Mortgage Financing Recommitment
- d. HMFA #07938- Parkside Place One and Two – *Location: Camden, Camden County, Developer: Parkside Development LLC* - Approval of a Mortgage Financing Commitment

### 4. MULTIFAMILY –FOUR PERCENT TAX CREDIT – CONDUIT

- 4a. HMFA #07953- The Apartments at Mine Hill – *Location: Mine Hill, Morris County, Developer: Kushner Real Estate Group* - Approval of a Mortgage Financing Commitment
- b. HMFA #08008- Burlington Manor Apartments – *Location: Burlington, Burlington County, Developer: LNWA Developers LLC* - Approval of a Mortgage Financing Commitment

### 5. MULTIFAMILY –NINE PERCENT TAX CREDIT

- 5a. HMFA #07958– Edgewater Park Senior Apartments - *Location: Edgewater Park, Burlington County, Developer: The Walters-Cornerstone Development LLC* - Approval of a Mortgage Modification

### 6. DELINQUENT ASSETS

- 6a. SNHTF #155 – Ramsey Supportive Housing – Approval of a Workout Plan
- b. SNHTF #152 – Wallington Supportive Housing – Approval of a Workout Plan
- c. SNHTF #148 – Capstan Supportive Housing – Approval of a Workout Plan
- d. SNHTF #114 – The Bay Project – Approval of a Workout Plan

### OTHER BUSINESS

### 7. ADJOURNMENT

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