



HOUSING & MORTGAGE FINANCE AGENCY

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

March 16, 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 534th 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 534th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **March 19, 2026 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
534th BOARD MEETING
March 19, 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 February 5, 2026 Teleconference Meeting of the HMFA Board

2. MULTIFAMILY –FOUR PERCENT TAX CREDIT

- 2a. HMFA #07764- Delaware View Apartments – *Location: Carney’s Point, Salem County, Developer: Rukenstein & Associates, LLC*- Approval of a Mortgage Financing Commitment
- b. HMFA #07794- Waterford Family Housing Phase I – *Location: Waterford, Camden County, Developer: Conifer Realty, LLC*- Approval of a Mortgage Financing Commitment
- c. HMFA #07872 - Waterford Family Housing Phase II – *Location: Waterford, Camden County, Developer: Conifer Realty, LLC*- Approval of a Mortgage Financing Commitment
- d. HMFA #07780 – Palmyra Family Housing - *Location: Palmyra, Burlington County, Developer: Conifer Realty LLC* - Approval of a Mortgage Financing Commitment

3. MULTIFAMILY –NINE PERCENT TAX CREDIT

- 3a. HMFA #07865–The Cliffs on Hudson - *Location: Englewood Cliffs, Bergen County, Developer: The Michaels Development Company I, LP*- Approval of a Mortgage Financing Commitment

- b. HMFA #07767 – Verona Flats aka Apartments at Verona - *Location: Verona, Essex County, Developer: Conifer Realty, LLC* - Approval of a Mortgage Modification

4. SPECIAL PROGRAMS

- 4a. FIP #026 – 421 Jamestown Court – Approval of a Financing Commitment from the Foreclosure Intervention Program
- b. FIP #027 – 210 Wilmot Street – Approval of a Financing Commitment from the Foreclosure Intervention Program
- c. FIP #028 – 9 N 28th Street – Approval of a Financing Commitment from the Foreclosure Intervention Program
- d. FIP #029 – 114 S 33rd Street – Approval of a Financing Commitment from the Foreclosure Intervention Program
- e. FIP #030 – 402 N 41st Street – Approval of a Financing Commitment from the Foreclosure Intervention Program

5. CAPITAL MARKETS

- 5a. HMFA #08008 – Burlington Manor Apartments – Approval of Conduit Note Documents

6. OTHER BUSINESS

- 6a. Dominique Loiseau; Denial of Application for ERMA Loan; Determination as a Contested Case and Transmittal to OAL
- b. Approval of an MOU with DCA for the Transfer of NRRP Funds

7. ADJOURNMENT

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