



HOUSING & MORTGAGE FINANCE AGENCY

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

April 29, 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 535th 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 535th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for **May 4, 2026 at 2:00 p.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)

[+1 609-594-5424,397347876#](tel:+16095945424397347876)

Phone Conference ID: 397 347 876#

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
535th BOARD MEETING
May 4, 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 March 19, 2026 Meeting of the HMFA Board

2. SPECIAL NEEDS

2a. HMFA #08094- Sandford Street Group Home – *Location: New Brunswick, Middlesex, Developer: Eden Autism Services, Inc.*- Approval of a Mortgage Financing Commitment

3. MULTIFAMILY –FOUR PERCENT TAX CREDIT – DECLARATION OF INTENT

- 3a. HMFA #08098- Crown Village Phase I Senior - *Location: Newark Essex County, Developer: Ramas Contractors LLC*- Approval of a Declaration of Intent
- b. HMFA #08099- Crown Village Phase I Family - *Location: Newark Essex County, Developer: Ramas Contractors LLC*- Approval of a Declaration of Intent
- c. HMFA #08127 – The Morris – *Location: Location: Newark Essex County, Developer: New Community Homes Development, LP*- Approval of a Declaration of Intent
- d. HMFA #08101 –Northgate II Low Rise Rehab - *Location: Camden, Camden County, Developer: Fair Share Housing Development Inc.* - Approval of a Declaration of Intent

4. MULTIFAMILY –FOUR PERCENT TAX CREDIT – CONDUIT

- 4a. HMFA #08007–Paulsboro Garden Apartments - *Location: Paulsboro, Gloucester County, Developer: PRC Paulsboro Developer LLC*- Approval of a Mortgage Financing Commitment

5. MULTIFAMILY –NINE PERCENT TAX CREDIT

- 5a. HMFA #08030–Heritage Village at Lambertville- *Location: Lambertville, Hunterdon County, Developer: Community Investment Strategies, Inc.* - Approval of a Mortgage Financing Commitment

6. SPECIAL PROGRAMS

- 6a. FIP #032 – 27 Foxglove Drive – Approval of a Financing Commitment from the Foreclosure Intervention Program

7. REGULATORY AFFAIRS

- 7a. HMFA #1326 – Brookshire Senior Apartments – Approval of the Sale of the Project and Assumption of Agency Financing

8. EXECUTIVE SESSION

NJHMFA/CWA Local 1032 Arbitration

9. RECONVENE TO PUBLIC SESSION

- 9a. NJHMFA/CWA Local 1032 Arbitration

10. ADJOURNMENT

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