



HOUSING & MORTGAGE FINANCE AGENCY

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

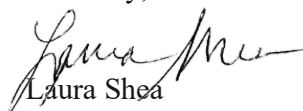
June 8, 2026

Secretary of State
125 West State Street
Trenton, NJ 08608

To Whom It May Concern:

Enclosed please find a copy of a Notice concerning the 536th 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,

A handwritten signature in black ink, appearing to read "Laura Shea", written in a cursive style.

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 536th Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for **June 11, 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
536th BOARD MEETING
June 11, 2026
637 South Clinton Avenue
Trenton, NJ 08650-2085**

PUBLIC SESSION

NOTICE OF PUBLIC MEETING

ROLL CALL

APPROVAL OF MINUTES

- 1a. Approval of the Public Session Minutes of the May 4, 2026 Teleconference Meeting of the HMFA Board
- b. Approval of the Executive Session Minutes of the May 4, 2026 Teleconference Meeting of the HMFA Board

2. SPECIAL NEEDS

- 2a. HMFA #08040- Waldwick Supportive Housing – *Location: Waldwick, Bergen County, Developer: BCUW/ Madeline Housing Partners, LLC* - Approval of a Mortgage Financing Commitment
- b. HMFA #08114- 104 Cleveland Avenue SN Housing – *Location: Somers Point City, Atlantic County, Developer: CARING, Inc.*-Approval of a Mortgage Financing Commitment

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

- 3a. HMFA #08125- Heritage House Apartments - *Location: East Orange Essex County, Developer: Heritage House Developer LLC* - Approval of a Declaration of Intent

4. MULTIFAMILY –FOUR PERCENT TAX CREDIT

- 4a. HMFA #08059–Totowa Affordable Housing - *Location: Totowa, Passaic County, Developer: Christian Health Senior Housing Development Corporation* - Approval of a Mortgage Financing Commitment

- b. HMFA #07973 –Willows at Saddle Brook – *Location: Saddle Brook, Bergen County, Developer: ReBuild Metro, Inc., Premier Housing Services, Inc. and MBID of Delaware, LLC-* Approval of a Mortgage Financing Recommitment

5. MULTIFAMILY –NINE PERCENT TAX CREDIT

- 5a. HMFA #07737 –The Place at Manalapan – *Location: Manalapan, Monmouth County, Developer: Community Investment Strategies, Inc. -* Approval of a Mortgage Financing Recommitment
- b. HMFA #07791 –The Crossings at Brick Church Station – *Location: East Orange, Essex County, Developer: Triangle Equities Development Company LLC.-* Approval of a Mortgage Financing Recommitment
- c. HMFA #03504–Henderson Road Phase II Supportive Housing - *Location: South Brunswick, Middlesex County, Developer: RPM Development, LLC. -* Approval of a Mortgage Financing Commitment

6. SPECIAL PROGRAMS

- 6a. FIP #033 – 115 Banwell Lane – Approval of a Financing Commitment from the Foreclosure Intervention Program
- b. FIP #034 – 44 Mayfaire Circle – Approval of a Financing Commitment from the Foreclosure Intervention Program

7. REGULATORY AFFAIRS

- 7a. HMFA #1310 – Brown Woods Apartments – Approval of the Transfer of Managing Member Interest
- b. HMFA #882 – Sebastian Villa - Approval of the Transfer of Managing Member Interest

8. DELINQUENT ASSETS

- 8a. HMFA #2388/SNHTF #153 – Links II– Approval of a Workout Plan
- b. HMFA #2528/ THP#37/ SNRLP #12 – C.R.I.B Housing – Approval of a Workout Plan

9. CAPITAL MARKETS

- 9a. HMFA #08007-Paulsboro Gardens Apartments- Approval of Conduit Note Documents

10. FINANCE

- 10a. Approval of Selection of Independent Auditor

11. TAX CREDIT

- 11a. Approval of Amendments to the State Tax Credit Subsidy (STCS) Program Auction Guidelines

12. ADJOURNMENT

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