



HOUSING & MORTGAGE FINANCE AGENCY

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

July 20, 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 537th 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 537th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for **July 23 at 10:00 am.**

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)

[+1 609-594-5424,346161844#](tel:+16095945424346161844#)

Phone Conference ID: 346 161 844#

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
537th BOARD MEETING
July 23, 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 June 11, 2026 Meeting of the HMFA Board
2. **MULTIFAMILY –APPROVAL OF MORTGAGE RECOMMITMENTS FOR AFFORDABLE HOUSING PRODUCTION FUND (AHPF) PROGRAM PROJECTS**
- 2a. HMFA #07751- South Orange Commons – Location: South Orange, Essex County, Developer: BC UW/ Madeline Housing Partners, LLC - Approval of a Mortgage Financing Recommitment

- b. HMFA #07862- Columbus Crossing – *Location: Paramus, Bergen County, Developer: Regan Development Corporation*-Approval of a Mortgage Financing Recommitment
- c. HMFA #07891- Third and Water – *Location: Swedesboro, Gloucester County, Developer: Conifer Realty, LLC*- Approval of a Mortgage Financing Recommitment
- d. HMFA #07969- Closter School Village – *Location: Closter, Bergen County, Developer: Mastermind Development, LLC*- Approval of a Mortgage Financing Recommitment
- e. HMFA #07859- Heritage Village at Wall II – *Location: Wall Township, Monmouth County, Developer: Community Investment Strategies, Inc.*- Approval of a Mortgage Financing Recommitment
- f. HMFA #07928- East Greenwich Family Housing – *Location: East Greenwich, Gloucester County, Developer: Conifer Realty, LLC*- Approval of a Mortgage Financing Recommitment
- g. HMFA #07899- Apartment at Three Bridges – *Location: Readington, Hunterdon County, Developer: Conifer Realty, LLC*- Approval of a Mortgage Financing Recommitment
- h. HMFA #07975- Lilley's Place – *Location: Cherry Hill, Camden County, Developer: VOADV Property, Inc.*-Approval of a Mortgage Financing Recommitment
- i. HMFA #07940- Project Freedom at Wall Township – *Location: Wall Township, Monmouth County, Developer: Project Freedom, Inc.*-Approval of a Mortgage Financing Recommitment
- j. HMFA #07889 – 27 Burnt Tavern - *Location: Millstone Twp, Monmouth County, Developer: Affordable Housing Alliance, Inc.*- Approval of a Mortgage Financing Recommitment

3. MULTIFAMILY –APPROVAL OF MORTGAGE RECOMMITMENTS FOR URBAN PRESERVATION FUND (UPP) PROGRAM PROJECTS

- 3a. HMFA #07921- Salem Senior Village - *Location: Salem, Salem County, Developer: Eastern Pacific Development, LLC* - Approval of a Mortgage Financing Recommitment
- b. HMFA #07937 – JHRC Senior Housing - *Location: Hudson, Bergen County, Developer: The Alpert Group LLC* - Approval of a Mortgage Financing Recommitment
- c. HMFA #07970 – Heritage Village at Rosegate - *Location: Rahway, Union County, Developer: Community Investment Strategies, Inc.*- Approval of a Mortgage Financing Recommitment

4. MULTIFAMILY –FOUR PERCENT TAX CREDIT

- 4a. HMFA #07795 — Randolph Senior Estates — *Location: Hainesport, Burlington County, Developer: MRK Partners, Inc.* -Approval of a Mortgage Financing Recommitment
- b. HMFA #07745 — The Willows at Spruce Run Phase I — *Location: Clinton Twp, Hunterdon County, Developer: Ingerman Development Company, LLC* - Approval of a Mortgage Financing Recommitment
- c. HMFA #07910 — The Willows at Spruce Run Phase II — *Location: Clinton Twp, Hunterdon County, Developer: Ingerman Development Company, LLC* - Approval of a Mortgage Financing Recommitment
- d. HMFA #07927 — Birchwood at Fairmount Hotel — *Location: Jersey City, Hudson County, Developer: MBI Development Company, Inc.* - Approval of a Mortgage Financing Recommitment

- e. HMFA #07942 — The Willows at Pohatcong Phase I — *Location: Pohatcong Twp, Warren County, Developer: Ingerman Development Company, LLC* - Approval of a Mortgage Financing Recombitment
- f. HMFA #07943 — The Willows at Pohatcong Phase II — *Location: Pohatcong Twp, Warren County, Developer: Ingerman Development Company, LLC* - Approval of a Mortgage Financing Recombitment
- g. HMFA #07949 — Bernardsville Family — *Location: Bernardsville, Somerset County, Developer: RPM Development LLC*- Approval of a Mortgage Financing Recombitment
- h. HMFA #07797 — West Main Street Residences — *Location: Rockaway Boro, Morris County, Developer: RPM Development, LLC* - Approval of a Mortgage Financing Recombitment
- i. HMFA #07749 – Texas Avenue Homes - *Location: Lawrence Township, Mercer County, Developer: RPM Development, LLC.* - Approval of a Mortgage Financing Recombitment
- j. HMFA #07976 — Vineland Gardens — *Location: Vineland, Cumberland County, Developer: Foresight Affordable Housing* - Approval of a Mortgage Financing Recombitment
- k. HMFA #07870 — The Place at Marlboro Phase II — *Location: Marlboro Twp, Monmouth County, Developer: Community Investment Strategies, Inc.* - Approval of a Mortgage Financing Recombitment
- l. HMFA #07846 — Heritage Village at Moorestown — *Location: Moorestown, Burlington County, Developer: Community Investment Strategies, Inc.* - Approval of a Mortgage Financing Recombitment

5. MULTIFAMILY –FOUR PERCENT TAX CREDIT- CONDUIT

- 5a. HMFA #08003 –The Crossings at Brick Church Station 1B – *Location: East Orange, Essex County, Developer: Triangle Equities Development, Inc.* - Approval of a Mortgage Financing Recombitment

6. MULTIFAMILY –NINE PERCENT TAX CREDIT

- 6a. HMFA #08051 –Hamilton Senior Apartments – *Location: Hamilton Twp, Mercer County, Developer: Walters-Cornerstone Development, LLC* - Approval of a Mortgage Financing Commitment
- b. HMFA #08107 –Bridgeton Phoenix Senior Village – *Location: Bridgeton, Cumberland County, Developer: Eastern Pacific, LLC* - Approval of a Mortgage Financing Commitment
- c. HMFA #08130 –Willows at Jackson Mills – *Location: Freehold, Monmouth County, Developer: Premier Housing Services, Inc* - Approval of a Mortgage Financing Commitment
- d. HMFA #07746 –Harper Apartments – *Location: Moorestown, Burlington County, Developer: Pennrose, LLC*- Approval of a Mortgage Financing Commitment
- e. HMFA #7965 –150- 170 South Broad Street – *Location: Trenton, Mercer County, Developer: RPM Development, LLC* - Approval of a Mortgage Financing Recombitment

7. SPECIAL PROGRAMS

- 7a. FIP #035 – 53 S Woodland Avenue – Approval of a Financing Commitment from the Foreclosure Intervention Program

- b. FIP #036SER – 7 Adam Court – Approval of a Financing Commitment from the Foreclosure Intervention Program

8. DELINQUENT ASSETS

- 8a. HMFA #1129 - Runsen House– Approval of a Workout Plan

9. CAPITAL MARKETS

- 9a. HMFA #08003 –The Crossings at Brick Church Station 1B –Approval of Conduit Bond Documents

- b. HMFA #3053 – Oak Lane at Little Egg Harbor – Approval of Amendments to Conduit Bond Documents

- c. Approval of Single-Family Housing Revenue Bond Series Resolution

10. REGULATORY AFFAIRS

- 10a. HMFA #2398 – Brick Towers – Approval of the Transfer of Managing Member Interest

11. FINANCE

- 11a. Approval of the Selection of the Agency Auditor

12. ADJOURNMENT

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