



HOUSING & MORTGAGE FINANCE AGENCY

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

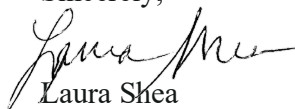
October 19, 2026

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 539th 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,

A handwritten signature in black ink, appearing to read "Laura Shea", with a stylized flourish at the end.

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 539th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for **October 22 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)

+1 609-594-5424,76054748#

Phone Conference ID: 760 547 48#

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
539th BOARD MEETING
October 22, 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 September 3, 2026 Teleconference Meeting of the HMFA Board
2. **SINGLE FAMILY**
 - 2a. Approval of Amendments to the Mortgage Purchase Agreement
3. **SPECIAL NEEDS**
 - 3a. HMFA #08108- Browertown Road Supportive Housing - *Location: Woodland Park, Passaic County, Developer: Nouvelle, LLC* - Approval of a Mortgage Financing Commitment

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

- 4a. HMFA #08169 – 24.5 Van Houten - *Location: Paterson, Passaic County, Developer: Hudson Blue 24 Owner LLC* -Approval of a Declaration of Intent
- b. HMFA #08201 – Plainsboro Commons – *Location: Plainsboro, Middlesex County, Developer: LJS Development, LLC and BCUW/ Madeline Housing Partners LLC* – Approval of a Declaration of Intent
- c. HMFA #08203 – Crown Village Phase 2 Family - *Location: Irvington Township, Essex County, Developer: Ramas Contractors LLC* – Approval of a Declaration of Intent
- d. HMFA #08162 – Cedarbrook Apartments – *Location: Plainfield, Union County, Developer: Ulysses Development Group* – Approval of a Declaration of Intent
- e. HMFA #08213 – The Bayley- *Location: Madison, Morris County, Developer: BCUW/ Madeline Housing Partners, LLC* – Approval of a Declaration of Intent

5. MULTIFAMILY –FOUR PERCENT TAX CREDIT

- 5a. HMFA #08098 - Crown Village Phase I Senior - *Location: Newark, Essex County, Developer: Ramas Contractors LLC* - Approval of a Mortgage Financing Commitment
- b. HMFA #08099 - Crown Village Phase I Family - *Location: Newark, Essex County, Developer: Ramas Contractors LLC* - Approval of a Mortgage Financing Commitment
- c. HMFA #08128 – Cottage Place Apartments - *Location: Newark, Essex County, Developer: Winn Development Company LP* - Approval of a Mortgage Financing Commitment
- d. HMFA #07878 – Birchwood at Washington Township – *Location: Washington Township, Gloucester County, Developer: MBID of Delaware, LLC* – Approval of a Mortgage Financing Commitment
- e. HMFA #07795 — Randolph Senior Estates — *Location: Hainesport, Burlington County, Developer: MRK Partners, Inc.* -Approval of a Mortgage Financing Recommitment
- f. HMFA #07798 – The Place at East Windsor – *Location: East Windsor Twp, Mercer County, Developer: Community Investment Strategies, Inc.* – Approval of a Mortgage Financing Commitment

6. MULTIFAMILY –FOUR PERCENT TAX CREDIT-CONDUIT

- 6a. HMFA #07863 – Brunswick Village- *Location: Trenton, Mercer County, Developer: OAHS Brunswick Village Developer LLC* - Approval of a Mortgage Financing Commitment
- b. HMFA #08068 – Speer Village Preservation – *Location: Passaic, Passaic County, Developer: L&M Development Partners-* Approval of a Mortgage Financing Commitment
- c. HMFA #08007 – Paulsboro Gardens Apartments – *Location: Paulsboro, Gloucester County, Developer: PRC Paulsboro Developer LLC* – Approval of a Mortgage Modification

7. TAX CREDIT

- 7a. Approval of Amendments to the Qualified Allocation Plan (QAP)

8. DELINQUENT ASSETS

8a. HMFA #2501, SNHTF #207- The Juliet- Approval of a Mortgage Modification

9. OTHER BUSINESS

9a. Omar Hussein; Denial of Application for NJERMA Loan; Determination as a Contested Case and Transmittal to OAL

10. ADJOURNMENT

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