



## HOUSING & MORTGAGE FINANCE AGENCY

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

February 18, 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 523<sup>rd</sup> 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 523<sup>rd</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Monday, **February 21, 2025 at 11:00 a.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)**  
**[+1 609-594-5424,773511983#](tel:+16095945424773511983)**  
**Phone Conference ID: 773 511 983#**

***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  
523<sup>rd</sup> BOARD MEETING  
February 21, 2025  
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 January 9, 2025 Teleconference Annual Meeting of the HMFA Board
2. **MULTIFAMILY –FOUR PERCENT TAX CREDITS – DECLARATION OF INTENT**
  - 2a. HMFA #07976– Vineland Gardens - *Location: Vineland, Cumberland County, Developer: Foresight Affordable Housing, Inc.* – Approval of a Declaration of Intent
  - b. HMFA #–07975- Cherry Hill Senior Housing - *Location: Cherry Hill, Camden County, Developer: VOADV Property, Inc.* – Approval of a Declaration of Intent
  - c. HMFA #07971 – Rowan Towers – *Location: Trenton, Mercer County, Developer: SP Investment Fund, LLC-* Approval of a Declaration of Intent

### 3. MULTIFAMILY –FOUR PERCENT TAX CREDITS

- 3a. HMFA #07915– Glendenning Homes Phase I - *Location: Rahway, Union County, Developer: The Alpert Group & Rahway Housing Authority* – Approval of a Mortgage Financing Commitment
- b. HMFA #07942– The Willows at Pohatcong Phase I - *Location: Pohatcong, Warren County, Developer: Ingerman Development Company, LLC.* – Approval of a Mortgage Financing Commitment
- c. HMFA #07943– The Willows at Pohatcong Phase II - *Location: Pohatcong, Warren County, Developer: Ingerman Development Company, LLC.* – Approval of a Mortgage Financing Commitment

### 4. SPECIAL PROGRAMS

- 4a. FIP #012 – 3601 A Ramsbury Court - Approval of a Funding Commitment from the Foreclosure Intervention Program (FIP)

### 5. EXECUTIVE SESSION

In re: Craig Schultz v. NJHMFA and Charles Richman

### 6. RECONVENE TO PUBLIC SESSION

- 6a. In re: Craig Schultz v. NJHMFA and Charles Richman

### 7. OTHER BUSINESS

- 7a. Approval of Suspension of Michael Sawyer and JAS Enterprise Group, Inc.

### 8. ADJOURNMENT

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