



## HOUSING & MORTGAGE FINANCE AGENCY

Sheila Y. Oliver | Lt. Governor • Melanie R. Walter | Executive Director

November 14, 2025

Secretary of State  
c/o State House  
20 West State Street  
Trenton, NJ 08625

Star Ledger  
Star Ledger Plaza  
Newark, NJ 07102

Atlantic City Press  
1000 W. Washington Street  
Pleasantville, NJ 08232

Asbury Park Press  
3601 Highway 66  
Box 1550  
Neptune, NJ 07754

South Jersey Times  
161 Bridgeton Pike Ste E  
Mullica Hills, NJ 08062

Courier News  
92 East Main St., Suite 202  
Somerville, NJ 08876

Bergen Record  
50 River Street  
Hackensack, NJ 07602

Courier Post  
301 Cuthbert Blvd.  
Cherry Hill, NJ 08002

The Times  
500 Perry Street  
P. O. Box 847  
Trenton, NJ 08618

To Whom It May Concern:

Enclosed please find a copy of a Notice concerning the New Jersey Housing and Mortgage Finance Agency's Low Income Housing Tax Credit Committee **Teleconference** Meeting. This Notice is sent to you pursuant to the Open Public Meetings Act N.J.S.A. 10:4-12 and 10:4-13 et seq.

Sincerely,

Laura Shea

A handwritten signature in black ink, appearing to read "Laura Shea", written over the printed name.

Chief of Legal and Regulatory Affairs

Enclosures

NOTICE OF THE NEW JERSEY  
HOUSING AND MORTGAGE FINANCE AGENCY  
LOW INCOME HOUSING TAX CREDIT MEETING

This is to notify you that the New Jersey Housing and Mortgage Finance Agency's Low Income Housing Tax Credit Committee **Teleconference** Meeting has been scheduled for **November 21, 2025 at 3:00 p.m.** at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650.

**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](tel:+16095945424),147682841#**

**Phone Conference ID: 147 682 841#**

**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 action will be taken by the Tax Credit Committee with regard to the items.

**2025 LOW INCOME HOUSING TAX CREDIT PROGRAM**

**November 21, 2025**

**3:00 PM**

**Meeting of the Tax Credit Committee**

**AGENDA**

NOTICE OF PUBLIC MEETING

ROLL CALL

PUBLIC SESSION

1. TAX CREDIT HARDSHIP REQUESTS

1a. Phoenix Family Village Phase III, LITC# 2402

1b. Oak Hill Farm, LITC# 2403

2. TAX CREDIT EXCHANGE REQUESTS

2a. Bayonne Supportive Housing, LITC #2214

3. MOTION TO ADJOURN