



## HOUSING & MORTGAGE FINANCE AGENCY

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

December 5, 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 531<sup>st</sup> 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 531<sup>st</sup> Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, **December 11, 2025 at 10:00 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)**  
**[+1 609-594-5424,759303572#](tel:+16095945424759303572)**  
**Phone conference ID: 759 303 572#**

**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  
531<sup>st</sup> BOARD MEETING  
December 11, 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 November 6, 2025 Meeting of the HMFA Board

**2. SPECIAL NEEDS**

2a. HMFA #08009 – Elliot Place Supportive Housing – *Location: Edison, Middlesex County, Developer: Nouvelle, LLC* – Approval of a Mortgage Financing Commitment

b. HMFA #07874– 32 Herb Road – *Location: Middleton, Monmouth County, Developer: Community Options, Inc.* – Approval of a Mortgage Financing Commitment

- c. HMFA #08063– Lakeview Supportive Housing – *Location: Jackson, Ocean County, Developer: Mobility Special Care Housing, Inc.* – Approval of a Mortgage Financing Commitment

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

- 3a. HMFA #08059– Totowa Affordable Housing - *Location: Totowa, Passaic County, Developer: Wayne Senior Housing Development Corporation* -Approval of a Declaration of Intent
- b. HMFA #08092 – The Sheila Y Oliver Senior Building - *Location: Atlantic City, Atlantic County, Developer: Foya Development Group, LLC* – Approval of a Declaration of Intent
- c. **PULLED** - HMFA #08068– Speer Village Preservation - *Location: Passaic, Passaic County, Developer: L & M Development Partners* -Approval of a Declaration of Intent

### 4. MULTIFAMILY –FOUR PERCENT TAX CREDIT

- 4a. HMFA #07774- Madison Family – *Location: Madison, Morris County, Developer: RPM Development LLC* - Approval of a Mortgage Financing Commitment

### 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 Commitment

### 6. TAX CREDITS

- 6a. Approval of the publication of the 2025 - 2026 Low Income Housing Tax Credit Qualified Allocation Plan (“QAP”)

### 7. SPECIAL PROGRAMS

- 7a. HMFA #1433 – Kent Street – Approval of an AHIP (Affordable Housing Insurance Program) Financial Assistance Award
- b. HMFA #2307– Horizon Heights –Approval of an AHIP (Affordable Housing Insurance Program) Financial Assistance Award
- c. HMFA #2827– Clifton Main Mews I – Approval of an AHIP (Affordable Housing Insurance Program) Financial Assistance Award
- d. HMFA #3257 – Clifton Main Mews II – Approval of an AHIP (Affordable Housing Insurance Program) Financial Assistance Award
- e. FIP #024 – 302 Lisa Way – Approval to Enter into a Foreclosure Intervention Program Agreement
- f. FIP #025 – 4503- Albridge Way - Approval to Enter into a Foreclosure Intervention Program Agreement

### 8. FINANCE

- 8a. Approval of the Agency’s Fiscal Year 2026 Budget

9. OTHER BUSINESS

10. ADJOURNMENT

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