

## New HMFA Rules: What They Mean for New Jersey's Community Associations

**Steven G. Mlenak**, Co-Chair of the firm's [Community Association](#) practice, will be a presenter for the webinar "New HMFA Rules: What They Mean for New Jersey's Community Associations," which will be presented by the Community Associations Institute New Jersey Chapter (CAI-NJ) on Wednesday, September 3, 2025, from 11:00am – 12:00pm.

The New Jersey Housing and Mortgage Finance Agency (HMFA) has proposed new Housing Affordability Control Rules that could significantly impact community associations across the state. These proposed changes would cap fees on affordable units, restrict the use of special assessments, and require associations to calculate affordability caps for individual owners, among other burdensome requirements. The rules also mandate square footage-based assessments and allow municipalities to extend affordability controls without association consent, potentially increasing financial strain on market-rate owners for decades to come.

This webinar will provide an overview of the proposed rules, outline their potential impact on an association's operations and finances, and explain how to submit comments to HMFA before the September 19th deadline.

Steve is currently serving as President of CAI-NJ. A Co-Chair of the firm's [Redevelopment & Land Use](#) practice, he maintains a strong focus in the niche area of community association law, providing strategic guidance and general counseling to condominium and homeowners association clients across a broad range of legal issues. His work encompasses the interpretation and amendment of governing documents and by-laws, drafting contracts, collection of delinquent assessments, the enforcement of rules and regulations, operational and maintenance issues, the fiduciary responsibilities of board members, transition negotiations and litigation, Municipal Services Act compliance, and alternative dispute resolution.

Registration for this webinar is on the [CAI-NJ website](#).

### Related Attorneys

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