

FINAL FAMILY CYCLE RANKINGS  
TCC Meeting Date - December 19, 2019

\$1,750,000 Maximum Per Project  
\$1,250,000 Maximum - Preservation  
\$10,281,963 Minimum Credits Available

MAX SCORE 93

APP #	PROJECT	SPONSOR	TOTAL UNITS	LIHTC UNITS	MARKET	SUPERS UNIT	CITY/COUNTY	TUM	NON-TUM	TAX CREDIT REQUEST	TAX CREDIT RESERVATION	TAX CREDIT EQUITY	EQUITY FACTOR	HMFA PERM MORTGAGE	TOTAL PROJECT COST	SET-ASIDE	SELF SCORE	HMFA SCORE	Tiebreaker #1 TC per LI BR	DEFICIENCIES and CURE POINTS
2019-AK	211 Henderson Road	RPM Development	116	63	52	1	South Brunswick/Middlesex		\$1,750,000	\$1,750,000	\$1,750,000	\$17,148,285	\$0.9800	\$13,484,095	\$34,681,346	Mixed Income Set-Aside (non-TUM)	88	88	\$13,780	
2019-AJ	Concord Residences	RPM Development	88	87		1	Hillsborough Twp/ Somerset		\$1,516,259	\$1,516,259	\$1,516,259	\$14,857,852	\$0.9800	\$6,723,030	\$23,947,900		93	93	\$8,023	
2019-Y	Apartments at Warren	PIRHL	80	80		0	Warren/ Somerset		\$1,354,067	\$1,354,067	\$1,354,067	\$12,862,350	\$0.9500	\$6,358,835	\$20,066,182		93	93	\$8,108	
2019-V	Closter Family Housing	Housing Development Corp of Bergen County	35	35		0	Closter/ Bergen		\$601,714	\$601,714	\$601,714	\$5,655,546	\$0.9400	\$4,253,825	\$11,041,724		93	93	\$8,357	
2019-AF	Willows at Junction Road	Ingerman	100	100		0	Raritan Twp/ Hunterdon		\$1,750,000	\$1,750,000	\$1,750,000	\$16,623,338	\$0.9500	--	\$26,584,213		93	93	\$8,454	
2019-J	The Place at Sayreville	Community Investment Strategies	89	88		1	Sayreville/ Middlesex		\$1,671,907	\$1,671,907	\$1,671,907	\$15,547,180	\$0.9300	\$5,849,593	\$25,416,985		93	93	\$8,618	
2019-AE	Willows at Greenwich	Ingerman	66	66		0	Greenwich/ Warren		\$1,211,379	\$1,211,379		\$11,506,950	\$0.9500	\$3,825,680	\$16,077,144		93		\$8,778	
2019-AI	East Greenwich Family Housing	Conifer/ People for People Foundation	70	70		0	East Greenwich/ Gloucester		\$1,392,485	\$1,392,485		\$13,366,519	\$0.9600	\$3,157,172	\$17,914,763		93	93	\$8,813	
2019-I	The Place at East Windsor	Community Investment Strategies	56	55		1	East Windsor/ Mercer		\$1,137,855	\$1,137,855		\$10,808,542	\$0.9500	\$1,863,405	\$14,282,714		93		\$9,251	
2019-Q	Tavistock at Woolwich	Michaels Organization	72	71		1	Woolwich Twp/ Gloucester		\$1,372,833	\$1,372,833		\$13,040,609	\$0.9500	\$2,996,256	\$16,991,646		93		\$9,403	
2019-O	Vista at Old Bridge	Richman Group	73	72		1	Old Bridge/ Middlesex		\$1,421,190	\$1,421,190		\$13,286,798	\$0.9350	\$6,520,996	\$22,713,830		93		\$9,475	
2019-D	Cross Creek at Swedesboro	Eastern Pacific Development	62	62		0	Swedesboro/ Gloucester		\$1,425,184	\$1,425,184		\$13,395,390	\$0.9400	\$2,752,593	\$18,262,375		93		\$9,501	
2019-AN	900 Herrontown Road	RPM Development	65	64		1	Princeton/ Mercer		\$1,294,939	\$1,294,939		\$12,689,133	\$0.9800	\$3,922,998	\$18,187,101		93		\$9,592	
2019-S	Victory Commons	Michaels Organization	81	80		1	Voorhees/ Camden		\$1,594,793	\$1,594,793		\$15,149,018	\$0.9500	\$3,590,000	\$19,781,340		93		\$9,665	
2019-E	Winslow Cross Creek Family Apartments Phase V	Eastern Pacific Development	32	32		0	Winslow Twp/ Camden		\$848,976	\$848,976		\$7,979,576	\$0.9400	--	\$9,988,112		93		\$9,872	
2019-AB	Gerards Riverview	Volunteers of America	66	66		1	Bordentown/ Burlington		\$1,335,339	\$1,335,339		\$12,684,452	\$0.9500	\$1,376,471	\$16,360,918		93		\$9,891	
2019-AH	Woodbury Heights Family Housing	Conifer/ People for People Foundation	70	70		0	Woodbury Heights/ Gloucester		\$1,434,443	\$1,434,443		\$13,769,276	\$0.9600	\$2,493,415	\$18,616,321		93		\$9,961	
2019-AC	Davenport Village	Diocesan Housing Services Corp	72	72		0	Hainesport/ Burlington		\$1,257,267	\$1,257,267		\$12,194,270	\$0.9700	\$415,000	\$14,261,901		93	92	\$8,495	N.J.A.C. 5:80-33.12(c)1 N.J.A.C. 5:80-33.12(c)3
2019-Z	Apartments at Clinton	PIRHL	84	84		0	Clinton/ Hunterdon		\$1,380,943	\$1,380,943		\$13,117,647	\$0.9500	\$6,754,525	\$20,097,170		93	91	\$7,982	N.J.A.C. 5:80-33.15(a)14ii
2019-B	Manahawkin Family Apartments, Phase II	Walters Group	34	34		0	Stafford Twp/ Ocean		\$599,000	\$599,000		\$5,824,692	\$0.9725	--	\$7,731,845		93	90	\$8,437	N.J.A.C. 5:80-33.15(a)20i

FINAL FAMILY CYCLE RANKINGS  
TCC Meeting Date - December 19, 2019

\$1,750,000 Maximum Per Project  
\$1,250,000 Maximum - Preservation  
\$10,281,963 Minimum Credits Available

MAX SCORE 93

APP #	PROJECT	SPONSOR	TOTAL UNITS	LIHTC UNITS	MARKET	SUPERS UNIT	CITY/COUNTY	TUM	NON-TUM	TAX CREDIT REQUEST	TAX CREDIT RESERVATION	TAX CREDIT EQUITY	EQUITY FACTOR	HMFA PERM MORTGAGE	TOTAL PROJECT COST	SET-ASIDE	SELF SCORE	HMFA SCORE	Tiebreaker #1 TC per LI BR	DEFICIENCIES and CURE POINTS
2019-L	Walter G. Alexander Phase IV	Orange Housing Development Corp	44	43		1	Orange/ Essex	\$1,107,570		\$1,107,570	\$1,107,570	\$10,520,863	\$0.9500	\$1,895,123	\$13,182,431		83	83	\$12,306	
2019-AD	722 Chancellor Avenue	NRP Group	56	55		1	Irvington/ Essex	\$1,595,000		\$1,595,000	\$1,595,000	\$15,150,985	\$0.9500	--	\$16,489,305		83	78	\$14,369	N.J.A.C. 5:80-33.15(a)4i

25 applicants

1,697 608  
REQUESTED FUNDED  
36%  
\$2,702,570 \$510,000  
\$8,643,947  
Mixed Income Reserve  
\$510,000  
\$33,546,429 \$11,346,517  
41,721,673  
27% 73%  
8 projects

Funded  
TCC Reserve

INELIGIBLE - SUBSTANTIALLY INCOMPLETE

2019-H	Sussex Walk	The Community Builders	80	79		1	East Orange/ Essex	\$1,750,000		\$1,750,000		\$16,448,355	\$0.9400	--	\$24,259,590		83	80	\$10,736	N.J.A.C. 5:80-33.15(a)4i N.J.A.C. 5:80-33.15(a)13i N.J.A.C. 5:80-33.11(c)1
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INELIGIBLE - OVER COST CAP

2019-AO	Stirlingside Residences	The Community Builders	53	53		0	New Brunswick/ Middlesex	\$1,322,056		\$1,322,056		\$12,426,084	\$0.9400	--	\$18,205,663		81	77	\$11,910	N.J.A.C. 5:80-33.4(a) N.J.A.C. 5:80-33.15(a)4i
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INELIGIBLE - FINANCIALLY INFEASIBLE

2019-T	1800 Davis Street	Michaels Organization	53	53		0	Camden/ Camden	\$1,421,230		\$1,421,230		\$13,216,117	\$0.9300	--	\$15,558,126		84	75	\$15,448	N.J.A.C. 5:80-33.15(a)3 N.J.A.C. 5:80-33.15(a)13i N.J.A.C. 5:80-33.15(a)20i N.J.A.C. 5:80-33.25
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FINAL SENIOR CYCLE RANKINGS  
TCC Meeting Date - December 19, 2019

1,400,000 Maximum Per Project  
4,112,785 Minimum Credits Available  
MAX SCORE 87

APP #	PROJECT	SPONSOR	TOTAL UNITS	LIHTC UNITS	SUPERS UNIT	CITY/COUNTY	TUM	NON-TUM	TAX CREDIT REQUEST	TAX CREDIT RESERVATION	TAX CREDIT EQUITY	EQUITY FACTOR	HMFA PERM MORTGAGE	TOTAL PROJECT COST	SET-ASIDE	SELF SCORE	HMFA SCORE	Tiebreaker #1 TC per LI Unit	DEFICIENCIES and CURE POINTS
2019-C	Branchburg Senior Apartments	Walters Group	75	75	0	Branchburg/Somerset		\$1,265,100	\$1,265,100	\$1,265,100	\$12,396,740	\$0.9800	\$4,054,528	\$17,470,673		87	87	\$16,868	
2019-X	West Orange Senior Housing	The Alpert Group	65	64	1	West Orange/Essex		\$1,102,527	\$1,102,527	\$1,102,527	\$10,472,959	\$0.9500	\$2,591,503	\$13,867,014		87	87	\$17,227	
2019-AA	Hartford Village	Volunteers of America	71	70	1	Medford/Burlington		\$1,262,746	\$1,262,746	\$1,262,746	\$11,994,887	\$0.9500	\$2,093,166	\$14,834,327		87	84	\$18,039	N.J.A.C. 5:80-33.16(b)2i N.J.A.C. 5:80-33.12(c)2
2019-M	Hoffman Pavilion	Pennrose	66	65	1	New Brunswick/Middlesex	\$1,400,000		\$1,400,000	\$1,400,000	\$13,158,684	\$0.9400	\$1,956,148	\$16,276,228		80	80	\$21,538	
2019-AP	Union City Senior	RPM Development	101	80	1	Union City/Hudson	\$1,400,000		\$1,400,000	\$1,400,000	\$13,928,607	\$0.9950	--	\$24,537,437		79	79	\$17,500	
2019-F	Newcomb Senior Phase II	Eastern Pacific	68	68	0	Vineland/Cumberland	\$1,400,000		\$1,400,000		\$13,158,684	\$0.9400	--	\$16,507,329		81	79	\$20,588	N.J.A.C. 5:80-33.16(b)2iii
2019-K	Hilltop Senior Apartments	Urban Builders Collaborative/ Kapwood	94	69	1	Irvington/Essex	\$1,400,000		\$1,400,000		\$13,718,628	\$0.9800	--	\$24,737,058		78	77	\$20,290	N.J.A.C. 5:80-33.16(b)2iii
2019-P	Ginsberg Bakery Affordable Senior Housing	KCG Development	69	69	0	Atlantic City/Atlantic	\$1,219,664		\$1,219,664		\$11,463,695	\$0.9400	\$2,780,000	\$18,233,887		80	74	\$17,676	N.J.A.C. 5:80-33.15(a)19 N.J.A.C. 5:80-33.16(b)2i

8 applicants

609	378	\$2,800,000	\$3,630,373	\$10,450,037	\$6,430,373	\$10,695,345
<b>REQUESTED</b>	<b>FUNDED</b>					
	62%	44%	56%	5	projects	

Funded

FINAL SUPPORTED HOUSING CYCLE RANKINGS  
TCC Meeting Date - December 19, 2019

1,400,000 Maximum Per Project  
2,570,491 Minimum Credits Available  
MAX SCORE 97

APP #	PROJECT	SPONSOR	TOTAL UNITS	LIHTC UNITS	SUPERS UNIT	CITY/ COUNTY	TUM	NON-TUM	TAX CREDIT REQUEST	TAX CREDIT RESERVATION	TAX CREDIT EQUITY	EQUITY FACTOR	HMFA PERM MORTGAGE	TOTAL PROJECT COST	SELF SCORE	HMFA SCORE	Tiebreaker #1 TC per LI BR	DEFICIENCIES and CURE POINTS
2019-A	Project Freedom at Hamilton Woods	Project Freedom	72	72	0	Hamilton Twp/ Mercer		\$1,400,000	\$1,400,000	\$1,400,000	\$13,018,698	\$0.9300	\$4,225,000	\$20,979,711	97	97	\$9,722	
2019-N	Fortitude Supportive Housing	Pennrose/ PennReach	64	50	1	Cherry Hill/ Camden		\$1,400,000	\$1,400,000		\$13,158,684	\$0.9400	--	\$18,228,443	96		\$28,000	
2019-U	West Deptford Senior Apts	Soldier On/ Winn Development*	84	84	0	West Deptford/ Gloucester		\$1,400,000	\$1,400,000		\$13,998,600	\$1.0000	\$3,220,412	\$24,524,992	97	95	\$13,725	N.J.A.C. 5:80-33.17(b)5 N.J.A.C. 5:80-33.15(a)14v
2019-R	Little Ferry Senior Supportive Housing	Collaborative Supportive Programs/ Regan Development*	85	84	1	Little Ferry/ Bergen		\$1,399,246	\$1,399,246		\$13,431,418	\$0.9600	\$5,242,514	\$22,473,930	97	94	\$13,454	N.J.A.C. 5:80-33.17(b)5 N.J.A.C. 5:80-33.17(a)1
2019-W	North Bergen Supportive Housing	The Alpert Group/ North Bergen Renaissance Corp	61	61	0	North Bergen/ Hudson	\$1,387,036		\$1,387,036	\$1,387,036	\$13,175,524	\$0.9500	\$2,950,000	\$17,832,043	89	89	\$22,738	
2019-AM	Maple Shade Senior	ReBuild Metro/ RPM Development*	60	59	1	Maple Shade/ Burlington	\$1,329,297		\$1,329,297		\$12,892,891	\$0.9700	\$1,858,051	\$15,715,941	90	87	\$21,792	N.J.A.C. 5:80-33.17(b)5 N.J.A.C. 5:80-33.17(a)1

6 applicants  
 426 REQUESTED 133 FUNDED  
 31%  
 \$1,387,036 \$1,400,000 \$8,315,579 \$2,787,036 \$7,175,000  
 50% 50% 2 projects

 Funded

FINAL MIXED INCOME RESERVE RANKINGS  
TCC Meeting Date - December 19, 2019

\$2,000,000 Maximum Per Project  
\$30,000 Maximum Credits Per LI Unit  
61 Minimum Threshold Score

APP #	PROJECT	SPONSOR	TOTAL UNITS	SUPERS UNIT	LI	MARKET	CITY/COUNTY	TAX CREDIT REQUEST	TAX CREDIT RESERVATION	TAX CREDIT EQUITY	EQUITY FACTOR	HMFA PERM MORTGAGE	TOTAL PROJECT COST	SELF SCORE	HMFA SCORE	TC per LI BR	DEFICIENCIES and CURE POINTS	
2019-AG	Parkside Place One and Two	Cornerstone Community Partners/ Cinnaire	32	0	17	15	Camden/ Camden	\$524,980	\$510,000	\$4,844,516	\$0.9500	--	\$9,663,173	71	66	\$ 17,499	N.J.A.C. 5:80-33.15(a)4	
			32 Total units funded						\$3,274,980	\$510,000								
			17 LI units funded															

 Funded

INELIGIBLE - FINANCIALLY INFEASIBLE

2019-G	The Crossings at Brick Church Station Phase 1a	Triangle Equities	400	0	80	320	East Orange/ Essex	\$2,000,000		\$18,798,120	\$0.9400	---	\$134,310,329	66		\$ 12,195	N.J.A.C. 5:80-33.12(c)1 N.J.A.C. 5:80-33.12(c)6
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APPLICATION WITHDRAWN

2019-AL	150-170 South Broad	RPM Development	120	2	25	93	Trenton/ Mercer	\$750,000		\$7,349,265	\$0.9800	\$12,836,400	\$41,517,516	70		\$ 14,423	
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