

2017 FAMILY CYCLE FINAL RANKINGS
TCC MEETING - AUGUST 24, 2017

1,750,000 Maximum Per Project
1,250,000 Maximum - Preservation
16,346,058 Minimum Credits Available

MAX SCORE 95

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 BR
2017-A	Branch Village Townhomes - CNI Phase I	Michaels Development	72	72	0	Camden/ Camden	\$ 1,665,515		\$ 1,665,515	\$ 1,665,515	\$ 15,820,810	\$0.9500	\$ 2,554,623	\$ 19,777,859	HOPE VI/ CHOICE	86	86	\$10,409
2017-AB	Bridgeton Villas Phase II	Winn Companies	56	56	0	Bridgeton/ Cumberland	\$ 1,182,910		\$ 1,186,278	\$ 1,182,910	\$ 11,268,514	\$0.9500	\$ 3,060,782	\$ 15,142,878	Preservation	85	80	\$9,268
2017-R	Camp Kilmer Phase A	Pennrose Properties	86	85	1	Edison/ Middlesex		\$ 1,407,758	\$ 1,407,758	\$ 1,407,758	\$ 13,372,364	\$0.9500	\$ -	\$ 18,926,141		95	95	\$7,999
2017-AI	Centerton Road Family Housing	Volunteers of America DV	103	102	1	Mount Laurel/ Burlington		\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 16,623,338	\$0.9500	\$ 3,596,206	\$ 22,757,380		95	95	\$8,255
2017-AN	The Place at Plainsboro	Community Investment Strategies	71	70	1	Plainsboro/ Middlesex		\$ 1,222,790	\$ 1,222,790	\$ 1,222,790	\$ 11,615,343	\$0.9500	\$ 3,100,000	\$ 15,448,710		95	95	\$8,262
2017-AS	Willows at Whitehouse Station	Ingerman	72	72	0	Readington Twp/ Hunterdon		\$ 1,280,593	\$ 1,280,593	\$ 1,280,593	\$ 12,164,417	\$0.9500	\$ -	\$ 17,049,295		95	95	\$8,653
2017-S	Dover Veterans	Pennrose Properties	68	67	1	Dover/ Morris		\$ 1,192,330	\$ 1,192,330	\$ 1,192,330	\$ 11,326,002	\$0.9500	\$ -	\$ 14,452,520		94	94	\$8,397
2017-AZ	Hilltop Residences (White Rock)	RPM Development	50	49	1	North Caldwell/ Essex		\$ 893,993	\$ 893,993	\$ 893,993	\$ 8,492,084	\$0.9500	\$ -	\$ 13,974,442		94	94	\$8,851
2017-AQ	Willows at Annandale Village	Ingerman	66	66	0	Clinton Twp/ Hunterdon		\$ 1,263,770	\$ 1,263,770	\$ 1,263,770	\$ 12,004,614	\$0.9500	\$ -	\$ 16,851,526		94	94	\$9,292
2017-P	Jacob's Landing Phase II	TRF Development/ BCM Affordable Housing	60	60	0	Woodbridge/ Middlesex		\$ 1,290,265	\$ 1,290,265	\$ 1,290,265	\$ 12,256,292	\$0.9500	\$ 2,981,963	\$ 16,215,041		94	94	\$9,350
2017-Q	Jacob's Landing Phase III	TRF Development/ BCM Affordable Housing	60	60	0	Woodbridge/ Middlesex			\$ 1,333,646		\$ 12,668,370	\$0.9500	\$ 3,060,874	\$ 16,420,597		94		\$10,338
2017-Z	Cross Creek at Swedesboro	Eastern Pacific Development	65	65	0	Swedesboro/ Gloucester			\$ 1,644,492		\$ 15,621,112	\$0.9500	\$ -	\$ 17,892,775		94		\$11,500
2017-D	Manahawkin Family	Walters Group	60	59	1	Stafford Twp/ Ocean			\$ 1,537,809		\$ 14,607,725	\$0.9500	\$ -	\$ 16,755,480		94		\$12,709
2017-J	Evans Francis Estates	Fair Share Housing Development	54	53	1	Cherry Hill/ Camden			\$ 1,391,773		\$ 13,220,521	\$0.9500	\$ -	\$ 15,977,405		94		\$13,007
2017-AK	York Village	Conifer Realty, LLC	100	100	0	Branchburg/ Somerset			\$ 1,750,000		\$ 16,623,338	\$0.9500	\$ -	\$ 25,422,680		93		\$8,333
2017-AV	Henderson Road Family	RPM Development and Life Management	81	80	1	Monmouth Junction/ Middlesex			\$ 1,389,092		\$ 13,195,054	\$0.9500	\$ -	\$ 21,872,341		95	93	\$8,470
2017-AJ	East Greenwich Family Housing	Conifer Realty, LLC and People for People	70	70	0	Greenwich Twp (Clarksboro)/ Gloucester			\$ 1,632,690		\$ 15,509,004	\$0.9500	\$ -	\$ 18,348,854		93		\$10,333

2017 FAMILY CYCLE FINAL RANKINGS
TCC MEETING - AUGUST 24, 2017

1,750,000 Maximum Per Project
1,250,000 Maximum - Preservation
16,346,058 Minimum Credits Available
MAX SCORE 95

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 BR
2017-F	Waretown Family	Walters Group	54	53	1	Ocean Twp/ Ocean		Y	\$ 1,395,052		\$ 13,251,669	\$0.9500	\$ 1,130,000	\$ 15,313,441		92		\$12,682
2017-AA	Cross Creek at Egg Harbor	Eastern Pacific Development	69	69	0	Egg Harbor Twp/ Atlantic		Y	\$ 1,678,412		\$ 15,943,320	\$0.9500	\$ -	\$ 18,733,762		93	91	\$10,828
2017-AP	Egg Harbor Township Family Phase II	Michaels Development	60	60	0	Egg Harbor Twp/ Atlantic		Y	\$ 1,412,805		\$ 13,420,305	\$0.9500	\$ 947,492	\$ 15,393,962		91		\$12,179
2017-AG	Clifton Main Mews II	Regan Development	92	91	1	Clifton/ Passaic	\$ 1,750,000		\$ 1,750,000	\$ 1,750,000	\$ 16,623,338	\$0.9500	\$ 4,032,386	\$ 26,054,058		88	88	\$10,355
2017-AH	Brittin Village	Volunteers of America DV	66	65	1	Pennsauken/ Camden	\$ 1,485,027		\$ 1,485,027	\$ 1,485,027	\$ 14,106,346	\$0.9500	\$ 808,951	\$ 16,277,547		88	87	\$10,919
2017-Y	Rivergrove Apartments	Eastern Pacific & Gateway Action Partnership	68	68	0	Bridgeton/ Cumberland	\$ 1,702,493		\$ 1,702,493	\$ 1,702,493	\$ 16,172,066	\$0.9500	\$ -	\$ 20,649,260		86	86	\$8,346
2017-AL	Page Homes	Conifer Realty, LLC	77	77	0	Trenton/ Mercer	\$ 1,750,000		\$ 1,750,000	\$ 1,750,000	\$ 16,623,338	\$0.9500	\$ -	\$ 21,495,682		86	86	\$9,831
2017-AY	Patriot Village	RPM Development	72	71	1	Trenton/ Mercer		Y	\$ 1,483,444		\$ 14,091,309	\$0.9500	\$ -	\$ 19,323,687		86		\$9,956
2017-AAB	650 Springfield	Blue Sugar/ GS Developers and Cara Development	59	58	1	Newark/ Essex		Y	\$ 1,416,172		\$ 13,452,289	\$0.9500	\$ -	\$ 16,191,922		86		\$11,329
2017-AU	1800 Davis Street	Michaels Development	53	48	0	Camden/ Camden		Y	\$ 1,200,673		\$ 11,405,253	\$0.9500	\$ -	\$ 14,475,680		86		\$14,642
2017-AX	The Lantana	RPM Development	76	75	1	Newark/ Essex		Y	\$ 1,344,931		\$ 12,775,567	\$0.9500	\$ -	\$ 20,700,621		86	85	\$8,302
2017-W	Winslow Cross Creek Phase III	Eastern Pacific Development	68	68	1	Winslow Twp/ Camden		Y	\$ 1,609,136		\$ 15,285,263	\$0.9500	\$ -	\$ 19,334,324		85		\$9,143
2017-AC	Walter G Alexander Phase IV	Orange Housing Development Corp	44	43	1	Orange/ Essex		Y	\$ 1,038,727		\$ 9,866,920	\$0.9500	\$ -	\$ 12,208,753		84		\$11,541
2017-AAC	The Station at Grant Avenue	South Second St Redevelopment and The Community Builders	90	89	1	Plainfield/ Union		Y	\$ 1,749,825		\$ 16,621,675	\$0.9500	\$ -	\$ 22,447,510		84		\$12,410
2017-AAA	258 Reock Street	L & M Development Partners	100	61	1	Orange/ Essex		Y	\$ 1,697,049		\$ 16,120,353	\$0.9500	\$ -	\$ 28,604,415		84		\$14,630

32 applicants

2242 1007
REQUESTED FUNDED
45% 48% 52% 14 projects

Funded

2017 SENIOR CYCLE FINAL RANKINGS
TCC MEETING - AUGUST 24, 2017

1,400,000 Maximum Per Project
6,538,423 Minimum Credits Available

MAX SCORE 90

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	
2017-AR	Birchwood at Cranbury	Ingerman Development	66	66	0	Cranbury Twp/ Middlesex			\$ 1,049,115	\$ 1,049,115	\$ 1,049,115	\$ 9,965,596	\$0.9500	\$ -	\$ 13,081,258		90	90	\$15,896
2017-U	1721 Springdale Road	Pennrose Properties, LLC	80	79	1	Cherry Hill/ Camden			\$ 1,294,858	\$ 1,294,858	\$ 1,294,858	\$ 12,299,921	\$0.9500	\$ -	\$ 15,701,347		90	90	\$16,391
2017-I	Fair Lawn Senior Housing	Penwal/ Madeline/ Bergen County United Way	85	84	1	Fair Lawn/ Bergen			\$ 1,400,000	\$ 1,400,000	\$ 1,400,000	\$ 13,298,670	\$0.9500	\$ 2,662,139	\$ 17,295,412		90	90	\$16,667
2017-AM	Cinnaminson Senior Housing	MEND/ Conifer Realty	54	54	0	Cinnaminson/ Burlington			\$ 1,050,391	\$ 1,050,391	\$ 1,050,391	\$ 9,977,717	\$0.9500	\$ -	\$ 11,699,876		90	90	\$19,452
2017-O	Wemrock Senior Living	PIRHL Developers, LLC	67	67	0	Freehold Twp/ Monmouth		Y	\$ 1,323,507		\$ 12,572,059	\$0.9500	\$ 1,633,048	\$ 15,420,953		90		\$19,754	
2017-L	Fair Share Senior Affordable Housing Phase I	Fair Share Housing Development/ Walters Group	71	69	2	Mount Laurel/ Burlington		Y	\$ 1,400,000		\$ 13,298,670	\$0.9500	\$ -	\$ 15,068,406		90		\$20,290	
2017-AE	South Brunswick Senior Housing	South Brunswick Senior Housing and The Alpert Group	75	74	1	S Brunswick/ Middlesex		Y	\$ 1,304,500		\$ 12,391,511	\$0.9500	\$ -	\$ 17,881,720		88		\$17,628	
2017-E	St. Paul the Apostle Senior Housing	Domus/ Metuchen Catholic Charities	42	42	0	Edison/ Middlesex		Y	\$ 928,371		\$ 8,818,643	\$0.9500	\$ 1,607,848	\$ 11,237,664		88		\$22,104	
2017-K	Stonegate at St. Stephens Phase II	Diocesan Housing Services Corp of the Diocese of Camden	68	68	0	Pennsauken/ Camden	\$ 1,400,000		\$ 1,400,000	\$ 1,400,000	\$ 13,298,670	\$0.9500	\$ -	\$ 15,027,880		84	84	\$20,588	
2017-T	Hoffman Pavilion	Pennrose Properties, LLC	66	65	1	New Brunswick/ Middlesex	Y		\$ 1,222,716		\$ 11,614,640	\$0.9500	\$ -	\$ 16,566,521		81		\$18,811	
2017-X	Winslow Cross Creek Phase IV	Eastern Pacific Development	70	70	0	Winslow Twp/ Camden	\$ 1,400,000		\$ 1,400,000	\$ 1,400,000	\$ 13,298,670	\$0.9500	\$ -	\$ 16,292,595		80	79	\$20,000	
2017-AF	East Orange Senior Supportive Housing	East Orange Housing and Comm Dev Corp, Genesis Companies and Metro	60	59	1	East Orange/ Essex	Y		\$ 1,400,000		\$ 13,298,670	\$0.9500	\$ -	\$ 16,045,408		79		\$23,729	
2017-AO	Riverside Senior Apartments	Roizman Development Inc	80	80	0	Paterson/ Passaic	Y		\$ 1,400,000		\$ 13,298,670	\$0.9500	\$ 7,436,443	\$ 22,043,434		78		\$17,500	

14 applicants

962 REQUESTED 423 FUNDED

37% 63% 6 projects

INELIGIBLE - FINANCIALLY INFEASIBLE

2017-B	Allenwood Terrace Apartments	The Richman Group	78	77	1	Wall Twp/ Monmouth			\$ 1,400,000		\$ 13,298,670	\$0.9500	\$ 2,685,302	\$ 19,903,965		90	89	\$18,182
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2017 SUPPORTED HOUSING CYCLE FINAL RANKINGS
TCC MEETING - AUGUST 24, 2017

1,400,000 Maximum Per Project
4,086,514 Minimum Credits Available

MAX SCORE 101

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
2017-H	Freedom Village at West Windsor	Project Freedom Inc	72	72	0	West Windsor/Mercer		\$ 1,400,000	\$ 1,400,000	\$ 1,400,000	\$ 13,298,670	\$0.9500	\$ -	\$ 19,360,670	101	101	9,589
2017-G	Freedom Village by the Lake at Gibbsboro	Project Freedom Inc	72	72	0	Gibbsboro/Camden		\$ 1,400,000	\$ 1,400,000	\$ 1,400,000	\$ 13,298,670	\$0.9500	\$ -	\$ 18,451,851	101	101	9,722
2017-AT	Florham Park Supportive Housing	Bergen County United Way and Penwal Corp	64	64	0	Florham Park/Morris		Y	\$ 1,273,715		\$ 12,099,082	\$0.9500	\$ -	\$ 14,044,079	101		12,487
2017-C	Valley Brook Village Phase II	Affordable Housing and Services Collaborative, Peabody Properties and Windover Veterans	50	49	0	Basking Ridge/Somerset		Y	\$ 1,122,159		\$ 10,659,444	\$0.9500	\$ -	\$ 13,816,294	100	100	22,901
2017-AW	Henderson Road Supportive Housing	RPM Development and Life Management	61	60	1	Monmouth Junction/Middlesex		Y	\$ 1,120,990		\$ 10,648,340	\$0.9500	\$ -	\$ 16,889,416	100	98	8,827
2017-AAD	The Barrons Building	RPM Development and Life Management	60	59	1	Maple Shade/Burlington		Y	\$ 1,392,078		\$ 13,223,419	\$0.9500	\$ -	\$ 15,082,890	94		22,821
2017-AD	E-Port Family Homes	E-Town Housing & Comm Dev Corp and Genesis Companies	60	59	1	Elizabeth/ Union		\$ 1,331,388	\$ 1,331,590	\$ 1,331,388	\$ 12,648,840	\$0.9500	\$ -	\$ 15,788,469	91	91	18,241
2017-V	Lincoln Boulevard Senior	Pennrose/ Penreach	65	64	1	Glassboro/ Gloucester	Y		\$ 1,400,000		\$ 13,298,670	\$0.9500	\$ -	\$ 16,284,046	91		19,444
2017-N	Somerset Brownstones	Better Tomorrows/ Michaels Development	60	60	0	Newark/ Essex	\$ 1,128,919		\$ 1,128,919	\$ 1,128,919	\$ 10,723,658	\$0.9500	\$ 4,561,273	\$ 17,199,252	92	90	8,064
2017-M	Family Village	Mission First, Monarch Housing and Community Asset Preservation Corp	30	30	0	Newark/ Essex	Y		\$ 665,745		\$ -		\$ -	\$ 8,060,486	90		8,646

10 applicants
 594 REQUESTED
 264 FUNDED
 44%
 \$ 2,460,307 \$ 2,800,000 \$ 12,235,196 \$ 5,260,307
 47% 53% 4 projects

Funded
 Funded TCC Reserve

2017 MIXED INCOME CYCLE RANKINGS
TCC MEETING - AUGUST 24, 2017

2,000,000 Maximum Per Project
2,000,000 Minimum Credits Available

APP #	PROJECT	SPONSOR	TUM	TOTAL UNITS	SUPERS UNIT	MARKET	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 LIBR	
2017-AAF	Somerset Square	RPM Development		151		68	54.97%	Franklin/ Somerset		\$ 1,990,222	\$ 1,990,222	\$ 1,990,222	\$ 18,905,218	\$0.9500	\$ -	\$ 37,149,465	67	67	\$ 11,989
2017-AAH	Valley Road	Alpert Group		100		45	55.00%	West Orange/ Essex		\$ 1,318,184	\$ 1,318,184	\$ 1,318,184	\$ 12,521,496	\$0.9500	\$ -	\$ 29,742,664	70	67	\$ 12,319
2017-AAG	Jackson Green	RPM Development	x	99		45	54.55%	Jersey City/ Hudson	\$ 1,676,623	\$ 1,676,623	\$ 1,676,623	\$ 15,926,326	\$0.9500	\$ -	\$ 29,379,942	72	72	\$ 16,724	
2017-AAE	City Hall Apartments	Urban Builders/ Lettire/ Adenah Bayoh	x	84	1	38	54.76%	Newark/ Essex	\$ 1,006,281	\$ 1,006,281	\$ 1,006,281	\$ 9,558,714	\$0.9500	\$ -	\$ 24,161,981	66	66	\$ 21,185	
434 funded									\$ 2,682,904	\$ 3,308,406	\$ 5,991,310	\$ 5,991,310							
									45%	55%									

Funded