

FAMILY CYCLE  
2024

Annual Maximum Per Project:	\$2,000,000
(1 award) Annual Mixed-Income SA (non-TUM)	\$2,000,000
(2 awards) Annual Maximum - Preservation	\$1,400,000

Max Score	97
Minimum Threshold Score	63

APP #	PROJECT	SPONSOR	TOTAL UNITS	LIHTC UNITS	SUPER UNIT	MARKET RATE	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  Last 9% Award (non TUM) or Lowest MRI Score (TUM)	Tiebreaker #2  TC per LITC BR- Exclude Super's Unit	Tiebreaker #3  TDC / Bedroom- Exclude Super's Unit	DEFICIENCIES and CURE POINTS
2024 A	Springview	Foya Development Group LLC	63	63	0	0	Newark / Essex	\$2,000,000		\$2,000,000	\$2,000,000	\$ 18,100,000	\$ 0.9050	\$5,053,284	\$24,586,082	N/A	85	85	16	\$ 15,384.62	\$189,124	
2024 H	Phoenix Family Village Ph. III	Eastern Pacific Development	54	54	0	0	Bridgeton / Cumberland	\$2,000,000		\$2,000,000	\$2,000,000	\$ 18,398,160	\$ 0.9200	\$0	\$20,212,467	N/A	85	84	7	\$ 12,345.68	\$124,768	N.J.A.C.5:80-33.15(a)14iii(2)
2024 J	Oak Hill Farm	Eastern Pacific Development	56	56	0	0	Vineland / Cumberland	\$2,000,000		\$2,000,000	\$2,000,000	\$ 18,498,150	\$ 0.9250	\$0	\$21,076,587	N/A	82	84	43	\$ 11,905.00	\$125,456	

Tot.	LI
173	173

	TUM Request	NON-TUM Request	TOTAL Request	TOTAL RESERVATION
Family Cycle:	\$6,000,000	\$0	\$6,000,000	\$6,000,000
Mixed Income Reserve:	\$5,886,142	\$0	\$5,886,142	
	\$11,886,142	\$0	\$11,886,142	

General Award
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100%                      0%                      100%

SENIOR CYCLE  
2024

Max Score 88  
Minimum Threshold Score 57

APP #	PROJECT		SPONSOR	TOTAL UNITS	LITC UNITS	MARKET RATE	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 Last 9% Award (non TUM) or Lowest MRI	Tiebreaker #2 TC per LITC Unit	Tiebreaker #3 TDC / Bedroom- Exclude Super's Unit	DEFICIENCIES and CURE POINTS
2024 E	Edgewater Park Senior Apartments	55+	Walters-Cornerstone Development LLC	58	58	0	0	Edgewater Park / Burlington		\$ 1,600,000	\$ 1,600,000	\$ 1,600,000	\$ 14,718,528	\$0.9200	\$ 1,756,112	\$ 18,008,927	N/A	87	87	NEVER	\$ 27,586.21	\$ 310,499.00	
2024 C	Esterbrook Senior Residence	62+	Foresight Affordable Housing, Inc.	58	58	0	0	Rahway / Union		\$ 1,153,846	\$ 1,153,846	\$ 1,153,846	\$ 10,383,579	\$0.9000	\$ 3,127,000	\$ 22,019,043	N/A	84	84	2015	\$ 19,893.90	\$ 344,047.55	
2024 I	Phoenix Senior Village Ph. I	55+	Eastern Pacific Development	64	64	0	0	Bridgeton / Cumberland	\$ 1,600,000		\$ 1,600,000	\$ 1,600,000	\$ 14,758,524	\$0.9225	\$ -	\$ 17,362,105	N/A	78	78	7	\$ 25,000.00	\$ 255,325.07	

TOTAL REQUEST	TOTAL RESERVATION
\$4,353,846	\$4,353,846

Supportive Housing Rankings  
2024

Max Score 98
Minimum Threshold Score 64

APP #	PROJECT	SPONSOR	TOTAL UNITS	LIHTC UNITS	SUPERS UNIT	MARKET UNITS	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 Last 9% Award (non TUM) or Lowest MRI Score (TUM)	Tiebreaker #2 TC per LITC BR- Exclude Super's Unit	Tiebreaker #3 TDC / Bedroom- Exclude Super's Unit	DEFICIENCIES and CURE POINTS
2024B	Freedom Village at Circle Haven	Project Freedom	48	48	0	0	Mullica Hill/ Gloucester		\$ 1,563,018	\$ 1,563,018	\$ 1,563,018	\$ 13,890,065	\$0.8888	\$1,720,000	\$ 18,582,476	98	98	2015	\$ 15,630.18	\$ 185,824.76	
2024 G	The Willows at Jackson Mills	Ingerman Development Company, LLC	46	46	0	0	Freehold Boro / Monmouth		\$ 1,290,000	\$ 1,290,000	\$ 1,290,000	\$ 11,608,839	\$0.9000	\$0	\$ 18,290,491	97	97	2010	\$ 13,163.27	\$ 186,637.66	

TOTAL REQUEST	TOTAL RESERVATION
\$ 2,853,018	\$ 2,853,018

94	94	0
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General Award
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MIXED INCOME RESERVE RANKINGS- TUM  
2024

Annual Maximum Per Project: \$2,000,000

Max Score 97  
Minimum Threshold Score 63

APP #	PROJECT	SPONSOR	TOTAL UNITS	LIHTC UNITS	SUPER UNIT	MARKET RATE	CITY/ COUNTY	TAX CREDIT REQUEST	TAX CREDIT RESERVATION	TAX CREDIT EQUITY	EQUITY FACTOR	HMFA PERM MORTGAGE	TOTAL PROJECT COST	SELF SCORE	HMFA SCORE	Tiebreaker #1 Last 9% Award (non TUM) or Lowest MRI Score (TUM)	Tiebreaker #2 TC per LITC BR- Exclude Super's Unit	Tiebreaker #3 TDC / Bedroom- Exclude Super's Unit	DEFICIENCIES and CURE POINTS
2024 K	Asbury Avenue Apartments	Cortell Development Group LLC	101	55	1	45	Asbury Park / Monmouth	\$ 1,886,142	\$1,886,142	\$ 16,805,524	\$ 0.9000	\$0.00	\$50,244,152	73	73	37	\$ 17,146.74	\$ 283,065.65	

TOTAL REQUEST	TOTAL RESERVATION
\$5,886,142	\$1,886,142

1015546

General Award
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24%