

FINAL TCC FAMILY CYCLE RANKINGS
TCC Meeting Date: December 9, 2020

\$1,750,000 Maximum Per Project
\$1,250,000 Maximum - Preservation
\$11,387,882 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
2020-Y	Genesis Metropolitan Paramus Housing	Genesis Companies & MDG Development	104	44	59	1	Paramus/ Bergen		\$1,350,000	\$1,350,000	\$1,350,000	\$12,958,704	\$0.9600	--	\$35,652,596	Mixed Income	90	87	\$14,917	5:80-33.15(a)19
2020-AJ	Brittany Woods	Ingerman Development	29	29		--	Gloucester Twp/ Camden		\$787,228	\$789,403	\$787,228	\$7,419,646	\$0.9400	--	\$8,784,349	Preservation	83	83	\$10,784	
2020-E	Tavistock At Woolwich	Michaels Development	72	71		1	Woolwich/ Gloucester		\$1,043,754	\$1,043,754	\$1,043,754	\$9,914,671	\$0.9500	\$3,986,000	\$16,308,448		93	93	\$7,149	
2020-G	Saddle River Family	Michaels Development	111	111		--	Saddle River/ Bergen		\$1,709,798	\$1,709,798	\$1,709,798	\$16,241,457	\$0.9500	--	\$26,942,335		93	93	\$7,499	
2020-AK	Willows at Greenwich	Ingerman Development	66	66		--	Greenwich/ Warren		\$1,128,900	\$1,128,900	\$1,128,900	\$10,723,478	\$0.9500	\$3,949,821	\$16,029,810		93	93	\$7,950	
2020-R	Apartments at Clinton	PIRHL Developers	84	84		--	Clinton/ Hunterdon		\$1,383,300	\$1,383,300	\$1,383,300	\$13,140,036	\$0.9500	\$7,070,272	\$20,873,338		93	93	\$7,996	
2020-AO	Gerards Riverview	Volunteers of America Delaware Valley	66	65		1	Bordentown/ Burlington		\$1,081,475	\$1,081,475	\$1,081,475	\$9,948,575	\$0.9200	\$3,276,671	\$15,575,235		93	93	\$8,011	
2020-V	900 Herrontown Road	RPM Development	65	64		1	Princeton/ Mercer		\$1,084,336	\$1,084,336	\$1,084,336	\$10,300,162	\$0.9500	\$4,374,996	\$18,325,157		93	93	\$8,032	
2020-AD	Vista at Old Bridge	Richman Group Development Corp	73	72		1	Old Bridge/ Middlesex		\$1,207,500	\$1,207,500		\$11,470,103	\$0.9500	\$7,041,382	\$21,820,316		93		\$8,050	
2020-N	Cross Creek at Swedesboro	Eastern Pacific Development	62	62		--	Swedesboro/ Gloucester		\$1,289,176	\$1,289,176		\$11,988,138	\$0.9300	\$3,394,937	\$18,268,158		93		\$8,057	
2020-AN	The Place at East Windsor	Community Investment Strategies	56	56		--	East Windsor/ Mercer		\$1,013,036	\$1,013,036		\$9,724,173	\$0.9600	\$2,918,084	\$14,032,900		93		\$8,104	
2020-AP	Harper Apartments	Pennrose	76	75		1	Moorestown/ Burlington		\$1,285,746	\$1,285,746		\$11,827,680	\$0.9200	\$2,932,144	\$18,098,184		93		\$8,349	
2020-AI	Davenport Village	Diocesan Housing Services Corp	72	72		--	Hainesport/ Burlington		\$1,245,254	\$1,245,254		\$11,579,704	\$0.9300	\$1,132,000	\$14,667,862		93		\$8,414	
2020-P	Winslow Cross Creek Phase 5	Eastern Pacific Development	32	32		--	Winslow Twp/ Camden		\$760,293	\$760,293		\$7,146,040	\$0.9400	--	\$9,670,456		93		\$8,448	
2020-AH	Woodbury Heights Family Housing	Conifer Realty/ People for People	70	70		--	Woodbury Heights/ Gloucester		\$1,346,115	\$1,346,115		\$12,921,412	\$0.9600	\$4,841,603	\$18,877,114		93		\$8,520	
2020-AE	Columbus Crossing	Regan Development Corp	90	89		1	Paramus/ Bergen		\$1,603,306	\$1,603,306		\$15,229,884	\$0.9500	\$5,631,129	\$24,861,010		93		\$8,714	
2020-L	Holmdel Family Apartments	Walters Group	50	50		--	Holmdel/ Monmouth		\$918,000	\$918,000		\$8,582,442	\$0.9350	\$2,491,377	\$12,836,737		93	93	\$8,827	
2020-M	Manahawkin Family Phase II	Walters Group	34	34		--	Stafford/ Ocean		\$627,000	\$627,000		\$5,830,517	\$0.9300	--	\$7,847,340		93		\$8,831	
2020-Q	Apartments at Verona	PIRHL Developers	95	95		--	Verona/ Essex		\$1,599,526	\$1,599,526		\$15,034,041	\$0.9400	\$6,769,626	\$23,053,369		93	92	\$7,998	5:80-33.12(c)2
2020-F	Victory Commons at Voorhees	Michaels Development	81	80		1	Voorhees/ Camden		\$1,237,500	\$1,237,500		\$11,755,074	\$0.9500	\$4,933,000	\$19,438,303		93	91	\$7,500	5:80-33.15(a)14ii

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\$1,750,000 Maximum Per Project
\$1,250,000 Maximum - Preservation
\$11,387,882 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
2020-D	Cramer Hill Family	Michaels Development	75	74		1	Camden/ Camden	\$1,462,441		\$1,462,441	\$1,462,441	\$13,891,800	\$0.9500	--	\$19,537,240		83	80	\$9,435	5:80-33.15(a)19
2020-I	1800 Davis	Foresight Affordable Housing & Michaels Development	53	52		1	Camden/ Camden	\$1,388,802		\$1,388,802		\$12,914,567	\$0.9300	-	\$15,957,289		78		\$15,431	5:80-33.4(c)
2020-AB	Stirlingside Residences	The Community Builders	53	53		--	New Brunswick/ Middlesex	\$1,380,000		\$1,380,000	\$1,380,000	\$12,418,758	\$0.9000	--	\$18,234,717		76	67	\$12,661	5:80-33.15(a)5 5:80-33.15(a)20i

24 applicants

1,669 725
REQUESTED FUNDED
43%
Mixed Income Reserve
\$2,842,441 \$9,568,791 \$29,684,661 \$12,411,232 \$116,957,287 25,149,137 \$395,041,877
39% 61% 10 projects

Funded
TCC Reserve

INELIGIBLE - 100% AFFORDABLE

2020-J	Gables at Mount Laurel	Pennrose Properties	100	100	0	0	Mount Laurel/ Burlington		\$1,750,000	\$1,750,000		\$ 15,748,425	\$0.90	-	\$ 24,888,463	Mixed Income	68		\$8,578	5:80-33.4(a)1
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FINAL TCC SENIOR CYCLE RANKINGS
TCC Meeting Date: December 9, 2020

1,400,000 Maximum Per Project
4,555,153 Minimum Credits Available
MAX SCORE 87

APP #	PROJECT	SPONSOR	TOTAL UNITS	LIHTC 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 TC per LI Unit	DEFICIENCIES and CURE POINTS
2020-AC	Fair Share Senior Housing Ph I	Fair Share Housing Development	71	70		1	Mount Laurel/ Burlington		\$1,155,000	\$1,155,000	\$1,155,000	\$10,624,937	\$0.9200	\$1,840,000	\$16,801,456		87	87	\$16,500	
2020-K	Branchburg Senior Phase II	Walters Group	75	75		--	Branchburg/ Somerset		\$1,306,800	\$1,306,800	\$1,306,800	\$12,282,692	\$0.9400	\$3,803,378	\$17,080,281		87	87	\$17,424	
2020-Z	1425 Teaneck Road	The Alpert Group & Geriatric Services Inc	40	39		1	Teaneck/ Bergen		\$1,099,224	\$1,099,224	\$1,099,224	\$10,111,850	\$0.9200	\$1,023,317	\$12,755,909		87	87	\$28,185	
2020-AL	Gibbstown Phase II	Volunteers of America Delaware Valley	55	54		1	Greenwich/ Gloucester		\$1,108,857	\$1,108,857		\$10,200,464	\$0.9200	\$1,624,385	\$12,587,352		86		\$20,534	
2020-A	West Deptford Senior	Winn Development	84	63	21	0	West Deptford/ Gloucester		\$1,400,000	\$1,400,000		\$13,858,614	\$0.9900	\$5,260,000	\$25,154,362		86		\$22,222	
2020-AQ	Fortitude Supportive Housing	Pennrose & PennReach	64	63		1	Cherry Hill/ Camden		\$1,400,000	\$1,400,000		\$12,878,712	\$0.9200	\$820,000	\$17,204,308		87	85	\$22,222	5:80-33.16(b)2iii
2020-H	Cramer Hill Senior	Michaels Development	55	52	2	1	Camden/ Camden	\$1,376,147		\$1,376,147		\$13,072,089	\$0.9500	--	\$13,898,924		79		\$26,464	5:80-33.5(c)
2020-O	Newcomb Senior Phase II	Eastern Pacific Development	68	68		--	Vineland/ Cumberland	\$1,400,000		\$1,400,000	\$1,400,000	\$13,158,684	\$0.9400	--	\$16,102,655		80	77	\$20,588	5:80-33.16(b)2iii 5:80-33.12(c)6v
2020-B	Hilltop Senior	Urban Builders Collaborative	94	69	24	1	Irvington/ Essex	\$1,400,000		\$1,400,000	\$1,400,000	\$13,718,628	\$0.9800	--	\$27,189,188		80	76	\$20,290	5:80-33.12(c)6v 5:80-33.15(a)4 5:80-33.16(b)1

9 applicants

	444	348		\$2,800,000	\$3,561,024	\$11,646,028	\$6,361,024	\$59,896,791		\$6,666,695	\$158,774,435
Funded	REQUESTED	FUNDED		44%	56%		5	projects			

FINAL TCC SUPPORTED HOUSING CYCLE RANKINGS
TCC Meeting Date: December 9, 2020

1,400,000 Maximum Per Project
2,846,971 Minimum Credits Available

MAX SCORE 97

APP #	PROJECT	SPONSOR	TOTAL UNITS	LIHTC 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 LI BR	DEFICIENCIES and CURE POINTS
2020-X	Henderson Road Supportive Housing	RPM Development & Life Management	61	60	1		South Brunswick/ Middlesex		\$1,215,556	\$1,215,556	\$1,215,556	\$11,546,627	\$0.9500	\$5,876,226	\$18,722,850	96	95	\$9,803	5:80-33.17(b)1v
2020-AF	Little Ferry Senior Supportive Housing	Regan Development Corp & Collaborative Support Programs of NJ	85	84	1		Little Ferry/ Bergen		\$1,388,575	\$1,388,575	\$1,388,575	\$13,190,143	\$0.9500	\$5,470,791	\$22,460,931	96	95	\$13,352	5:80-33.17(b)1v
2020-U	Maple Shade Senior	ReBuild Metro	60	59	1		Maple Shade/ Burlington	\$1,399,377		\$1,399,377	\$1,399,377	\$13,292,752	\$0.9500	\$2,262,401	\$17,230,153	90	90	\$22,941	
2020-AM	Heritage Village at Moorestown	Community Investment Strategies Inc	82	81	1		Moorestown/ Burlington		\$1,400,000	\$1,400,000		\$13,438,656	\$0.9600	--	\$18,697,287	89		\$16,092	
2020-AA	Terrell Homes Ph I	Alpert Group & Building Believers Trust Corporation	69	68	1		Newark/ Essex	\$1,393,947		\$1,393,947		\$12,962,411	\$0.9300	--	\$19,344,481	89		\$19,914	
2020-AG	Stepping Stones	EMET Realty	65	64	1		Trenton/ Mercer	\$1,180,488		\$1,180,488		\$10,269,219	\$0.8700	--	\$15,936,252	72		\$24,594	
6 applicants			422	206				\$1,399,377	\$2,604,131	\$7,977,943	\$4,003,508	\$38,029,523		\$13,609,418	\$34,659,102				
			REQUESTED	FUNDED				35%	65%		3	projects							
				49%															

Funded

FINAL TCC MIXED INCOME RESERVE RANKINGS
TCC Meeting Date: December 9, 2020

\$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
2020-C	The Crossings at Brick Church Station Phase 1a	Triangle Equities	400		80	320	East Orange/Essex	\$2,000,000	\$2,000,000	\$17,798,220	\$0.8900	--	\$151,075,250	69	67	\$ 12,195	5:80-33.12(c)6v 5:80-33.15(a)4
2020-S	150-170 S Broad	RPM Development	120	2	48	70	Trenton/ Mercer	\$1,357,911	\$1,357,911	\$13,034,642	\$0.9600	--	\$42,152,271	68	66	\$ 14,601	5:80-33.15(a)4

520 Total units funded
128 LI units funded
\$3,357,911
\$3,357,911

 Funded