

FAMILY CYCLE
2025

Max Score	97
Minimum Threshold Score	63

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

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	DEFICIENCIES and CURE POINTS
2025C	Springfield Gateway	Foya Development Group	48	48	0	0	Irvington / Essex	\$1,985,301		\$1,985,301	\$1,985,301	\$ 16,816,097	\$ 0.8471	\$2,215,417	\$20,088,562	N/A	85	85	

Tot.	LI
48	48

TUM Request	NON-TUM Request	TOTAL Request	TOTAL RESERVATION
\$1,985,301	\$0	\$1,985,301	\$1,985,301
\$1,200,500	\$0	\$1,200,500	
\$3,185,801	\$0	\$3,185,801	

General Award

AGE-FRIENDLY SENIOR CYCLE
2025

Annual Maximum Per Project: 1,400,000
Annual Maximum - Preservation: 1,000,000

Max Score 88
Minimum Threshold Score 57

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	DEFICIENCIES and CURE POINTS
2025E	Newcomb Senior Phase 3	Eastern Pacific Development	60	60	0	0	Vineland / Cumberland	\$1,600,000		\$ 1,600,000	\$ 1,600,000	\$ 14,398,561	\$0.9000	\$ -	\$ 17,874,168	N/A	76	73	N.J.A.C. 5:80-33.12(c)6 N.J.A.C. 5:80-33.16(b)2iii
2025A	Heritage Village at Lambertville	Community Investment Strategies	86	86	0	1	Lambertville / Hunterdon		\$ 1,148,259	\$ 1,148,259	\$ 1,148,259	\$ 10,562,926	\$0.9200	\$ 5,646,461	\$ 21,770,494	N/A	87	71	N.J.A.C. 5:80-33.15(a)20i & 33.16(a)

	General Award
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TOTAL REQUEST	TOTAL RESERVATION
\$2,748,259	\$2,748,259

Supportive Housing Rankings 2025

Max Score 98

Minimum Threshold Score 64

APP #	PROJECT	SPONSOR	TOTAL UNITS	LIHTC UNITS	SUPERS UNIT	SN 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	DEFICIENCIES and CURE POINTS
2025D	The Willows at Easthampton Phase I	Ingerman Development Company LLC	56	56	0	14	Eastamton / Burlington		\$ 1,600,000	\$ 1,600,000	\$ 1,600,000	\$ 14,398,560	\$0.9000	\$2,245,000	\$ 20,875,189	97	97	

TOTAL REQUEST	TOTAL RESERVATION
\$ 1,600,000	\$ 1,600,000

56	56	14
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	General Award
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MIXED INCOME RESERVE RANKINGS- TUM
2025

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	DEFICIENCIES and CURE POINTS	COMMENTS

	General Award
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TOTAL REQUEST	TOTAL RESERVATION
\$1,200,500	\$0

Ineligible - Substantially Incomplete

2025B	Central Halsey	CH Redevelopers LLC	70	35	1	35	Newark / Essex	\$ 1,200,500		\$ 10,803,421	\$ 0.9000	\$0.00	\$31,175,957	73			Does not meet minimum bedroom distribution requirement. Substantially incomplete
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