

FAMILY CYCLE
Fall 2025

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	DEFICIENCIES and CURE POINTS
2025 G	Royal Oaks	Ingberman Development Company LLC	46	46	0		Mantua / Gloucester		\$1,400,000	\$1,400,000	\$1,400,000	\$ 12,738,725	\$ 0.9100	\$ -	\$16,484,928	Preservation	84	84	
2025 K	Locust Landing	TGG-6 LLC	40	40	0		Redbank / Monmouth		\$1,375,559	\$1,375,559	\$1,375,559	\$ 12,378,793	\$ 0.9000	\$ -	\$14,334,917	Preservation	83	83	
2025 H	Andrew Street Residences	RPM Development	55	54	1		Green Brook / Somerset		\$1,771,664	\$1,771,664	\$1,771,664	\$ 16,120,530	\$ 0.9100	\$ 4,455,900	\$21,613,278	N/A	96	96	
2025 Q	Franklin Lakes Residences	RPM Development	71	70	1		Franklin Lakes / Bergen		\$2,000,000	\$2,000,000	\$2,000,000	\$ 19,198,080	\$ 0.9600	\$6,362,207	\$27,628,519	N/A	96	96	
2025 J	The Willows at Grayrock	Ingberman Development Company LLC	25	25	0		Clinton Township / Hunterdon		\$936,711	\$936,711	\$936,711	\$ 8,054,909	\$ 0.8600	\$1,520,493	\$10,137,511	N/A	95	95	
2025 V	High Hill Commons	Eastern Pacific Development	60	60	0		Logan Township / Gloucester		\$2,000,000	\$2,000,000	\$2,000,000	\$ 17,998,200	\$ 0.9000	\$ -	\$21,737,920	N/A	95	94	N.J.A.C. 5:80-33.15(a)25
2025 I	The Apartments at Willingboro Place	Community Preservation Partners	60	60	0		Willingboro / Burlington	\$2,000,000		\$2,000,000	\$2,000,000	\$ 17,998,200	\$ 0.9000	\$3,261,837	\$22,130,874	N/A	86	86	
2025 W	Countryside Village III	Vesta Corporation	93	93			Upper Deerfield / Cumberland		\$1,400,000	\$1,400,000	\$1,400,000	\$ 11,898,812	\$ 0.8500	\$ -	\$21,797,505	Preservation	85	79	N.J.A.C. 5:80-33.12(c)6 & 19 N.J.A.C. 5:80-33.15(a)4 & 20
2025 R	Lincoln Avenue Apartments	RPM Development	68	67	1		Orange / Essex	\$1,400,000		\$1,400,000	\$1,400,000	\$ 13,438,656	\$ 0.9600	\$ -	\$18,188,335	Preservation	79	79	
2025 X	Fox Hollow	Ingberman Development Company LLC	22	22	0		Sicklerville (Winslow Twp) / Camden		\$779,658	\$779,658	\$779,658	\$ 6,777,262	\$ 0.8700	\$ -	\$8,546,802	Preservation	76	76	

Tot.	LI
540	537

TUM Request	NON-TUM Request	TOTAL Request	TOTAL RESERVATION
\$3,400,000	\$14,463,592	\$17,863,592	\$15,063,592

General Award

19% 81% 100%

Ineligible

2025 S	Countryside Village I	Vesta Corporation	100	100	1		Upper Deerfield / Cumberland		\$1,400,000	\$1,400,000		\$ 11,898,810	\$ 0.8500	\$ -	\$18,842,264	Preservation	87		N.J.A.C. 5:80-33.15(a)ii N.J.A.C. 5:80-33.4(c).
2025 U	Countryside Village II	Vesta Corporation	90	90	0		Upper Deerfield / Cumberland		\$1,400,000	\$1,400,000		\$ 11,898,811	\$ 0.8500	\$ -	\$20,677,067	Preservation	85		N.J.A.C. 5:80-33.4(c).

AGE-FRIENDLY SENIOR CYCLE
Fall 2025

Max Score 88
Minimum Threshold Score 57

APP #	PROJECT	SPONSOR	NP	TOTAL UNITS	LIHTC UNITS	MARKET RATE	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	SET-ASIDE	SELF SCORE	HMFA SCORE	DEFICIENCIES and CURE POINTS
2025 O	Cranbury Senior Apartments	Walters-Cornerstone Development LLC		60	60			5	Cranbury / Middlesex		\$ 1,598,000	\$ 1,598,000	\$ 1,598,000	\$ 14,859,914	\$0.9300	\$ -	\$ 18,942,616		87	87	
2025 N	Hamilton Senior Apartments	Walters-Cornerstone Development LLC		50	50			7	Hamilton / Mercer		\$1,600,000	\$ 1,600,000	\$ 1,600,000	\$ 14,878,512	\$0.9300	\$ 1,545,833	\$ 17,734,850		87	87	
2025 T	St. Raphael Senior Apartments	Pine Street Ventures LLC		68	68			13	Hamilton / Mercer		\$1,600,000	\$ 1,600,000	\$ 1,600,000	\$ 14,638,540	\$0.9150	\$ 2,714,372	\$ 20,524,824		81	78	N.J.A.C. 5:80-33.16(b)2ii.
2025 L	Sheila Y. Oliver Senior Housing Community	CO Enterprises LLC & The Alpert Group LLC		48	47		1	5	Newark / Essex	\$1,600,000		\$ 1,600,000	\$ 1,600,000	\$ 14,080,514	\$0.8800	\$ 2,482,556	\$ 17,734,850		79	78	N.J.A.C. 5:80-33.15(a)4.

Tot	LI
226	225

TOTAL REQUEST	TOTAL RESERVATION
\$7,778,548	\$6,398,000

General Award

Ineligible:

2025 P	Carney's Point Senior Apartments	Vitus Group, LLC		99	99			0	Carney's Point / Salem		\$1,380,548.00	\$1,380,548.00		\$10,012,679.00	\$0.80	\$0	\$ 19,778,883		71		N.J.A.C. 5:80-33.12(e)6
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**Supportive Housing Rankings
2025**

Max Score 98
Minimum Threshold Score 64

APP #	PROJECT	SPONSOR	NP	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	POPULATION	SELF SCORE	HMFA SCORE
2025 M	The Residences at Morris Woods	BCUW/ Madeline Housing Partners LLC & LJS Development LLC	Y	50	50		14	Morris Township / Morris		\$ 1,600,000	\$ 1,600,000	\$ 1,600,000	\$ 14,398,560	\$0.9000	\$3,820,190	\$ 20,516,509	DDD	97	94

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50	50	14
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TOTAL REQUEST	TOTAL RESERVATION
\$ 1,600,000	\$ 1,600,000

General Award
