

# Affordable Housing in Essex County:

## Building Sheets

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**RUTGERS**

Edward J. Bloustein School  
of Planning and Public Policy  
Ralph W. Voorhees Center for  
Civic Engagement

**PRINCETON UNIVERSITY**

**CBLI** Community-Based  
Learning Initiative

**Prepared** for Ironbound Community Corporation  
by Kelly Timmes, Princeton University  
**Advised** by Professor Kathe Newman and  
Margaret Ricke, Rutgers University's Voorhees  
Center for Civic Engagement  
**Supported** by Princeton University's  
Community-Based Learning Initiative

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# Introduction

The “Building Sheets” document is a compilation of information about the 132 privately-owned, federally-subsidized housing projects in Essex County with active contracts as of June 3<sup>rd</sup>, 2013. The information is separated into 132 sheets, one for each property. Each sheet is divided into seven sections: property information, units, contract, loan characteristics, ownership, management, and REAC physical inspection scores. The following introduction provides a list of the data sources and a glossary of the terms used in the building sheets.

# Methodology

The majority of the information in the building sheets is derived from HUD's Multifamily Assistance and Section 8 Contracts Database,<sup>i</sup> last updated on March 26, 2013. There are two exceptions. First, the block and lot (under property information) were determined using a record search on the New Jersey Association of County Tax Boards (NJACTB) website. This search was conducted using a combination of tax maps and the property location and owner organization provided in the HUD database. Second, the Real Estate Assessment Center (REAC) physical inspection scores were taken from the Multifamily Physical Inspection Scores 2011 spreadsheet on HUD's website, last updated on December 11, 2011.

# Glossary

The following glossary defines key terms and details each piece of information included in the building sheets.

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## General Terms

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**HUD Project-based Rental Assistance:** A form of federal rental assistance payment provided by the United States Department of Housing and Urban Development (HUD), a “Cabinet-level agency” created by the Department of Housing and Urban Development Act of 1965.<sup>ii</sup> A project-based subsidy is fixed to a particular property rather than an individual tenant.<sup>iii</sup> This portfolio includes properties that are supported by a Project-based Section 8 Housing Assistance Payment (HAP) contract, a Rent Supplement contract, a Rental Assistance Payment (RAP) contract, or a Project Rental Assistance Contract (PRAC).<sup>iv</sup>

**Project-based Section 8:** Project-based Section 8 includes the Property Disposition, New Construction, Substantial Rehabilitation, Loan Management Set-Aside, and Pension Fund programs.<sup>v</sup> None of these programs “have produced housing in decades.”<sup>vi</sup>

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## Property Information

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This section of the building sheet contains the basic identifying information for each building, including:

- *Property name:* The name of the property.
- *Property address:* The address of the property.
- *Block (Lot):* The tax block and lot where the property is located. If the property is a scattered site or spans multiple lots, the list includes as many blocks and lots as it was possible to determine using available information.
- *Property ID number:* The property’s ID number in the Real Estate Management Services (REMS). This ID number is used by HUD as a unique identifier for each property.

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## Units

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This section contains information about the units in each building, including:

- *Total number of units*: The total number of housing units in the property.
- *Total number of assisted units*: The number of federally-assisted units in the property.
- *Type of room (quantity)*: The types of unit in the property: zero-bedroom, one-bedroom, two-bedroom, three-bedroom, four-bedroom, or five-or-more-bedroom. The quantity of each type of unit is included in parentheses.
- *Rent to FMR ratio*: The average ratio between a property's rents and the HUD-calculated Fair Market Rent (FMR).
  - o As defined by Congress in 1995, **the Fair Market Rent (FMR)** is "the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market."<sup>vii</sup> HUD calculates the FMR annually for each area and type of housing.<sup>viii</sup> HUD uses FMRs in various ways for many of its programs as a tool to control expenses.<sup>ix</sup>
  - o In FY2013, HUD calculated FMRs for 2,736 areas,<sup>x</sup> including metropolitan areas and nonmetropolitan counties.<sup>xi</sup> The FMRs for Essex County are calculated as part of the Newark, NJ HUD Metro FMR Area, a HUD-defined area made up of Essex County, Morris County, Sussex County, and Union County, NJ.<sup>xii</sup>
  - o The Fair Market Rents for Essex County, NJ for Fiscal Year 2013 (FY2013) are as follows:
    - Zero-bedroom: \$971.00
    - One-bedroom: \$1,007.00
    - Two-bedroom: \$1,202.00
    - Three-bedroom: \$1,550.00
    - Four-bedroom: \$1,772.00<sup>xiii</sup>
  - o The **rent-to-FMR ratio** represents HUD's estimation of the average ratio between a property's gross contract rents and the FMRs for that area. HUD notes that the rent-to-FMR ratios are a rough estimate, due to fluctuating project rents and other possible inaccuracies in the data.<sup>xiv</sup>
  - o The rent-to-FMR ratios included in the building sheets are based on the FMRs for Essex County for FY2013, listed above. HUD will publish the FMRs for FY2014 on their website before the start of the fiscal year on October 1, 2013.<sup>xv</sup>

- A January 2006 report prepared for HUD found that the rent-to-FMR ratio is “the most important” indication of whether an owner will opt-out of its project-based Section 8 contract when it expires.<sup>xvi</sup>

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## Contract

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This section contains information about the property’s housing contract, including:

- *Status*: Whether the property’s contract was active or expired as of March 26, 2013.
- *Contract number*: The contract ID number in HUD’s Tenant Rental Assistance Certification System (TRACS).
- *Effective date*: The date that the contract went into effect.
- *Expiration date*: The contract’s overall expiration date.
- *Expiration fiscal year*: The fiscal year of the overall contract expiration date.
- *Expiration quarter*: The fiscal quarter of the overall contract expiration date.
- *Current term expiration date*: The expiration date of the current term of the contract.
- *Contract term (in months)*: The number of months in each term of the contract.
- *Contract type*: Signifies whether the contract is HUD-administered, a performance-based Annual Contributions Contract (ACC), or an old ACC contract (pre-performance-based).
- *Document type*: The document type of the contract. There are four document types:
  - A **Housing Assistant Payment (HAP)** contract under Project-Based Section 8 of the Housing and Community Development Act of 1974. HAP contracts are administered by either HUD or a public housing agency (PHA). HAP contracts specify the term and number of units for which rental assistance will be provided. The subsidy covers the difference between a fair market rent (FMR) and 30% of tenant income.<sup>xvii</sup>
  - A **Project Rental Assistance Contract (PRAC)** under Section 811 (Supportive Housing for Persons with Disabilities) or Section 202 (Supportive Housing for the Elderly). PRAC contracts provide a capital grant to fund the construction or rehabilitation of a property under the condition that it serves as low-income housing for the elderly or disabled.<sup>xviii</sup>
  - A **Rental Assistance Payment (RAP)** contract under Section 236 of the Housing and Urban Development Act of 1968. Under a RAP contract, HUD pays for the difference between a fair market rent (FMR) and 30% of tenant income.<sup>xix</sup>

- **Rent Supplement (SUP)** contract under the Housing and Urban Development Act of 1965. The Rent Supplement program provided rent payment to make up the difference between a fair market rent (FMR) and 25% of tenant income.<sup>xx</sup>
- *Program type:* The program which provided federal assistance to the property. There are twelve program types:
  - **Sec. 202/Sec. 8 New Construction.** Properties with a HAP contract under Section 202 (Supportive Housing for the Elderly) and the Section 8 New Construction program. Properties received a direct, low-interest loan and Section 8 assistance.<sup>xxi</sup>
  - **State Agency/Sec. 8 New Construction.** Properties with a HAP contract with a state agency under the Section 8 New Construction program. The New Construction program provided rental assistance to newly constructed properties.<sup>xxii</sup>
  - **State Agency/Sec. 8 Substantial Rehabilitation.** Properties with a HAP contract with a state agency under the Section 8 Substantial Rehabilitation program. The Substantial Rehabilitation program provided rental assistance to pre-existing, substantially rehabilitated properties.<sup>xxiii</sup>
  - **Loan Management Set-Aside (LMSA).** Properties with a HAP contract under the Section 8 Loan Management Set-Aside (LMSA) program. The LMSA program provided rental subsidies to properties in financial difficulty that held FHA-insured loans.<sup>xxiv</sup>
  - **Sec. 8 Property Disposition/Existing Housing.** Properties with a HAP contract under the Section 8 Property Disposition (PD) Program. The PD Program provides Section 8 assistance along with the sale of HUD-owned properties or the foreclosure of properties with HUD-held mortgages.<sup>xxv</sup>
  - **Sec. 8 Community Investment Demonstration.** Properties with a HAP contract under the “Pension Fund” program. The Pension Fund program provided rental subsidies to properties financed with pension fund investments.<sup>xxvi</sup>
  - **Sec. 202/Project Rental Assistance Contract (PRAC).** Properties with a PRAC contract under Section 202 (Supportive Housing for the Elderly).
  - **Sec. 811/Project Rental Assistance Contract (PRAC).** Properties with a PRAC contract under Section 811 (Supportive Housing for the Disabled).
  - **Sec. 8 New Construction.** Properties with a HAP contract with HUD under the Section 8 New Construction program.
  - **Sec. 8 Substantial Rehabilitation.** Properties with a HAP contract with HUD under the Section 8 Substantial Rehabilitation program.



- **Rental Assistance Payment (RAP).** Properties with an RAP contract.
- **Rent Supplement.** Properties with a SUP contract.

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### Loan characteristics

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This section provides information about the financing of the property, including:

- *Financing category name:*<sup>xxvii</sup>
  - 202/811. The property was financed with a direct loan under Section 202 or Section 811.
  - HUD-Held. The property's mortgage is held by HUD.
  - Insured-Subsidized. The property holds an FHA- insured mortgage.
  - Subsidized – Previously 202/811. The property is federally subsidized with project rental assistance. The property previously received a direct loan under Sections 202/811.
  - Subsidized – Previously Insured. The property is federally subsidized with project rental assistance. The property previously held a FHA-insured mortgage.
  - Subsidized, No HUD Financing. The property is federally subsidized with project rental assistance, but HUD does not currently provide the property with a mortgage subsidy.
- *Primary financing type:*
  - 202/811. The primary financing type for all properties in the 202/811 property category.
  - HUD Held. The primary financing type for all properties in the HUD-held property category.
  - Insured. The primary financing type for all properties in the Insured-Subsidized category.
  - Flexible subsidy. The primary financing type for select subsidized properties. Indicates that the property receives a flexible subsidy under the Operating Assistance Program (OAP) or Capital Improvement Loan Program (CILP).<sup>xxviii</sup>
  - Non-insured. The primary financing type for select subsidized properties. Indicates that the property's mortgage is not insured.
- *Financing number:* The financing number associated with the property if it has active financing. This is either a Federal Housing Administration (FHA) financing number or 202/811 financing number.
- This section also includes seventeen yes/no financing indicators:

- *Insured*: Signifies “whether any active financing instruments associated with the property are insurance.”<sup>xxix</sup>
- *202/811*: Signifies “whether any active financing instruments associated with the property are 202/811 grants/loans.”<sup>xxx</sup>
- *HUD-held*: Signifies “whether any active financing instruments associated with the property are HUD-held loans.”<sup>xxxi</sup>
- *HUD-owned*: Signifies “whether the active property is HUD-owned.”<sup>xxxii</sup>
- *Hospital loans*: Signifies “whether any active financing instruments associated with the property are loans for a hospital.”<sup>xxxiii</sup>
- *Nursing home*: Signifies “whether any active financing instruments associated with the property are loans for a nursing home.”<sup>xxxiv</sup>
- *Board and care*: Signifies “whether any active financing instruments associated with the property are loans for a board and care property.”<sup>xxxv</sup>
- *Assisted living*: Signifies “whether any active financing instruments associated with the property are loans for a assisted living property.”<sup>xxxvi</sup>
- *Refinanced*: Signifies “whether any active financing instruments associated with the property are loans that have been refinanced.”<sup>xxxvii</sup>
- *221(d)(3)*: Signifies “whether any active financing instruments associated with the property are 221(d)(3) loans.”<sup>xxxviii</sup> 221(d)(3) loans are a type of FHA-insured mortgage available to non-profit organizations. As of FY2013, 221(d)(3) loans are only available to properties also financed with a Low-Income Housing Tax Credit (LIHTC).<sup>xxxix</sup>
- *221(d)(4)*: Signifies “whether any active financing instruments associated with the property are 221(d)(4) loans.”<sup>xl</sup> 221(d)(4) are a type of FHA-insured mortgage available to for-profit organizations.<sup>xli</sup>
- *236*: Signifies “whether any active financing instruments associated with the property are insured 236 loans.”<sup>xlii</sup> A Section 236 loan is an FHA-insured mortgage with a 1-percent interest rate.<sup>xliii</sup> HUD provides an interest rate subsidy to cover the difference between the 1% interest rate and the market interest rate.<sup>xliv</sup>
- *Non-insured*: Signifies “whether any active financing instruments associated with the property are non-insured loans.”<sup>xlv</sup>
- *BMIR*: Signifies “whether any active financing instruments associated with the property” are Below Market Interest Rate (BMIR) loans.<sup>xlvi</sup> The BMIR program was created in 1988 when the Arkansas Development Finance Authority

(AFDA) purchased 301 of HUD’s 221(d)(3) BMIR multifamily housing mortgage loans. The loans have an interest rate of 3 to 3.5%, and come with prepayment and rental income restrictions.<sup>xlvii</sup>

- *Risk-sharing*: Signifies “whether any active financing instruments associated with the property are risk-sharing loans.”<sup>xlviii</sup> A risk-sharing loan is one that is issued by a private financing agency but also insured by HUD.<sup>xlix</sup>
- *MIP*: Signifies “whether any active financing instruments associated with the property” are FHA Mortgage Insurance Premium (MIP) loans.<sup>i</sup> There are two types of MIP loans: one which requires an upfront mortgage insurance payment of equal to 1.75% of the loan, and another which requires a mortgage insurance payment.<sup>li</sup>
- *Co-insured*: Signifies “whether any active financing associated with the property is a co-insured loan.”<sup>lii</sup> A co-insured loan is one in which the FHA and the mortgage lender share the risk of loss.<sup>liii</sup>

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## Ownership

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This section contains the contact information for the current owner of the property (as of March 26, 2013), including:

- *Organization name*: The name of the owner organization.
- *Address*: The owner’s mailing address.
- *Phone number*: The owner’s phone number
- *Fax*: The owner’s fax number.
- *Email*: The owner’s email address.
- *ID*: The owner’s ID number.
- *Company type*: The type of ownership, classified as one of the following—Profit Motivated, Non-Profit, Limited Dividend, or Other.
- *Effective date*: The date that the current owner came into effect.

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## Management

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This section includes the contact information for the current manager of the property (as of March 26, 2013), including:

- *Organization name*: The name of the management organization.

- *Address*: The manager’s mailing address.
- *Phone number*: The manager’s phone number.
- *Fax*: The manager’s fax number.
- *Email*: The manager’s email address.
- *ID*: The manager’s ID number.
- *Company type*: The type of management, classified as one of the following—Profit Motivated, Non-Profit, Limited Dividend, or Other.

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### Physical Inspection Scores

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This section includes information about the property’s Physical Inspection Scores, a rating of the property’s physical condition as assessed by the Real Estate Assessment Center (REAC).

- The sheets include all available REAC physical inspection scores from the most recent dataset, published by HUD in 2011. The dataset includes up to seven scores.
- The score can range from 1 to 100. The higher the number, the better the physical condition of the property. The score is a combination of ratings of the following areas: the site, the building exteriors, the building systems, the common areas, and the dwelling units.<sup>liv</sup>
- In addition to indicating the physical condition of the property, the score determines the timing of the next inspection. If a property scores between 90-100, it will be reinspected in 3 years. If it scores between 80-89, it will be reinspected in 2 years. If it scores between 60-79, it will reinspected the next year.<sup>lv</sup>
- A score of 60 or above is a passing score. As of January 22, 2010, if a property receives a score below 60, “the Owner will be contacted by the property’s local HUD Program Center and will receive a Notice of Default (NOD) and/or a Notice of Violation (NOV) of the HAP Contract.”<sup>lvi</sup>
- Properties that receive a score below 30 are referred to “HUD’s Department of Enforcement Center (DEC) and receive a NOD/NOV.”<sup>lvii</sup>

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## Endnotes

- <sup>i</sup> "Multifamily Assistance and Section 8 Contracts Database," HUD.gov, U.S. Department of Housing & Urban Development, last modified March 23, 2013, accessed March 23, 2013, [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/exp/mfhdiscl](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/exp/mfhdiscl).
- <sup>ii</sup> "HUD History," HUD.gov, U.S. Department of Housing and Urban Development, accessed July 16, 2013, [http://portal.hud.gov/hudportal/HUD?src=/about/hud\\_history](http://portal.hud.gov/hudportal/HUD?src=/about/hud_history).
- <sup>iii</sup> Kochera, Andrew, Redfoot, Donald L. and Citro, Jeremy. "Section 8 Project-Based Rental Assistance: The Potential Loss of Affordable Federally Subsidized Housing Stock," AARP, AARP Public Policy Institute, last modified February 2001, accessed July 16, 2013, [http://assets.aarp.org/rgcenter/il/ib47\\_housing.pdf](http://assets.aarp.org/rgcenter/il/ib47_housing.pdf).
- <sup>iv</sup> "Data Search Tool Guide: Acronyms and Definitions," Furman Center for Real Estate and Urban Policy. New York University, accessed July 16, 2013, <http://furmancenter.org/data/search/definitions/>.
- <sup>v</sup> "Major HUD Programs - Section II Part B," HUD.gov, U.S. Department of Housing and Urban Development, last modified December 5, 2000, accessed July 16, 2013, <http://www.hud.gov/sec2b.cfm>.
- <sup>vi</sup> Alex F. Schwartz, *Housing Policy in the United States*, 2nd ed. (New York: Routledge, 2010), 173.
- <sup>vii</sup> "Fair Market Rents," *U.S. Housing Market Conditions: 4th Quarter, 1998*, February 1999, accessed July 16, 2013, <http://www.huduser.org/periodicals/ushmc/winter98/summary-2.html>.
- <sup>viii</sup> "Major HUD Programs - Section II Part B."
- <sup>ix</sup> "Fair Market Rents."
- <sup>x</sup> Ibid.
- <sup>xi</sup> "Fair Market Rents for the Section 8 Housing Assistance Payments Program," HUD User, U.S. Department of Housing & Urban Development Office of Policy Development & Research, last modified July 2007, accessed July 16, 2013, [http://www.huduser.org/datasets/fmr/fmrover\\_071707R2.doc](http://www.huduser.org/datasets/fmr/fmrover_071707R2.doc).
- <sup>xii</sup> "FY2013 Fair Market Rents and FY2013 Income Limits Summary System," HUD.gov, U.S. Department of Housing and Urban Development, accessed July 16, 2013, [http://www.huduser.org/portal/datasets/fmr/fmr\\_il\\_history.html](http://www.huduser.org/portal/datasets/fmr/fmr_il_history.html).
- <sup>xiii</sup> Ibid.
- <sup>xiv</sup> "Multifamily Assistance and Section 8 Contracts Database."
- <sup>xv</sup> "Fair Market Rents for the Section 8 Housing Assistance Payments Program."
- <sup>xvi</sup> Finkel, Meryl, Charles Hanson, Richard Hilton, Ken Lam, and Melissa Vandawalker. 2006, "Multifamily Properties: Opting in, Opting Out and Remaining Affordable," *HUD User*: viii.
- <sup>xvii</sup> "Section 8 Program Background Information," HUD.gov, U.S. Department of Housing and Urban Development, accessed July 16, 2013, [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/rfp/s8bkinfo](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/rfp/s8bkinfo).
- <sup>xviii</sup> "Data Search Tool Guide: Acronyms and Definitions."
- <sup>xix</sup> Ibid.
- <sup>xx</sup> Orlebeke, Charles J. 2000. "The Evolution of Low-Income Housing Policy, 1949 to 1999," *Housing Policy Debate* 11 (2): 489-520, [http://www.knowledgeplex.org/kp/text\\_document\\_summary/scholarly\\_article/relfiles/hpd\\_1102\\_orlebeke.pdf](http://www.knowledgeplex.org/kp/text_document_summary/scholarly_article/relfiles/hpd_1102_orlebeke.pdf).
- <sup>xxi</sup> "HUD Handbook 4350.3: Occupancy Requirements of Subsidized Multifamily Housing Programs," HUD.gov, U.S. Department of Housing and Urban Development, last modified June 24, 2009, accessed July 16, 2013, [http://portal.hud.gov/hudportal/documents/huddoc?id=DOC\\_35639.pdf](http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_35639.pdf).
- <sup>xxii</sup> "Section 8 Program Background Information."
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- <sup>xxiv</sup> Ibid.
- <sup>xxv</sup> "Major HUD Programs - Section II Part B."
- <sup>xxvi</sup> Ibid.
- <sup>xxvii</sup> "HUD Handbook 4350.3: Occupancy Requirements of Subsidized Multifamily Housing Programs."

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- <sup>xxviii</sup> "Chapter 1: Overview of the Flexible Subsidy Program," HUD.gov, U.S. Department of Housing & Urban Development, last modified May 1992, accessed July 16, 2013, <http://www.hud.gov/offices/adm/hudclips/handbooks/hsg/4355.1/43551c1HSGH.pdf>.
- <sup>xxix</sup> Exact words from "Multifamily Assistance & Section 8 Contracts v1.0 Data Element Dictionary (DED)," HUD.gov, U.S. Department of Housing and Urban Development, last modified April 12, 2001, accessed July 16, 2013, [http://portal.hud.gov/hudportal/documents/huddoc?id=MFASSIST\\_SEC8CONTR\\_V1DED.PDF](http://portal.hud.gov/hudportal/documents/huddoc?id=MFASSIST_SEC8CONTR_V1DED.PDF).
- <sup>xxx</sup> Ibid.
- <sup>xxxi</sup> Ibid.
- <sup>xxxii</sup> Exact words from "Active\* Multifamily Portfolio: Property Level Data," HUD.gov, U.S. Department of Housing and Urban Development, last modified July 2010, accessed July 16, 2013, <http://portal.hud.gov/hudportal/documents/huddoc?id=activemfpropertydpd.pdf>.
- <sup>xxxiii</sup> "Multifamily Assistance & Section 8 Contracts v1.0 Data Element Dictionary (DED)."
- <sup>xxxiv</sup> Ibid.
- <sup>xxxv</sup> Ibid.
- <sup>xxxvi</sup> Ibid.
- <sup>xxxvii</sup> Ibid.
- <sup>xxxviii</sup> Ibid.
- <sup>xxxix</sup> "Mortgage Insurance for Rental and Cooperative Housing: Section 221(d)(3) and Section 221(d)(4)," HUD.gov, U.S. Department of Housing & Urban Development, accessed July 16, 2013, [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/rentcoophs221d3n4](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/rentcoophs221d3n4).
- <sup>xl</sup> Ibid.
- <sup>xli</sup> Ibid.
- <sup>xlii</sup> Ibid.
- <sup>xliii</sup> Orlebecke, "The Evolution of Low-Income Housing."
- <sup>xliv</sup> "Project-Based Section 8 and Section 236/RAP," VHDA. Virginia Housing Development Authority, accessed July 16, 2013, <http://www.vhda.com/BUSINESSPARTNERS/PROPERTYOWNERSMANAGERS/SECTION8-SECTION236RAP/Pages/Section8-Section236.aspx#b>.
- <sup>xlvi</sup> Ibid.
- <sup>xlvi</sup> Ibid.
- <sup>xlvi</sup> "Glossary," Community Housing by Pacific Retirement Services, accessed July 16, 2013, <http://www.senioraffordablehousing.org/development/glossary.htm>.
- <sup>xlvi</sup> Ibid.
- <sup>xlix</sup> "Risk-Sharing Program - Qualified Participating Entities (Qpe): Section 542(b)," U.S. Department of Housing and Urban Development, last modified December 20, 2012, accessed July 16, 2013, <http://www.hud.gov/offices/hsg/mfh/progdesc/riskshare542b.cfm>.
- <sup>l</sup> Ibid.
- <sup>li</sup> Green, Dan. "How to Cancel Your FHA Mortgage Insurance Premiums (MIP)," The Mortgage Reports, last modified March 26, 2013, accessed July 16, 2013, <http://themortgagereports.com/7570/fha-mip-cancel>.
- <sup>lii</sup> Ibid.
- <sup>liii</sup> "Glossary of Real Estate Terms," Spokane Real Estate Advisor, accessed July 16, 2013, <http://www.spokanerealestateadvisor.com/real-estate-glossary/real-estate-glossary-40/F/fha-coinsured-mortgage-408.html>.
- <sup>liv</sup> "Assessing Physical Condition: An Overview of the Scoring Process," National Alliance of HUD Tenants, HUD Real Estate Assessment Center, accessed July 16, 2013, <http://www.saveourhomes.org/tenants/rights/simplifiedreacscore.pdf>.
- <sup>lv</sup> "REAC Inspection Scores Breakdown," SHCC. Southwest Housing Compliance Corporation, accessed July 16, 2013, <http://www.shccnet.org/inspections/inspections-scores.asp>.
- <sup>lvi</sup> Ibid.
- <sup>lvii</sup> Ibid.

# Al Gomer Residence

219 S Orange Ave. South Orange, NJ 07079-22900

Block 1007 (Lot 12)

Property ID Number: 800013925

Units	
Total number of units	66
Total number assisted units	65
Type of room (quantity)	zero-bedroom (18), one-bedroom (47)
Rent to FMR ratio	142.23

Contract	
Status	Active
Contract number	NJ39T851001
Effective date	11/18/2012
Expiration date	11/30/2032
Expiration fiscal year	2033
Expiration quarter	Q1
Current term expiration date	11/30/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03111070
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	South Mountain B'nai B'rith (Jewish Community Senior Housing Corp.)
Address	750 Northfield Ave.  West Orange, NJ 07052
Phone number	(973) 731-2020
Fax	(973) 731-9225
Email	sharons@jchcorp.org
ID	211589
Company type	Non-Profit
Effective date	9/20/2001

Management	
Organization name	Jewish Community Housing Corporation
Address	750 Northfield Ave.  West Orange, NJ 07052
Phone number	(201) 731-2020
Fax	(973) 731-2020
Email	haroldc@jchcorp.org
D	1405
Company type	Profit Motivated

Physical Inspection Scores			
Date	02/17/2011	11/13/2006	08/21/2003
Score	93	94	99

# Amity Village #1

325-329 Hawthorne Ave. Newark, NJ 07103

Block 3029 (Lot 32)

Property ID Number: 800013933

Units		Loan Characteristics		Ownership	
Total number of units	21	Financing category name	Subsidized -	Organization name	Amity Park Associates Inc.
Total number assisted units	21		Previously Insured	Address	1233 W Saint Georges Ave.
Type of room (quantity)	two-bedroom (13), three-bedroom (8)	Primary financing type			Linden, NJ 07036-6117
Rent to FMR ratio	104.46	Financing number		Phone number	(908) 925-8760 ext.17
		Insured	No	Fax	(908) 925-9240
		202/811	No	Email	cutedgind@aol.com
		HUD-held	No	ID	1447
		HUD-owned	No	Company type	Profit Motivated
		Hospital loans	No	Effective date	
		Nursing home	No		
		Board and care	No		
		Assisted living	No		
		Refinanced	No		
		221(d)(3)	No		
		221(d)(4)	No		
		236	No		
		Non-insured	No		
		BMIR	No		
		Risk-sharing	No		
		MIP	No		
		Co-insured	No		

  

Contract		Management	
Status	Active	Organization name	Spartan Management Group, Inc.
Contract number	NJ39E000039	Address	1233 W Saint Georges Ave.
Effective date	9/1/2010		Linden, NJ 07036-6117
Expiration date	8/31/2015	Phone number	(908) 925-8760
Expiration fiscal year	2015	Fax	(908) 925-9240
Expiration quarter	Q4	Email	cutedgind@aol.com
Current term expiration date	8/31/2013	ID	218726
Contract term (in months)	60	Company type	Profit Motivated
Contract type	Performance-based Annual Contributions Contract (ACC)		
Document type	Housing Assistance Payment (HAP)		
Program type	Sec. 8 Property Disposition/ Existing Housing		

Physical Inspection Scores						
Date	01/08/2009	12/12/2007	12/15/2006	11/19/2004	07/09/2003	06/28/2002
Score	81	79	66	86	70	42



# Amity Village #2

413 S 15th St. Newark, NJ 07103

Block 319 (Lot 38)

Property ID Number: 800217146

Units	
Total number of units	13
Total number assisted units	13
Type of room (quantity)	two-bedroom (10), three-bedroom (3)
Rent to FMR ratio	87.41

Contract	
Status	Active
Contract number	NJ39E000040
Effective date	9/1/2010
Expiration date	8/31/2015
Expiration fiscal year	2015
Expiration quarter	Q4
Current term expiration date	8/31/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Property Disposition/Existing Housing

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Amity Park Associates Inc.
Address	1233 W Saint Georges Ave.  Linden, NJ 07036-6117
Phone number	(908) 925-8760 ext.17
Fax	(908) 925-9240
Owner email	cutedgind@aol.com
Owner ID	1447
Company type	Profit Motivated
Effective date	3/15/2002

Management	
Organization name	Spartan Management Group, Inc.
Address	1233 W Saint Georges Ave.  Linden, NJ 07036-6117
Phone number	(908) 925-8760
Fax	(908) 925-9240
Email	cutedgind@aol.com
ID	218726
Company type	Profit Motivated

Physical Inspection Scores	
Date	
Score	

# Amity Village #5

523 S 14th St. 547 15th Ave. Newark, NJ 07103-1538

Block 332 (Lot 22); 331 (5)

Property ID Number: 800217148

Units	
Total number of units	16
Total number assisted units	16
Type of room (quantity)	one-bedroom (4), two-bedroom (9), four-bedroom (3)
Rent to FMR ratio	81.14

Contract	
Status	Active
Contract number	NJ39E000043
Effective date	11/1/2011
Expiration date	10/31/2016
Expiration fiscal year	2017
Expiration quarter	Q1
Current term expiration date	10/31/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Property Disposition/ Existing Housing

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Amity Park Associates Inc.
Address	1233 W Saint Georges Ave.  Linden, NJ 07036-6117
Phone number	(908) 925-8760 ext.17
Fax	(908) 925-9240
Email	cutedgind@aol.com
ID	1447
Company type	Profit Motivated
Effective date	3/15/2002

Management	
Organization name	Spartan Management Group, Inc.
Address	1233 W Saint Georges Ave.  Linden, NJ 07036-6117
Phone number	(908) 925-8760
Fax	(908) 925-9240
Email	cutedgind@aol.com
ID	218726
Company type	Profit Motivated

Physical Inspection Scores	
Date	
Score	

# Amity Village #6

458 S 16th St. 487 S 15th St. Newark, NJ 07103

Block 328 (Lot 2); 333 (2)

Property ID Number: 800217150

Units		Loan Characteristics		Ownership	
Total number of units	12	Financing category name	Subsidized, No HUD Financing	Organization name	Amity Park Associates Inc.
Total number assisted units	12	Primary financing type		Address	1233 W Saint Georges Ave.
Type of room (quantity)	one-bedroom (1), two-bedroom (8), four-bedroom (3)	Financing number			Linden, NJ 07036-6117
Rent to FMR ratio	80.64	Insured	No	Phone number	(908) 925-8760 ext.17
		202/811	No	Fax	(908) 925-9240
		HUD-held	No	Email	cutedgind@aol.com
		HUD-owned	No	ID	1447
		Hospital loans	No	Company type	Profit Motivated
		Nursing home	No	Effective date	3/15/2002
		Board and care	No		
		Assisted living	No		
		Refinanced	No		
		221(d)(3)	No		
		221(d)(4)	No		
		236	No		
		Non-insured	No		
		BMIR	No		
		Risk-sharing	No		
		MIP	No		
		Co-insured	No		

  

Contract		Management	
Status	Active	Organization name	Spartan Management Group, Inc.
Contract number	NJ39E000044	Address	1233 W Saint Georges Ave.
Effective date	11/1/2010		Linden, NJ 07036-6117
Expiration date	10/31/2015	Phone number	(908) 925-8760
Expiration fiscal year	2016	Fax	(908) 925-9240
Expiration quarter	Q1	Email	cutedgind@aol.com
Current term expiration date	10/31/2013	ID	218726
Contract term (in months)	60	Company type	Profit Motivated
Contract type	Performance-based Annual Contributions Contract (ACC)		
Document type	Housing Assistance Payment (HAP)		
Program type	Sec. 8 Property Disposition/ Existing Housing		

Physical Inspection Scores	
Date	
Score	

# Amity Village #7

410, 474-76, 519, 534-36, 538, 571, 573, 575 & 679 S 17th St. Newark, NJ 07103  
 Block 320 (Lot 57); 327 (51); 335 (12); 334 (46); 334 (48); 341 (13); 341 (14); 341 (15); 357 (14)  
 Property ID Number: 800217150

Units	
Total number of units	48
Total number assisted units	48
Type of room (quantity)	one-bedroom (6), two-bedroom (37), three-bedroom (5)
Rent to FMR ratio	102.29

Contract	
Status	Active
Contract number	NJ39E000045
Effective date	11/1/2010
Expiration date	10/31/2015
Expiration fiscal year	2016
Expiration quarter	Q1
Current term expiration date	10/31/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Property Disposition/Existing Housing

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Amity Park Associates Inc.
Address	1233 W Saint Georges Ave.  Linden, NJ 07036-6117
Phone number	(908) 925-8760 ext.17
Fax	(908) 925-9240
Email	cutedgind@aol.com
ID	1447
Company type	Profit Motivated
Effective date	3/15/2002

Management	
Organization name	Spartan Management Group, Inc.
Address	1233 W Saint Georges Ave.  Linden, NJ 07036-6117
Phone number	(908) 925-8760
Max	(908) 925-9240
Email	cutedgind@aol.com
ID	218726
Company type	Profit Motivated

Physical Inspection Scores	
Date	
Score	

# Amity Village #8

307 14th Ave. 503 S 19th St. 605 15th Ave. 662 S 19th St. Newark, NJ 07103

Block 319 (Lot 51); 324 (24); 335 (5); 351 (34)

Property ID Number: 800217152

Units	
Total number of units	28
Total number assisted units	28
Type of room (quantity)	one-bedroom (2), two-bedroom (20), three-bedroom (2), four-bedroom (4)
Rent to FMR ratio	83.46

Contract	
Status	Active
Contract number	NJ39E000046
Effective date	11/1/2010
Expiration date	10/31/2015
Expiration fiscal year	2016
Expiration quarter	Q1
Current term expiration date	10/31/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Property Disposition/ Existing Housing

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Amity Park Associates Inc.
Address	1233 W Saint Georges Ave. Linden, NJ 07036-6117
Phone number	(908) 925-8760 ext.17
Fax	(908) 925-9240
Email	cutedgind@aol.com
ID	1447
Company type	Profit Motivated
Effective date	3/15/2002

Management	
Organization name	Spartan Management Group, Inc.
Address	1233 W Saint Georges Ave. Linden, NJ 07036-6117
Phone number	(908) 925-8760
Fax	(908) 925-9240
Email	cutedgind@aol.com
ID	218726
Company type	Profit Motivated

Physical Inspection Scores	
Date	
Score	

# Arc Caldwell Group Home

21 Beechtree Rd. West Caldwell, NJ 07006-7301

Block 3301 (Lot 4)

Property ID Number: 800058156

Units	
Total number of units	5
Total number assisted units	5
Type of room (quantity)	one-bedroom (5)
Rent to FMR ratio	71.90

Contract	
Status	Active
Contract number	NJ39Q951009
Effective date	12/1/2012
Expiration date	11/30/2013
Expiration fiscal year	2014
Expiration quarter	Q1
Current term expiration date	11/30/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD053
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	21 Beechtree Inc.
Address	123 Naylor Ave.  Livingston, NJ 07039
Phone number	(201) 783-9622
Fax	
Email	need_email@hud.gov
ID	42300
Company type	Non-Profit
Effective date	10/29/1997

Management	
Organization name	Arc Of Essex County Inc
Address	123 Naylor Ave.  Livingston, NJ 07039-1005
Phone number	(201) 783-9622
Fax	
Email	llucas@arcessex.org
ID	42299
Company type	Profit Motivated

Physical Inspection Scores	
Date	
Score	

# Arlington House

55-57 S Munn Ave.

Block 410 (Lot 6.01)

Property ID Number: 800013940

Units	
Total number of units	178
Total number assisted units	178
Type of room (quantity)	zero-bedroom (35), one-bedroom (143)
Rent to FMR ratio	127.70

Contract	
Status	Active
Contract number	NJ39H085084
Effective date	3/20/2011
Expiration date	3/19/2031
Expiration fiscal year	2031
Expiration quarter	Q2
Current term expiration date	3/19/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	RNJ Arlington House, LLC
Address	551 Fifth Ave. 23rd Floor New York, NY 10176
Phone number	(917) 542-3600
Fax	
Email	andrea@shp2.com
ID	319312
Company type	Profit Motivated
Effective date	6/28/2012

Management	
Organization name	SHP Management Company
Address	7 Thomas Dr.  Cumberland Foreside, ME 04110-1318
Phone number	(207) 829-9200
Fax	(207) 829-9207
Email	clehigh@shpmanagement.com
ID	99
Company type	Profit Motivated

Physical Inspection Scores			
Date	05/26/2010	11/07/2006	08/21/2003
Score	81	97	89

# Aspen Belmont B

399-400 Belmont Ave.  
Block 2675 (Lot 40); 2678 (16)  
Property ID Number: 800013942

Units	
Total number of units	35
Total number assisted units	35
Type of room (quantity)	one-bedroom (12), two-bedroom (21), three-bedroom (2)
Rent to FMR ratio	94.09

Contract	
Status	Active
Contract number	NJ390016004
Effective date	6/1/2012
Expiration date	5/31/2015
Expiration fiscal year	2015
Expiration quarter	Q3
Current term expiration date	5/31/2015
Contract term (in months)	36
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	HUD Held
Primary financing type	HUD Held
Financing number	03135163
Insured	No
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	Yes
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Aspen Belmont Apt. Co. B
Address	14151 Newbrook Dr. Suite 150 Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	10300
Company type	Limited Dividend
Effective date	10/15/1977

Management	
Organization name	Realty Management Associates, Inc.
Address	14340 Sullyfield Cir., Suite 220 Sullyfield Commerce Center Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	41263
Company type	Profit Motivated

Physical Inspection Scores						
Date	02/19/2010	12/12/2007	12/10/2004	10/25/2002	11/30/2001	09/01/2000
Score	66	77	83	79	66	76



# Aspen Riverpark Apartments

17 Oxford St. Newark, NJ 07105-5738

Block 2021 (lot 32)

Property ID Number: 800013944

Units	
Total number of units	255
Total number assisted units	255
Type of room (quantity)	zero-bedroom (20), one-bedroom (120), two-bedroom (90), three-bedroom (25)
Rent to FMR ratio	121.09

Contract	
Status	Active
Contract number	NJ390031002
Effective date	4/1/2011
Expiration date	3/31/2031
Expiration fiscal year	2031
Expiration quarter	Q2
Current term expiration date	3/31/2031
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Aspen Riverpark Apartment Associates, LLC
Address	19772 Macarthur Blvd., Suite 100 Irvine, CA 92612
Phone number	(949) 440-2310
Fax	
Email	gsmith@ahallc.com
ID	321627
Company type	Profit Motivated
Effective date	10/5/2012

Management	
Organization name	Landex Management, LLC
Address	801 International Dr. Suite 110 Linthicum, MD 21090
Phone number	(410) 234-0111
Fax	(410) 234-0902
Email	psiegel@landex.org
ID	273755
Company type	Limited Dividend

Physical Inspection Scores							
Date	12/23/2010	07/17/2009	04/22/2008	12/16/2004	11/05/2003	10/26/2001	11/14/2000
Score	64	76	70	86	77	87	77

# Aspen Stratford A

2-18 Stratford Pl. Newark, NJ 07108-2850

Block 2668 (Lot 1)

Property ID Number: 800013946

Units	
Total number of units	75
Total number assisted units	75
Type of room (quantity)	one-bedroom (14), two-bedroom (47), three-bedroom (14)
Rent to FMR ratio	81.88

Contract	
Status	Active
Contract number	NJ390016001
Effective date	1/1/2011
Expiration date	12/31/2013
Expiration fiscal year	2014
Expiration quarter	Q1
Current term expiration date	12/31/2013
Contract term (in months)	264
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135162
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	Yes
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Aspen Stratford Apartments Company A
Address	14151 Newbrook Dr. Suite 150 Chantilly, VA 20151-2279
Phone number	(703) 709-2250
Fax	(703) 709-5615
Email	rma@unidial.com
ID	117129
Company type	Limited Dividend
Effective date	4/1/1900

Management	
Organization name	Realty Management Associates, Inc.
Address	14340 Sullyfield Cir., Suite 220 Sullyfield Commerce Center Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	41263
Company type	Profit Motivated

Physical Inspection Scores						
Date	04/20/2009	01/28/2008	01/11/2005	11/06/2002	11/02/2001	11/22/2000
Score	57	77	91	89	77	66

# Aspen Stratford B

29 Stratford Pl. Newark, NJ 07108-2855

Block 2667 (Lot 1)

Property ID Number: 800013947

Units		Loan Characteristics		Ownership	
Total number of units	60	Financing category name	Subsidized -	Organization name	Stratford Holdings B, LLC
Total number assisted units	59		Previously Insured	Address	C/O Treetop Development
Type of room (quantity)	one-bedroom (6), two-bedroom (53)	Primary financing type			550 Broad St., Suite 1212
Rent to FMR ratio	91.78	Financing number			Newark, NJ 07102
		Insured	No	Phone number	(973) 622-0073
		202/811	No	Fax	(973) 265-7974
		HUD-held	No	Email	amermelstein@treetopdev.com
		HUD-owned	No	ID	312072
		Hospital loans	No	Company type	Profit Motivated
		Nursing home	No	Effective date	
		Board and care	No		
		Assisted living	No		
		Refinanced	No		
		221(d)(3)	No		
		221(d)(4)	No		
		236	No		
		Non-insured	No		
		BMIR	No		
		Risk-sharing	No		
		MIP	No		
		Co-insured	No		

  

Contract		Management	
Status	Active	Organization name	TT MLK LLC
Contract number	NJ390019005	Address	550 Broad St. Suite 1212
Effective date	1/1/2013		Newark, NJ 7102
Expiration date	3/31/2013	Phone number	(973) 622-0073
Expiration fiscal year	2013	Fax	
Expiration quarter	Q2	Email	amermelstein@treetopdev.com
Current term expiration date	3/31/2013	ID	291430
Contract term (in months)	3	Company type	Profit Motivated
Contract type	Performance-based Annual Contributions Contract (ACC)		
Document type	Housing Assistance Payment (HAP)		
Program type	Sec. 8 Substantial Rehabilitation		

Physical Inspection Scores					
Date	08/04/2009	04/20/2007	07/12/2005	07/13/2004	11/17/2000
Score	83	89	73	61	77

# Aspen Stratford C

19 Stratford Pl. Newark, NJ 07102-2854

Block 2667 (Lot 8)

Property ID Number: 800013945

Units	
Total number of units	55
Total number assisted units	54
Type of room (quantity)	one-bedroom (5), two-bedroom (34), three-bedroom (15)
Rent to FMR ratio	90.38

Contract	
Status	Active
Contract number	NJ390019007
Effective date	10/1/2013
Expiration date	12/31/2013
Expiration fiscal year	2014
Expiration quarter	Q1
Current term expiration date	12/31/2012
Contract term (in months)	3
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Stratford Holdings C, LLC
Address	C/O Treetop Development 550 Broad St., Suite 1212 Newark, NJ 07102
Phone number	(973) 622-0073
Fax	(973) 265-7974
Email	amermelstein@treetopdev.com
ID	312102
Company type	Profit Motivated
Effective date	

Management	
Organization name	TT MLK LLC
Address	550 Broad St. Suite 1212  Newark, NJ 7102
Phone number	(973) 622-0073
Fax	
Email	amermelstein@treetopdev.com
ID	291430
Company type	Profit Motivated

Physical Inspection Scores				
Date	04/23/2007	07/12/2005	07/13/2004	11/17/2000
Score	90	78	66	67

# Aspen Temple

825 S 10th St. Newark, NJ 07102-1565

Block 3006 (Lot 20)

800013948

Units	
Total number of units	88
Total number assisted units	87
Type of room (quantity)	one-bedroom (13), two-bedroom (48), three-bedroom (26)
Rent to FMR ratio	94.46

Contract	
Status	Active
Contract number	NJ390016036
Effective date	4/1/2011
Expiration date	3/31/2016
Expiration fiscal year	2016
Expiration quarter	Q2
Current term expiration date	3/31/2016
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Aspen Temple Holdings LLC
Address	C/O Treetop Development 550 Broad St., Suite 1801 Newark, NJ 07102
Phone number	(973) 622-0073
Fax	
Email	amermelstein@treetopdev.com
ID	291458
Company type	Profit Motivated
Effective date	9/16/2009

Management	
Organization name	TT MLK LLC
Address	550 Broad St. Suite 1212  Newark, NJ 7102
Phone number	(973) 622-0073
Fax	
Email	amermelstein@treetopdev.com
ID	291430
Company type	Profit Motivated

Physical Inspection Scores							
Date	10/24/2008	10/29/2007	10/07/2006	08/11/2005	07/26/2004	07/29/2003	08/26/2002
Score	82	65	59	73	78	78	24

# Avon Hills Apartments

739-745 S 10th St. Newark, NJ 07112-1580.

Block 2651 (Lot 1).

Property ID Number: 800013955

Units	
Total number of units	33
Total number assisted units	32
Type of room (quantity)	one-bedroom (5), two-bedroom (20), three-bedroom (7)
Rent to FMR ratio	104.51

Contract	
Status	Active
Contract number	NJ390031004
Effective date	1/1/2010
Expiration date	12/31/2014
Expiration fiscal year	2015
Expiration quarter	Q1
Current term expiration date	12/31/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135303
Insured	Yes
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Avon Hills Apartments Co. Attn J. Rosenberg
Address	739-745 10th St.  Newark, NJ 07108
Phone number	(973) 565-0040
Fax	(973) 621-7360
Email	flowerproperties@hotmail.com
ID	1369
Company type	Profit Motivated
Effective date	9/2/1982

Management	
Organization name	Flower Management Inc.
Address	P.O. Box 2097  Newark, NJ 07114-0097
Phone number	(973) 565-0040
Fax	(973) 621-7360
Email	flowerproperties@hotmail.com
ID	1332
Company type	Profit Motivated

Physical Inspection Scores						
Date	11/04/2008	12/20/2007	12/27/2006	04/20/2004	04/14/2003	08/29/2002
Score	91	78	69	87	36	47

# Bailey-Holt Towers

25 S Grove St. East Orange, NJ 07018-4167

Block 184 (Lot 1).

Property ID Number: 800014135

Units	
Total number of units	127
Total number assisted units	127
Type of room (quantity)	one-bedroom (127)
Rent to FMR ratio	206.45

Contract	
Status	Active
Contract number	NJ39H085119
Effective date	7/13/1983
Expiration date	7/12/2013
Expiration fiscal year	2013
Expiration quarter	Q4
Current term expiration date	7/12/2013
Contract term (in months)	360
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Grove Street Housing, LLC
Address	719 St. James Place Highstown, NJ 08520
Phone number	(609) 448-5320
Fax	(609) 448-5470
Email	fnplmartinez@gmail.com
ID	261707
Company type	Limited Dividend
Effective date	1/31/2003

Management	
Organization name	FNP Property Mgmt. LLC
Address	719 St. James Pl. Box D East Windsor, NJ 08520
Phone number	(609) 448-5320
Fax	
Email	need_email@hud.gov
ID	213303
Company type	Profit Motivated

Physical Inspection Scores							
Date	10/21/2009	09/30/2008	09/19/2007	07/03/2006	08/12/2004	08/28/2003	07/17/2002
Score	84	77	73	77	77	58	68

# Ballantyne House

585 Mt. Prospect Ave. Newark, NJ 07104

Block 717 (Lot 23)

Property ID Number: 800013965

Units	
Total number of units	169
Total number assisted units	169
Type of room (quantity)	one-bedroom (169)
Rent to FMR ratio	138.33

Contract	
Status	Active
Contract number	NJ39H085073
Effective date	11/9/2002
Expiration date	11/8/2022
Expiration fiscal year	2023
Expiration quarter	Q1
Current term expiration date	11/8/2022
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Ballantyne House Associates
Address	505 Mt. Prospect Ave.  Newark, NJ 07104
Phone number	(201) 483-2134
Fax	
Email	need_email@hud.gov
ID	10280
Company type	Profit Motivated
Effective date	

Management	
Organization name	Hillcrest Management Co.
Address	505 Mt. Prospect Ave.  Newark, NJ 07104
Phone number	(973) 484-2043
Fax	(973) 485-8788
Email	need_email@hud.gov
ID	130804
Company type	Profit Motivated

Physical Inspection Scores			
Date	04/29/2010	09/22/2006	07/07/2003
Score	65	90	99



# Belmont Apts A

393-395 Belmont Ave. Newark, NJ 07102

Block 2675 (Lot 41)

Property ID Number: 800013974

Units	
Total number of units	63
Total number assisted units	58
Type of room (quantity)	one-bedroom (21), two-bedroom (21), three-bedroom (14), four-bedroom (2)
Rent to FMR ratio	85.58

Contract	
Status	Active
Contract number	NJ390013029
Effective date	10/1/2009
Expiration date	9/30/2014
Expiration fiscal year	2014
Expiration quarter	Q4
Current term expiration date	9/30/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Belmont Apartments Company A
Address	14151 Newbrook Dr Ste 150 Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	122742
Company type	Limited Dividend
Effective date	10/10/2000

Management	
Organization name	Realty Management Associates, Inc.
Address	14340 Sullyfield Cir., Suite 220 Sullyfield Commerce Center Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	41263
Company type	Profit Motivated

Physical Inspection Scores						
Date	11/05/2010	03/05/2009	10/09/2007	10/05/2006	12/07/2004	10/10/2002
Score	79	76	69	54	60	84

# Berkeley Terrace

10 Berkeley Ter. Irvington, NJ 07111-3703

Block 139 (Lot 1)

Property ID Number: 800013978

Units	
Total number of units	153
Total number assisted units	152
Type of room (quantity)	one-bedroom (94), two-bedroom (55), three-bedroom (3)
Rent to FMR ratio	102.24

Contract	
Status	Active
Contract number	NJ390030009
Effective date	6/7/1983
Expiration date	9/30/2014
Expiration fiscal year	2014
Expiration quarter	Q4
Current term expiration date	9/30/2014
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Berkeley Acquisitions LLC
Address	621 Shrewsbury Ave. Suite 224 Shrewsbury, NJ 07702-4099
Phone number	(732) 383-7715
Fax	(732) 909-2478
Email	need_email@hud.gov
ID	270378
Company type	Limited Dividend
Effective date	10/28/2005

Management	
Organization name	Madison Tri-State Management
Address	1412 Ave. M # 2293  Brooklyn, NY 11230
Phone number	(718) 233-3440
Fax	(718) 879-5823
Email	aaron@mtsmrealty.com
ID	298260
Company type	Profit Motivated

Physical Inspection Scores							
Date	12/02/2010	08/27/2009	04/21/2008	12/05/2006	10/06/2005	09/02/2004	08/20/2003
Score	87	63	77	61	67	37	50

# Bishop Taylor Manor

33 N Walnut St. East Orange, NJ 07017-3516

Block 371 (Lot 4)

Property ID Number: 800014000

Units	
Total number of units	77
Total number assisted units	76
Type of room (quantity)	zero-bedroom (19), one-bedroom (57)
Rent to FMR ratio	144.49

Contract	
Status	Active
Contract number	NJ39T851008
Effective date	7/1/2010
Expiration date	6/30/2015
Expiration fiscal year	2015
Expiration quarter	Q3
Current term expiration date	6/30/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031EH197
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Burnet-Walnut Corporation
Address	3311 Highway 33 P.O. Box 0667 Neptune, NJ 07754-0667
Phone number	(201) 226-6682
Fax	
Email	tpreston@btm-umh.org
ID	209012
Company type	Non-Profit
Effective date	8/24/1988

Management	
Organization name	United Methodist Homes of New Jersey
Address	3311 State Route 33 Neptune, NJ 07754-0667
Phone number	(732) 922-9800
Fax	(732) 922-9375
Email	cjacques@umh-nj.org
ID	1230
Company type	Profit Motivated

Physical Inspection Scores				
Date	01/11/2008	10/31/2006	10/21/2003	10/21/2002
Score	95	77	92	68

# Broadway Manor

766-780 Broadway. Newark, NJ 07104

Block 773 (Lot 22); 773 (25)

Property ID Number: 800013993

Units	
Total number of units	86
Total number assisted units	85
Type of room (quantity)	zero-bedroom (10), one-bedroom (16), two-bedroom (59)
Rent to FMR ratio	112.79

Contract	
Status	Active
Contract number	NJ390031005
Effective date	3/1/2005
Expiration date	2/28/2025
Expiration fiscal year	2025
Expiration quarter	Q2
Current term expiration date	2/28/2025
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Broadway Manor Associates
Address	333 Meadowlands Parkway 4th floor Secaucus, NJ 07094
Phone number	(201) 866-3888 ext.111
Fax	(201) 866-3868
Email	eschill@westsidemgmt.com
ID	10335
Company type	Profit Motivated
Effective date	1/1/1983

Management	
Organization name	Jersey City Management
Address	333 Meadowlands Parkway 4th Floor Secaucus, NJ 07094
Phone number	(201) 866-3888 ext.111
Fax	(201) 866-3868
Email	eschill@westsidemgmt.com
ID	272216
Company type	Profit Motivated

Physical Inspection Scores				
Date	10/22/2008	02/12/2007	09/02/2003	08/30/2002
Score	94	74	82	75

# Casa Mia

502 Summer Ave. Newark, NJ 07104-2973

Block 625 (Lot 46)

Property ID Number: 800014036

Units	
Total number of units	90
Total number assisted units	90
Type of room (quantity)	zero-bedroom (31), one-bedroom (49), two-bedroom (10)
Rent to FMR ratio	111.00

Contract	
Status	Active
Contract number	NJ39H085051
Effective date	12/4/1979
Expiration date	12/3/2019
Expiration fiscal year	2020
Expiration quarter	Q1
Current term expiration date	12/3/2014
Contract term (in months)	480
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Diversified Realty Ltd.
Address	P.O. Box 2007 331 Changebridge Rd. Pine Brook, NJ 07058
Phone number	(973) 882-0202
Fax	(973) 882-4910
Email	jpontrella@bell-mark.com
ID	10177
Company type	Limited Dividend
Effective date	

Management	
Organization name	Vincent J. Morrocco / Realtor
Address	2455 Morris Ave.  Union, NJ 07083
Phone number	(908) 687-5777
Fax	
Email	need_email@hud.gov
ID	1462
Company type	Profit Motivated

Physical Inspection Scores							
Date	01/06/2011	06/30/2009	08/20/2007	09/22/2006	06/15/2005	11/12/2004	07/30/2003
Score	34	66	62	39	70	52	61

# Cathedral Park Apartments

147-153 Clifton Ave. Newark, NJ 07102-1069

Block 491 (Lot 54)

Property ID Number: 800014037

Units	
Total number of units	49
Total number assisted units	48
Type of room (quantity)	one-bedroom (21), two-bedroom (23), three-bedroom (4)
Rent to FMR ratio	101.23

Contract	
Status	Active
Contract number	NJ390031003
Effective date	7/1/2009
Expiration date	6/30/2014
Expiration fiscal year	2014
Expiration quarter	Q3
Current term expiration date	6/30/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135231
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Cathedral Park Associates
Address	739-45 South 10th St.  Newark, NJ 07108
Phone number	(973) 484-3308
Fax	
Email	flowerproperties@hotmail.com
ID	10445
Company type	Limited Dividend
Effective date	9/2/1982

Management	
Organization name	Flower Management Inc.
Address	P.O. Box 2097  Newark, NJ 07114-0097
Phone number	(973) 565-0040
Fax	
Email	flowerproperties@hotmail.com
ID	1332
Company type	Profit Motivated

Physical Inspection Scores							
Date	01/03/2011	11/05/2008	11/27/2007	10/30/2006	06/21/2005	08/05/2004	07/30/2003
Score	39	81	67	61	71	45	72

# Cedar Grove Senior Citizens

100 Cedar Ridge Dr. Cedar Grove Township, NJ 07009-2050

Block 40 (Lot 101)

Property ID Number: 800014041

Units	
Total number of units	150
Total number assisted units	149
Type of room (quantity)	zero-bedroom (13), one-bedroom (136)
Rent to FMR ratio	122.99

Contract	
Status	Active
Contract number	NJ39T791020
Effective date	7/1/2010
Expiration date	6/30/2015
Expiration fiscal year	2015
Expiration quarter	Q3
Current term expiration date	6/30/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03111069
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Cedar Grove Senior Citizen Housing Assoc., Inc.
Address	100 Cedar Ridge Dr.  Cedar Grove, NJ 07009
Phone number	(201) 857-2290
Fax	
Email	need_email@hud.gov
ID	10296
Company type	Non-Profit
Effective date	9/29/1981

Management	
Organization name	Raymond P. Marzulli Co., Inc.
Address	264 Belleville Ave.  Bloomfield, NJ 07003
Phone number	(973) 743-2300
Fax	(973) 743-8021
Email	ray@marzulli.com
ID	1472
Company type	Profit Motivated

Physical Inspection Scores				
Date	07/08/2010	10/27/2006	10/14/2003	12/07/2000
Score	64	97	97	97

# Center City Co. 3

11 Thomas St. 12-14 & 17-19 Pennsylvania Ave. 37 Brunswick St. Newark, NJ 07114-1969

Block 2826 (Lot 40); 2826 (28); 2824 (40); 2820 (16)

Property ID Number: 800014043

Units	
Total number of units	65
Total number assisted units	57
Type of room (quantity)	one-bedroom (15), two-bedroom (37), three-bedroom (5)
Rent to FMR ratio	94.04

Contract	
Status	Active
Contract number	NJ39L000033
Effective date	10/1/2009
Expiration date	9/30/2014
Expiration fiscal year	2014
Expiration quarter	Q4
Current term expiration date	9/30/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Loan Management Set-Aside

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03144148
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Center City Housing Company #3
Address	14151 Newbrook Dr Ste 150 Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	
Email	rma@unidial.com
ID	10207
Company type	Limited Dividend
Effective date	11/20/1975

Management	
Organization name	Realty Management Associates, Inc.
Address	14340 Sullyfield Cir., Suite 220 Sullyfield Commerce Center Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	41263
Company type	Profit Motivated

Physical Inspection Scores				
Date	11/04/2008	12/17/2004	01/02/2002	11/02/2000
Score	92	89	90	64



# Center City Housing 9

40 - 44 West Kinney St. Newark, NJ 07102

Block 116 (Lot 18)

Property ID Number: 800014044

Units	
Total number of units	24
Total number assisted units	24
Type of room (quantity)	one-bedroom (9), two-bedroom (11), three-bedroom (4)
Rent to FMR ratio	79.21

Contract	
Status	Active
Contract number	NJ39L000023
Effective date	9/1/2011
Expiration date	8/31/2014
Expiration fiscal year	2014
Expiration quarter	Q4
Current term expiration date	8/31/2013
Contract term (in months)	36
Contract type	HUD-administered
Document type	Housing Assistance Payment (HAP)
Program type	Loan Management Set-Aside

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03144142
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Center City Housing Company 9
Address	14151 Newbrook Dr Ste 150 Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	10756
Company type	Limited Dividend
Effective date	8/6/1993

Management	
Organization name	Realty Management Associates, Inc.
Address	14340 Sullyfield Cir., Suite 220 Sullyfield Commerce Center Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	41263
Company type	Profit Motivated

Physical Inspection Scores							
Date	12/02/2010	11/26/2008	12/04/2006	12/07/2005	12/30/2004	10/16/2002	11/02/2000
Score	84	84	87	60	66	88	82

# Center City Housing 9B

76-80 Court St. Newark, NJ 07102

Block 100 (Lot 14)

Property ID Number: 800014045

Units	
Total number of units	25
Total number assisted units	25
Type of room (quantity)	one-bedroom (6), two-bedroom (9), three-bedroom (10)
Rent to FMR ratio	86.85

Contract	
Status	Active
Contract number	NJ390013030
Effective date	9/1/2010
Expiration date	8/31/2014
Expiration fiscal year	2014
Expiration quarter	Q4
Current term expiration date	8/31/2014
Contract term (in months)	48
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135125
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	Yes
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Center City Housing Co. 9B
Address	14151 Newbrook Dr. Suite 150 Chantilly, VA 20170-5248
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	10216
Company type	Limited Dividend
Effective date	10/10/2000

Management	
Organization name	Realty Management Associates, Inc.
Address	14340 Sullyfield Cir., Suite 220 Sullyfield Commerce Center Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	41263
Company type	Profit Motivated

Physical Inspection Scores						
Date	11/03/2009	12/10/2008	10/29/2007	12/17/2004	12/11/2001	10/31/2000
Score	79	68	79	99	95	65

# Chestnut Park Apartments

25 S Munn Ave. East Orange, NJ 07018-3824

Block 391 (Lot 14)

Property ID Number: 800014053

Units		Loan Characteristics		Ownership	
Total number of units	59	Financing category name	Subsidized, No HUD Financing	Organization name	Chestnut Park Associates, LP
Total number assisted units	59	Primary financing type		Address	801 International Dr. Suite 110 Linthicum, MD 21090
Type of room (quantity)	one-bedroom (11), two-bedroom (36), three-bedroom (12)	Financing number		Phone number	(410) 234-0111
Rent to FMR ratio	106.20	Insured	No	Fax	(410) 234-0902
		202/811	No	Email	psiegel@landex.org
		HUD-held	No	ID	8761
		HUD-owned	No	Company type	Profit Motivated
		Hospital loans	No	Effective date	
		Nursing home	No		
		Board and care	No		
		Assisted living	No		
		Refinanced	No		
		221(d)(3)	No		
		221(d)(4)	No		
		236	No		
		Non-insured	No		
		BMIR	No		
		Risk-sharing	No		
		MIP	No		
		Co-insured	No		

  

Contract		Management	
Status	Active	Organization name	Rental Hsg. Mgmt. Partnership C/O Landex Mgmt. Co
Contract number	NJ390030007	Address	801 International Dr. Suite 110 Linthicum, MD 21090-2219
Effective date	4/14/2011	Phone number	(410) 234-0111
Expiration date	4/13/2031	Fax	(410) 234-0902
Expiration fiscal year	2031	Email	sjones@landex.org
Expiration quarter	Q3	ID	46123
Current term expiration date	4/13/2013	Company type	Profit Motivated
Contract term (in months)	240		
Contract type	Pre-performance-based Annual Contributions Contract (ACC)		
Document type	Housing Assistance Payment (HAP)		
Program type	Sec. 8 Substantial Rehabilitation		

Physical Inspection Scores				
Date	03/03/2009	11/09/2006	07/02/2002	08/13/2001
Score	82	85	91	78

# Clinton Arms

161 Peshine Ave. Newark, NJ 07108-1957

Block 2684 (Lot 1)

Property ID Number: 800014061

Units	
Total number of units	73
Total number assisted units	72
Type of room (quantity)	two-bedroom (24), three-bedroom (36), four-bedroom (12)
Rent to FMR ratio	99.00

Contract	
Status	Active
Contract number	NJ390017005
Effective date	7/28/1986
Expiration date	3/31/2029
Expiration fiscal year	2029
Expiration quarter	Q2
Current term expiration date	3/31/2029
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 New Construction

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135311
Insured	Yes
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Clinton Arms Associates
Address	277 Northern Blvd.  Great Neck, NY 11021
Phone number	(516) 487-0050
Fax	(516) 487-0014
Email	mtappeto@jmimgt.biz
ID	734
Company type	Limited Dividend
Effective date	6/26/1986

Management	
Organization name	JMI Management Company
Address	277 Northern Blvd.  Great Neck, NY 11021
Phone number	(516) 487-0050
Fax	(516) 487-0014
Email	mtappeto@jmimgt.biz
ID	169414
Company type	Profit Motivated

Physical Inspection Scores							
Date	02/25/2011	11/30/2007	10/17/2006	08/01/2005	06/09/2004	08/11/2003	06/21/2002
Score	38	68	65	79	79	62	66

# Clinton Hill Community Gardens

201 W. Runyon St. Newark, NJ 07108-1773

Block 3020 (Lot 1); 3022 (1); 3023 (1)

Property ID Number: 800014018

Units	
Total number of units	151
Total number assisted units	90
Type of room (quantity)	two-bedroom (42), three-bedroom (43), four-bedroom (5)
Rent to FMR ratio	83.23

Contract	
Status	Active
Contract number	031033NIRAP
Effective date	7/1/1974
Expiration date	6/1/2014
Expiration fiscal year	2014
Expiration quarter	Q3
Current term expiration date	6/1/2014
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rental Assistance Payment (RAP)
Program type	Rental Assistance Payment

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Flexible Subsidy
Financing number	031033NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Clinton Hill Area Redevelopment Corp., Inc.
Address	197 Eastern Parkway Hillside, NJ 07205
Phone number	(973) 242-5530
Fax	(973) 242-4253
Email	need_email@hud.gov
ID	16577
Company type	Profit Motivated
Effective date	

Management	
Organization name	State Realty Agency LLC
Address	1290 Springfield Ave. P.O. Box 797 Irvington, NJ 07111
Phone number	(973) 371-4500
Fax	(973) 371-1505
Email	need_email@hud.gov
ID	199554
Company type	Limited Dividend

Physical Inspection Scores						
Date	07/19/2010	07/12/2005	10/12/2004	09/22/2003	07/02/2002	07/10/2001
Score	27	33	44	71	47	72

# Coppergate House

780 Springdale Ave. East Orange, NJ 07017-1268

Block 910.01 (Lot 1)

Property ID Number: 800014073

Units	
Total number of units	128
Total number assisted units	124
Type of room (quantity)	zero-bedroom (66), one-bedroom (58)
Rent to FMR ratio	90.49

Contract	
Status	Active
Contract number	NJ39M000087
Effective date	7/1/2009
Expiration date	6/30/2014
Expiration fiscal year	2014
Expiration quarter	Q3
Current term expiration date	6/30/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Loan Management Set-Aside

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031SH023
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	East Orange Senior Housing Association
Address	780 Springdale Ave.  East Orange, NJ 07017
Phone number	(973) 678-9215
Fax	
Email	ray@marzulli.com
ID	10735
Company type	Non-Profit
Effective date	3/1/1968

Management	
Organization name	Raymond P. Marzulli Co., Inc.
Address	264 Belleville Ave.  Bloomfield, NJ 07003
Phone number	(973) 743-2300
Fax	(973) 743-8021
Email	ray@marzulli.com
ID	1472
Company type	Profit Motivated

Physical Inspection Scores					
Date	03/17/2008	06/21/2006	07/21/2003	06/28/2002	07/10/2001
Score	91	63	83	78	53

# Corinthian Towers

67 S Munn Ave. East Orange, NJ 07102-3503

Block 410 (Lot 4)

Property ID Number: 800014074

Units	
Total number of units	221
Total number assisted units	220
Type of room (quantity)	zero-bedroom (57), one-bedroom (80), two-bedroom (83)
Rent to FMR ratio	130.54

Contract	
Status	Active
Contract number	NJ390016016
Effective date	5/1/2011
Expiration date	4/30/2031
Expiration fiscal year	2031
Expiration quarter	Q3
Current term expiration date	4/30/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135259
Insured	Yes
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Mod. Rehab. Housing Associates I
Address	C/O Essex Plaza Management Associates 1060 Broad St. Newark, NJ 07102
Phone number	(973) 643-8588
Fax	(973) 643-4715
Email	need_email@hud.gov
ID	207171
Company type	Limited Dividend
Effective date	9/28/1984

Management	
Organization name	Essex Management Company LLC
Address	1060 Broad St.  Newark, NJ 07102
Phone number	(973) 643-8588
Fax	
Email	lewhen2@aol.com
ID	1364
Company type	Profit Motivated

Physical Inspection Scores				
Date	12/23/2010	01/05/2010	04/09/2003	07/10/2002
Score	81	62	71	49

# Court Towers

1 Court St. Newark, NJ 07102-2645

Block 111 (Lot 75)

Property ID Number: 800014021

Units	
Total number of units	134
Total number assisted units	134
Type of room (quantity)	zero-bedroom (31), one-bedroom (103)
Rent to FMR ratio	83.00

Contract	
Status	Active
Contract number	031073NIRAP
Effective date	12/17/1975
Expiration date	12/1/2015
Expiration fiscal year	2016
Expiration quarter	Q1
Current term expiration date	12/1/2015
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rental Assistance Payment (RAP)
Program type	Rental Assistance Payment

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Non-Insured
Financing number	031073NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	J.P.A. Development Associates
Address	104-70 Queens Blvd.  Forest Hills, NY 11375
Phone number	(718) 275-3600
Fax	
Email	need_email@hud.gov
ID	10752
Company type	Limited Dividend
Effective date	

Management	
Organization name	B.P. Slavitt Assoc. Inc.
Address	P. O. Box 327  West Orange, NJ 07052
Phone number	(973) 623-1349
Fax	
Email	need_email@hud.gov
ID	1284
Company type	Profit Motivated

Physical Inspection Scores			
Date	12/15/2010	07/16/2009	09/25/2003
Score	52	49	96



# CPEWH Group Home 1

42 State St. Bloomfield, NJ 07003-2529

Block 244 (Lot 40)

Property ID Number: 800014048

Units	
Total number of units	6
Total number assisted units	6
Type of room (quantity)	one-bedroom (6)
Rent to FMR ratio	32.97

Contract	
Status	Active
Contract number	NJ39Q911002
Effective date	4/18/1995
Expiration date	4/17/2015
Expiration fiscal year	2015
Expiration quarter	Q3
Current term expiration date	4/17/2015
Contract term (in months)	240
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD002
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Forty Two State Street Corporation
Address	7 Sanford Ave.  Belleville, NJ 07109
Phone number	(973) 751-0200
Fax	(973) 751-4635
Email	need_email@hud.gov
ID	169580
Company type	Non-Profit
Effective date	8/18/1998

Management	
Organization name	First Cerebral Palsy NJ
Address	7 Sanford Ave.  Belleville, NJ 07109
Phone number	(201) 751-0200
Fax	
Email	need_email@hud.gov
ID	1251
Company type	Profit Motivated

Physical Inspection Scores				
Date	10/03/2007	09/29/2004	09/12/2002	11/17/2000
Score	81	95	86	82

# CPEWH Group Home 2

31 Cuzzo St. Belleville, NJ 07109-1231

Block 1501 (Lot 34)

Property ID Number: 800014049

Units	
Total number of units	7
Total number assisted units	6
Type of room (quantity)	one-bedroom (6)
Rent to FMR ratio	32.87

Contract	
Status	Active
Contract number	NJ39Q921011
Effective date	12/3/1996
Expiration date	12/2/2016
Expiration fiscal year	2017
Expiration quarter	Q1
Current term expiration date	12/2/2016
Contract term (in months)	240
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD010
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Thirty One Cuzzo St., Inc.
Address	7 Sanford Ave.  Belleville, NJ 07109-1221
Phone number	(973) 751-0200
Fax	
Email	cpcpb2intac.c
ID	209246
Company type	Non-Profit
Effective date	8/31/1993

Management	
Organization name	First Cerebral Palsy NJ
Address	7 Sanford Ave.  Belleville, NJ 07109
Phone number	(201) 751-0200
Fax	
Email	need_email@hud.gov
ID	1251
Company type	Profit Motivated

Physical Inspection Scores					
Date	12/05/2007	12/12/2006	09/29/2004	09/12/2002	11/08/2000
Score	82	66	86	88	82

# CPNJ West Orange Residence II

23 Oak Ave. West Orange, NJ 07052-2409

Block 161 (Lot 27)

Property ID Number: 800225976

Units	
Total number of units	4
Total number assisted units	4
Type of room (quantity)	one-bedroom (4)
Rent to FMR ratio	56.70

Contract	
Status	Active
Contract number	NJ39Q081004
Effective date	4/1/2011
Expiration date	3/31/2014
Expiration fiscal year	2014
Expiration quarter	Q2
Current term expiration date	3/31/2014
Contract term (in months)	36
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD158
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	CPNJ West Orange Residence II, Inc.
Address	23 Oak Ave.  West Orange, NJ 07052
Phone number	(973) 763-9900
Fax	(973) 763-9905
Email	jmcceath@cpnj.org
ID	317192
Company type	Non-Profit
Effective date	3/18/2011

Management	
Organization name	CPNJ Cerebral Palsy Of North Jersey, Inc.
Address	220 South Orange Ave. Suite 300 Livingston, NJ 07039
Phone number	(973) 763-9900
Fax	
Email	vwaller@cpnj.org
ID	1482
Company type	Profit Motivated

Physical Inspection Scores	
Date	
Score	

# Daughters of Israel

750 Northfield Ave. West Orange, NJ 07052-1111

Block 165 (Lot 16)

Property ID Number: 800014083

Units	
Total number of units	134
Total number assisted units	134
Type of room (quantity)	zero-bedroom (12), one-bedroom (122)
Rent to FMR ratio	109.07

Contract	
Status	Active
Contract number	NJ390840201
Effective date	11/1/2010
Expiration date	10/31/2015
Expiration fiscal year	2016
Expiration quarter	Q1
Current term expiration date	10/31/2015
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03111076
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Daughters Of Israel Geriatric Services, Inc.
Address	750 Northfield Ave.  West Orange, NJ 07052
Phone number	(973) 731-2020
Fax	(973) 731-9225
Email	sharons@jchcorp.org
ID	10264
Company type	Non-Profit
Effective date	12/21/1978

Management	
Organization name	Jewish Community Housing Corporation
Address	750 Northfield Ave.  West Orange, NJ 07052
Phone number	(201) 731-2020
Fax	
Email	haroldc@jchcorp.org
ID	1405
Company type	Profit Motivated

Physical Inspection Scores				
Date	07/17/2009	06/03/2008	09/30/2004	01/11/2001
Score	88	72	94	93

# Doddtown Plaza

9 Long St. East Orange, NJ 07017-1215

Block 900 (Lot 3)

Property ID Number: 800014088

Units	
Total number of units	60
Total number assisted units	60
Type of room (quantity)	one-bedroom (29), two-bedroom (22), three-bedroom (9)
Rent to FMR ratio	107.73

Contract	
Status	Active
Contract number	NJ390013023
Effective date	7/27/1978
Expiration date	9/30/2014
Expiration fiscal year	2014
Expiration quarter	Q4
Current term expiration date	9/30/2014
Contract term (in months)	264
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	H & C Development Association
Address	P.O. Box 1244
	Clifton, NJ 07012
Phone number	(201) 779-8561
Fax	
Email	dollarbill3@verizon.net
ID	1329
Company type	Limited Dividend
Effective date	5/11/1998

Management	
Organization name	G. & S. Management, Inc.
Address	P.O. Box 1244
	Clinton, NJ 07012
Phone number	(973) 673-1248
Fax	
Email	dollarbill3@verizon.net
ID	121993
Company type	Profit Motivated

Physical Inspection Scores							
Date	12/15/2010	03/30/2009	10/04/2007	12/22/2005	10/12/2004	07/18/2002	01/18/2001
Score	69	63	76	65	59	85	56

# East Orange Community Homes A

5 Chelsea Ave. East Orange, NJ 07018-2723

Block 441 (Lot 5.05)

Property ID Number: 800014101

Units	
Total number of units	46
Total number assisted units	46
Type of room (quantity)	one-bedroom (27), two-bedroom (18), three-bedroom (1)
Rent to FMR ratio	79.38

Contract	
Status	Active
Contract number	NJ39E000028
Effective date	10/1/2012
Expiration date	9/30/2015
Expiration fiscal year	2015
Expiration quarter	Q4
Current term expiration date	9/30/2013
Contract term (in months)	36
Contract type	HUD-administered
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Property Disposition/ Existing Housing

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	C & R Housing LLC
Address	50 Union Ave. Suite 505 Irvington, NJ 07111
Phone number	(973) 371-2800
Fax	(973) 371-2888
Email	isaacnjprp@aol.com
ID	293208
Company type	Profit Motivated
Effective date	8/11/2009

Management	
Organization name	Creative Residential Solutions LLC
Address	50 Union Ave. Suite 505 Irvington, NJ 07111
Phone number	(973) 371-2800
Fax	(973) 371-2888
Email	isaacnjprp@aol.com
ID	293207
Company type	Profit Motivated

Physical Inspection Scores							
Date	01/06/2010	08/12/2008	10/29/2007	07/12/2006	08/06/2003	06/19/2002	01/16/2001
Score	91	45	51	76	80	44	63

# East Orange Community Homes D

1 S Maple Ave. East Orange, NJ 07019-4046

Block 280 (Lot 38.02)

Property ID Number: 800014103

Units	
Total number of units	95
Total number assisted units	93
Type of room (quantity)	zero-bedroom (17), one-bedroom (39), two-bedroom (24), three-bedroom (7), four-bedroom (6)
Rent to FMR ratio	101.23

Contract	
Status	Active
Contract number	NJ39E000031
Effective date	1/1/2010
Expiration date	12/31/2014
Expiration fiscal year	2015
Expiration quarter	Q1
Current term expiration date	12/31/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Property Disposition/ Existing Housing

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Maple Equities LLC
Address	86 E Rt. 59
	Spring Valley, NY 10977
Phone number	(845) 356-7773
Fax	
Email	michelle@thecapitalrealty.com
ID	223510
Company type	Profit Motivated
Effective date	

Management	
Organization name	Capital Realty Group, Inc.
Address	86 E Rt. 59
	Spring Valley, NY 10977
Phone number	(845) 356-7773
Fax	
Email	michelle@thecapitalrealty.com
ID	223511
Company type	Profit Motivated

Physical Inspection Scores							
Date	09/30/2008	08/06/2007	12/21/2004	10/27/2003	10/21/2002	10/23/2001	12/13/2000
Score	90	75	34	64	68	24	67

# Essex Plaza I

1060 Broad St. Newark, NJ 07102-2397

Block 892 (Lot 1)

Property ID Number: 800014120

Units	
Total number of units	451
Total number assisted units	450
Type of room (quantity)	zero-bedroom (238), one-bedroom (212)
Rent to FMR ratio	95.90

Contract	
Status	Active
Contract number	NJ39H085026
Effective date	4/1/2011
Expiration date	3/31/2031
Expiration fiscal year	2031
Expiration quarter	Q2
Current term expiration date	3/31/2031
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135277
Insured	Yes
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	Yes
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Essex Plaza Urban Renewal Company LLC
Address	1060 Broad St. Newark, NJ 07102
Phone number	(201) 643-8588
Fax	
Email	afernandez@essexplazamgmt.com
ID	10196
Company type	Profit Motivated
Effective date	

Management	
Organization name	Essex Management Company LLC
Address	1060 Broad St. Newark, NJ 07102
Phone number	(973) 643-8588
Fax	
Email	lewhen2@aol.com
ID	1364
Company type	Profit Motivated

Physical Inspection Scores						
Date	11/18/2010	11/28/2008	12/11/2006	12/07/2004	09/10/2002	10/31/2000
Score	91	88	82	79	83	86



# Essex Plaza II

15-31 Pennington St. Newark, NJ 07102-3300

Block 893 (Lot 4); 893 (6)

Property ID Number: 800014121

Units	
Total number of units	197
Total number assisted units	197
Type of room (quantity)	zero-bedroom (5), one-bedroom (79), two-bedroom (53), three-bedroom (51), four-bedroom (9)
Rent to FMR ratio	102.44

Contract	
Status	Active
Contract number	NJ39A013002
Effective date	6/3/1982
Expiration date	7/31/2022
Expiration fiscal year	2022
Expiration quarter	Q4
Current term expiration date	7/31/2022
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135293
Insured	Yes
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Essex Plaza Associates
Address	1060 Broad St.  Newark, NJ 07102
Phone number	(201) 643-8588
Fax	
Email	need_email@hud.gov
ID	10388
Company type	Limited Dividend
Effective date	

Management	
Organization name	Essex Management Company LLC
Address	1060 Broad St.  Newark, NJ 07102
Phone number	(973) 643-8588
Fax	
Email	lewhen2@aol.com
ID	1364
Company type	Profit Motivated

Physical Inspection Scores					
Date	02/11/2011	02/01/2008	11/09/2005	09/07/2004	12/24/2002
Score	88	91	87	68	56

# Essex Plaza III

146-152 Orchard & Tichenor Streets. Newark, NJ 07102

Block 894 (Lot 1)

Property ID Number: 800014122

Units	
Total number of units	44
Total number assisted units	44
Type of room (quantity)	one-bedroom (13), two-bedroom (23), three-bedroom (8)
Rent to FMR ratio	105.55

Contract	
Status	Active
Contract number	NJ39A013004
Effective date	8/1/2002
Expiration date	7/31/2022
Expiration fiscal year	2022
Expiration quarter	Q4
Current term expiration date	7/31/2022
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135294
Insured	Yes
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Essex Plaza III Associates
Address	C/O Essex Plaza Management Co. 1060 Broad St. Newark, NJ 07102
Phone number	(973) 643-8588
Fax	
Email	need_email@hud.gov
ID	122249
Company type	Limited Dividend
Effective date	9/14/1982

Management	
Organization name	Essex Management Company LLC
Address	1060 Broad St.  Newark, NJ 07102
Phone number	(973) 643-8588
Fax	
Email	lewhe2@aol.com
ID	1364
Company type	Profit Motivated

Physical Inspection Scores					
Date	11/19/2010	11/24/2009	10/02/2006	10/05/2005	10/11/2002
Score	89	69	91	70	97

# Essex Properties

193-211 Hunterdon St. Newark, NJ 07103-2689

Block 244 (Lot 31)

Property ID Number: 800014477

Units	
Total number of units	24
Total number assisted units	24
Type of room (quantity)	one-bedroom (24)
Rent to FMR ratio	250.55

Contract	
Status	Active
Contract number	NJ39Q881007
Effective date	11/10/1998
Expiration date	11/9/2018
Expiration fiscal year	2019
Expiration quarter	Q1
Current term expiration date	11/9/2018
Contract term (in months)	240
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031EH231
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Essex Properties Urban Renewal Associates, Inc.
Address	220 South Orange Ave., Suite 300 c/o CPNJ Livingston, NJ 07039
Phone number	(973) 763-9900
Fax	
Email	bparikh@cpnj.org
ID	10690
Company type	Non-Profit
Effective date	

Management	
Organization name	CPNJ Cerebral Palsy Of North Jersey, Inc.
Address	220 S Orange Ave. Suite 300 Livingston, NJ 07039
Phone number	(973) 763-9900
Fax	
Email	vwaller@cpnj.org
ID	1482
Company type	Profit Motivated

Physical Inspection Scores					
Date	11/05/2009	09/19/2008	09/17/2007	08/10/2006	10/25/2002
Score	81	65	59	69	92

# Fairview Homes

86 17th Ave. Newark, NJ 07108-2537

Block 2457 (Lot 1)

Property ID Number: 800014127

Units	
Total number of units	136
Total number assisted units	135
Type of room (quantity)	two-bedroom (45), three-bedroom (70), four-bedroom (20)
Rent to FMR ratio	97.74

Contract	
Status	Active
Contract number	NJ390013022
Effective date	2/4/1982
Expiration date	3/24/2029
Expiration fiscal year	2029
Expiration quarter	Q2
Current term expiration date	3/24/2029
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 New Construction

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135280
Insured	Yes
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Fairview Preservation Urban Renewal Partnership
Address	2430 Estancia Blvd Suite 101 Clearwater, FL 33761
Phone number	(727) 669-3660
Fax	(727) 669-4233
Email	pleach@sphome.com
ID	212527
Company type	Profit Motivated
Effective date	1/28/2000

Management	
Organization name	KC Investments, Inc.
Address	10191 W Sample Road Suite 105 Coral Springs, FL 33065
Phone number	(954) 575-7889
Fax	
Email	kcdinc@att.net
ID	219481
Company type	Profit Motivated

Physical Inspection Scores						
Date	11/19/2010	08/29/2008	09/05/2006	10/01/2004	09/25/2003	11/30/2001
Score	92	82	87	86	68	82

# Felicity Towers

100 Llewellyn Ave. Bloomfield, NJ 07003-2349

Block 197 (Lot 32)

Property ID Number: 800013983

Units	
Total number of units	147
Total number assisted units	30
Type of room (quantity)	zero-bedroom (8), one-bedroom (22)
Rent to FMR ratio	82.59

Contract	
Status	Active
Contract number	031020NISUP
Effective date	6/1/1974
Expiration date	5/1/2014
Expiration fiscal year	2014
Expiration quarter	Q3
Current term expiration date	5/1/2014
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rent Supplement (SUP)
Program type	Rent Supplement

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Flexible Subsidy
Financing number	031020NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Bloomfield Senior Citizens Housing Corp.
Address	223 Franklin St.  Bloomfield, NJ 07003-4822
Phone number	(973) 429-1168
Fax	
Email	need_email@hud.gov
ID	11102
Company type	Non-Profit
Effective date	

Management	
Organization name	Raymond P. Marzulli Co., Inc.
Address	264 Belleville Ave.  Bloomfield, NJ 07003
Phone number	(973) 743-2300
Fax	(973) 743-8021
Email	ray@marzulli.com
ID	1472
Company type	Profit Motivated

Physical Inspection Scores		
Date	07/27/2007	10/03/2003
Score	89	91

# First Montclair House (Montclair Senior Citizens)

56 Walnut St. Montclair, NJ 07042-4933

Block 4308 (Lot 4)

Property ID Number: 800014266

Units	
Total number of units	131
Total number assisted units	130
Type of room (quantity)	zero-bedroom (19), one-bedroom (107), two-bedroom (4)
Rent to FMR ratio	122.89

Contract	
Status	Active
Contract number	NJ39H085085
Effective date	3/2/2011
Expiration date	3/1/2031
Expiration fiscal year	2031
Expiration quarter	Q2
Current term expiration date	3/1/2014
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	First Montclair Housing Corp.
Address	56 Walnut St.  Montclair, NJ 07042
Phone number	(973) 746-0895
Fax	
Email	need_email@hud.gov
ID	10432
Company type	Profit Motivated
Effective date	4/11/2006

Management	
Organization name	First Montclair Housing Corp.
Address	56 Walnut St.  Montclair, NJ 07042
Phone number	(973) 746-0895
Fax	
Email	need_email@hud.gov
ID	10432
Company type	Profit Motivated

Physical Inspection Scores				
Date	11/17/2010	03/06/2009	12/21/2007	07/11/2003
Score	64	63	66	82

# Forest Hill House

505 Mt. Prospect Ave. Newark, NJ 07104-2971

Block 628 (Lot 13)

Property ID Number: 800014130

Units	
Total number of units	100
Total number assisted units	99
Type of room (quantity)	zero-bedroom (18), one-bedroom (81)
Rent to FMR ratio	129.14

Contract	
Status	Active
Contract number	NJ39H085005
Effective date	12/1/2008
Expiration date	11/30/2028
Expiration fiscal year	2029
Expiration quarter	Q1
Current term expiration date	11/30/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	FFL, Mount Prospect Renewal, LLC
Address	505 Mt. Prospect Ave.  Newar, NJ 07104
Phone number	(207) 772-0548
Fax	
Email	need_email@hud.gov
ID	207555
Company type	Profit Motivated
Effective date	5/17/1999

Management	
Organization name	Hillcrest Management Co.
Address	505 Mt. Prospect Ave.  Newark, NJ 07104
Phone number	(973) 484-2043
Fax	(973) 485-8788
Email	need_email@hud.gov
ID	130804
Company type	Profit Motivated

Physical Inspection Scores			
Date	04/08/2008	08/11/2006	10/07/2002
Score	95	63	97

# Garden Spires

175-195 First St. Newark, NJ 07107-2235

Block 1913 (Lot 2)

Property ID Number: 800029939

Units	
Total number of units	550
Total number assisted units	350
Type of room (quantity)	one-bedroom (245), two-bedroom (77), three-bedroom (28)
Rent to FMR ratio	120.12

Contract	
Status	Active
Contract number	NJ39E000018
Effective date	3/1/2013
Expiration date	2/28/2018
Expiration fiscal year	2018
Expiration quarter	Q2
Current term expiration date	2/28/2014
Contract term (in months)	60
Contract type	HUD-administered
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Property Disposition/Existing Housing

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	First King Properties
Address	37 N Quince Lane  Monsey, NY 10952
Phone number	(212) 882-1479
Fax	
Email	mendel@pomerantzpc.com
ID	274744
Company type	Profit Motivated
Effective date	

Management	
Organization name	First King Properties
Address	37 N Quince Ln.  Monsey, NY 10952
Phone number	(212) 882-1479
Fax	
Email	mendel@pomerantzpc.com
ID	274744
Company type	Profit Motivated

Physical Inspection Scores	
Date	
Score	



# Georgia King Village

250 Georgia King Vlg. Newark, NJ 07107-3062

Block 1808 (Lot 1)

Property ID Number: 800014134

Units	
Total number of units	422
Total number assisted units	219
Type of room (quantity)	zero-bedroom (19), one-bedroom (54), two-bedroom (52), three-bedroom (58), four-bedroom (15), five-or-more-
Rent to FMR ratio	107.65

Contract	
Status	Active
Contract number	031032NIRAP
Effective date	3/4/1977
Expiration date	3/3/2017
Expiration fiscal year	2017
Expiration quarter	Q2
Current term expiration date	3/3/2017
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rental Assistance Payment (RAP)
Program type	Rental Assistance Payment

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Non-Insured
Financing number	031032NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	GKV Preservation Partnership, LP
Address	2430 Estancia Blvd Suite 101 Clearwater, FL 33761
Phone number	(727) 669-3660
Fax	(727) 669-4233
Email	pleach@sphome.com
ID	217018
Company type	Limited Dividend
Effective date	4/17/2002

Management	
Organization name	Beacon Residential Management Limited Partnership
Address	Two Center Plaza, Suite 700 c/o Beacon Communities Boston, MA 02108
Phone number	(617) 574-1143
Fax	
Email	kshee-han@beaconcommunitiesllc.com
ID	4620
Company type	Profit Motivated

Physical Inspection Scores						
Date	03/20/2009	01/05/2007	12/22/2003	10/11/2002	10/22/2001	12/29/2000
Score	86	82	83	43	50	53

# Grace West Manor Apartments

301 Irvine Turner Blvd. Newark, NJ 07108-2642

Block 2583 (Lot 1)

Property ID Number: 800014144

Units	
Total number of units	429
Total number assisted units	429
Type of room (quantity)	zero-bedroom (47), one-bedroom (277), two-bedroom (55), three-bedroom (32), four-bedroom (18)
Rent to FMR ratio	114.71

Contract	
Status	Active
Contract number	NJ39H085039
Effective date	4/29/2010
Expiration date	4/28/2030
Expiration fiscal year	2030
Expiration quarter	Q3
Current term expiration date	4/28/2030
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Matrix Realty Group, Inc. / Grace Louis, LLC
Address	732 Smithtown Bypass Suite 200 Smithtown, NY 11787
Phone number	(631) 979-2777
Fax	
Email	matrixrealty@aol.com
ID	214398
Company type	Profit Motivated
Effective date	5/31/2001

Management	
Organization name	Matrix Realty Group, Inc. / Grace Louis, LLC
Address	732 Smithtown Byp. Suite 200 Smithtown, NY 11787
Phone number	(631) 979-2777
Fax	
Email	matrixrealty@aol.com
ID	214398
Company type	Profit Motivated

Physical Inspection Scores							
Date	07/07/2009	05/29/2007	07/13/2006	07/06/2004	04/03/2003	07/16/2002	07/11/2001
Score	85	63	54	62	49	59	52

# Grove House Apartments

254 N Grove St. East Orange, NJ 07018-4476

Block 163 (Lot 1)

Property ID Number: 800014150

Units	
Total number of units	32
Total number assisted units	32
Type of room (quantity)	one-bedroom (16), two-bedroom (10), three-bedroom (6)
Rent to FMR ratio	99.91

Contract	
Status	Active
Contract number	NJ390013020
Effective date	5/1/2001
Expiration date	4/30/2021
Expiration fiscal year	2021
Expiration quarter	Q3
Current term expiration date	4/30/2021
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	254 North Grove Street LLC
Address	802 Dudley Lane
	Point Pleasant, NJ 08742
Phone number	(973) 676-0161
Fax	(973) 676-0163
Email	sshapiro1224@verizon.net
ID	323568
Company type	Profit Motivated
Effective date	

Management	
Organization name	Laferrara Shapiro Management, LLC
Address	174 South Harrison St.
	Suite 1A
	East Orange, NJ 07018
Phone number	(973) 676-0161
Fax	
Email	sshapiro1224@verizon.net
ID	324244
Company type	Profit Motivated

Physical Inspection Scores						
Date	04/19/2010	05/11/2007	06/24/2005	05/15/2003	03/13/2002	09/21/2000
Score	91	91	84	89	56	76

# Hampshire House

129 N Arlington Ave. East Orange, NJ 07018-4262

Block 360 (Lot 6)

Property ID Number: 800014164

Units	
Total number of units	116
Total number assisted units	115
Type of room (quantity)	one-bedroom (90), two-bedroom (25)
Rent to FMR ratio	106.02

Contract	
Status	Active
Contract number	NJ390030010
Effective date	10/1/2014
Expiration date	9/30/2029
Expiration fiscal year	2029
Expiration quarter	Q4
Current term expiration date	9/30/2015
Contract term (in months)	180
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Hampshire House Associates
Address	Related Management, 9th Floor 423 W 55th Street New York, NY 10019
Phone number	(212) 319-1200
Fax	
Email	jbrodsky@related.com
ID	9636
Company type	Limited Dividend
Effective date	2/25/1983

Management	
Organization name	Related Management Company, L.P.
Address	423 West 55th St., 9th Floor  New York, NY 10019
Phone number	(212) 319-1200
Fax	
Email	jbrodsky@related.com
ID	982
Company type	Profit Motivated

Physical Inspection Scores							
Date	01/11/2011	03/23/2009	12/12/2006	08/15/2005	08/16/2004	09/16/2003	08/28/2002
Score	55	67	84	61	79	73	64

# Hampton Valley Apartments

136 Elizabeth Ave. Newark, NJ 07108-2721

Block 2777 (Lot 1)

Property ID Number: 800014166

Units	
Total number of units	89
Total number assisted units	88
Type of room (quantity)	one-bedroom (7), two-bedroom (40), three-bedroom (41)
Rent to FMR ratio	120.98

Contract	
Status	Active
Contract number	NJ390048005
Effective date	12/4/2010
Expiration date	12/3/2015
Expiration fiscal year	2016
Expiration quarter	Q1
Current term expiration date	12/3/2015
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 New Construction

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135254
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Hampton Valley Apartments
Address	717 Springer Mountain Dr.  Canton, GA 30114
Phone number	(770) 616-2486
Fax	(866) 876-5360
Email	sib@capcom.cc
ID	10517
Company type	Profit Motivated
Effective date	7/15/1983

Management	
Organization name	US Ventures Ltd.
Address	717 Springer Mountain Dr.  Canton, GA 30114
Phone number	(770) 616-2486
Fax	
Email	sib@capcom.cc
ID	157010
Company type	Profit Motivated

Physical Inspection Scores				
Date	04/05/2007	05/11/2005	05/07/2002	05/15/2001
Score	53	87	97	55

# Harrison Arms Apartments

287 S Harrison St. East Orange, NJ 07018-1376

Block 722 (Lot 2)

Property ID Number: 800014154

Units	
Total number of units	110
Total number assisted units	110
Type of room (quantity)	one-bedroom (110)
Rent to FMR ratio	110.72

Contract	
Status	Active
Contract number	NJ39H085034
Effective date	2/5/2009
Expiration date	2/4/2029
Expiration fiscal year	2029
Expiration quarter	Q2
Current term expiration date	2/4/2014
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Region Nine Housing Corporation
Address	347 Elizabeth Ave. Suite 106 Somerset, NJ 08873
Phone number	(732) 868-4411
Fax	(732) 868-4414
Email	need_email@hud.gov
ID	1283
Company type	Profit Motivated
Effective date	12/18/2001

Management	
Organization name	Region Nine Housing Corporation
Address	347 Elizabeth Ave. Suite 105 Somerset, NJ 08873
Phone number	(732) 868-4411
Fax	(732) 868-4414
Email	need_email@hud.gov
ID	1283
Company type	Profit Motivated

Physical Inspection Scores				
Date	03/13/2009	10/06/2006	05/23/2002	06/22/2001
Score	84	89	94	75

# Heritage House

50 S Munn Ave. East Orange, NJ 07018-3617

Block 221 (Lot 39)

Property ID Number: 800014170

Units	
Total number of units	204
Total number assisted units	204
Type of room (quantity)	zero-bedroom (115), one-bedroom (89)
Rent to FMR ratio	99.43

Contract	
Status	Active
Contract number	NJ390013039
Effective date	11/10/1978
Expiration date	10/31/2028
Expiration fiscal year	2029
Expiration quarter	Q1
Current term expiration date	10/31/2028
Contract term (in months)	270
Contract type	HUD-administered
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Fern Preservation Urban Renewal, LP
Address	60 Columbus Cir., 20th Floor Related - Legal Dept. New York, NY 10023
Phone number	(212) 319-1200
Fax	
Email	jbrodsky@related.com
ID	279493
Company type	Profit Motivated
Effective date	12/22/2010

Management	
Organization name	Related Management Company, L.P.
Address	423 West 55th St., 9th Floor  New York, NY 10019
Phone number	(212) 319-1200
Fax	
Email	jbrodsky@related.com
ID	982
Company type	Profit Motivated

Physical Inspection Scores						
Date	07/06/2009	11/16/2007	11/06/2006	11/25/2002	10/31/2001	08/28/2000
Score	79	75	76	89	65	49

# Irvington Gardens

278 Orange Ave. Irvington, NJ 07111-2140

Block 66 (Lot 8)

Property ID Number: 800014188

Units	
Total number of units	39
Total number assisted units	39
Type of room (quantity)	one-bedroom (28), two-bedroom (11)
Rent to FMR ratio	91.93

Contract	
Status	Active
Contract number	NJ390016035
Effective date	10/1/2010
Expiration date	9/30/2030
Expiration fiscal year	2030
Expiration quarter	Q4
Current term expiration date	9/30/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Irvington Gardens Associates
Address	Related Management, 9th Floor 424 W 55th Street New York, NY 10019
Phone number	(212) 319-1200
Fax	(212) 593-5793
Email	jbrodsky@related.com
ID	232866
Company type	Profit Motivated
Effective date	3/14/1980

Management	
Organization name	Related Management Company, L.P.
Address	423 West 55th St., 9th Floor  New York, NY 10019
Phone number	(212) 319-1200
Fax	(212) 593-5793
Email	jbrodsky@related.com
ID	982
Company type	Profit Motivated

Physical Inspection Scores					
Date	05/23/2008	07/11/2006	10/01/2004	07/29/2003	06/25/2002
Score	81	77	75	79	62



# Irvington UAW (Edward F. Gray Apartments)

712 15th Ave. Irvington, NJ 07111-3863

Block 115 (Lot 11)

Property ID Number: 800014189

Units	
Total number of units	128
Total number assisted units	128
Type of room (quantity)	one-bedroom (128)
Rent to FMR ratio	112.41

Contract	
Status	Active
Contract number	NJ39H085078
Effective date	6/26/2011
Expiration date	6/25/2031
Expiration fiscal year	2031
Expiration quarter	Q3
Current term expiration date	6/25/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Irvington UAW Associates
Address	347 Elizabeth Ave., Suite 105
	Somerset, NJ 08854
Phone number	(732) 868-4411
Fax	
Email	need_email@hud.gov
ID	1422
Company type	Profit Motivated
Effective date	

Management	
Organization name	UAW East Orange Associates
Address	16 Commerce Dr.
	Cranford, NJ 07016-3506
Phone number	(732) 981-1422
Fax	
Email	need_email@hud.gov
ID	10255
Company type	Profit Motivated

Physical Inspection Scores				
Date	08/19/2008	07/10/2006	09/26/2003	06/22/2001
Score	96	79	79	89

# James A. Degnan House

430 Main St. West Orange, NJ 07052-5724

Block 113.01 (Lot 27.01)

Property ID Number: 800014099

Units	
Total number of units	150
Total number assisted units	150
Type of room (quantity)	zero-bedroom (23), one-bedroom (127)
Rent to FMR ratio	70.15

Contract	
Status	Active
Contract number	NJ390269201
Effective date	5/1/2012
Expiration date	4/30/2013
Expiration fiscal year	2013
Expiration quarter	Q3
Current term expiration date	4/30/2013
Contract term (in months)	12
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031EH002
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Eagle Rock Senior Citizens Housing Assoc.
Address	430 Main St.
	West Orange, NJ 07052
Phone number	(201) 731-9714
Fax	
Email	need_email@hud.gov
ID	1303
Company type	Non-Profit
Effective date	9/1/1978

Management	
Organization name	Eagle Rock Senior Citizens Housing Assoc.
Address	430 Main St
	West Orange, NJ 07052
Phone number	(201) 731-9714
Fax	
Email	need_email@hud.gov
ID	1303
Company type	Non-Profit

Physical Inspection Scores				
Date	01/25/2008	12/21/2004	10/11/2001	12/14/2000
Score	80	96	96	78

# Jewish Federation Towers

1 Linden Ave. Irvington, NJ 07111-2581

Block 79 (Lot 122)

Property ID Number: 800014201

Units	
Total number of units	134
Total number assisted units	134
Type of room (quantity)	one-bedroom (134)
Rent to FMR ratio	128.20

Contract	
Status	Active
Contract number	NJ392831201
Effective date	2/1/2012
Expiration date	1/31/2017
Expiration fiscal year	2017
Expiration quarter	Q2
Current term expiration date	1/31/2014
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized - Previously 202/811
Primary financing type	Flexible Subsidy
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Jewish Federation Towers, Inc.
Address	1 Linden Ave.  Irvington, NJ 07111
Phone number	(973) 731-2020
Fax	
Email	sharons@jchcorp.org
ID	10353
Company type	Non-Profit
Effective date	5/25/1983

Management	
Organization name	Jewish Community Housing Corporation
Address	750 Northfield Ave.  West Orange, NJ 07052
Phone number	(201) 731-2020
Fax	
Email	haroldc@jchcorp.org
ID	1405
Company type	Profit Motivated

Physical Inspection Scores					
Date	01/28/2010	08/07/2008	08/07/2006	07/10/2002	01/11/2001
Score	93	64	85	94	64

# John P. Renna House

10 Gaston St. West Orange, NJ 07052-5334

Block 68 (Lot 18)

Property ID Number: 800014491

Units	
Total number of units	72
Total number assisted units	72
Type of room (quantity)	zero-bedroom (9), one-bedroom (62), two-bedroom (1)
Rent to FMR ratio	66.16

Contract	
Status	Active
Contract number	031030NISUP
Effective date	3/1/1974
Expiration date	2/1/2014
Expiration fiscal year	2014
Expiration quarter	Q2
Current term expiration date	2/1/2014
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rent Supplement (SUP)
Program type	Rent Supplement

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Non-Insured
Financing number	031030NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	West Orange Senior Citizen Housing Assoc. Inc.
Address	358 Gregory Ave.  West Orange, NJ 07052
Phone number	(201) 736-3130
Fax	
Email	need_email@hud.gov
ID	11067
Company type	Non-Profit
Effective date	

Management	
Organization name	Raymond P. Marzulli Co., Inc.
Address	264 Belleville Ave.  Bloomfield, NJ 07003
Phone number	(973) 743-2300
Fax	
Email	ray@marzulli.com
ID	1472
Company type	Profit Motivated

Physical Inspection Scores			
Date	11/05/2007	10/01/2004	09/05/2003
Score	96	87	62

# Johnson Apts A

23-27 Johnson Ave. Newark, NJ 07108-2836

Block 2669 (Lot 14); 2674 (56); 2674 (1)

Property ID Number: 800014204

Units	
Total number of units	72
Total number assisted units	72
Type of room (quantity)	one-bedroom (20), two-bedroom (18), three-bedroom (32), four-bedroom (2)
Rent to FMR ratio	84.36

Contract	
Status	Active
Contract number	NJ390013038
Effective date	3/1/2012
Expiration date	2/28/2015
Expiration fiscal year	2015
Expiration quarter	Q2
Current term expiration date	2/28/2015
Contract term (in months)	36
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135130
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	Yes
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Johnson Apartments Company A
Address	C/O Realty Management Associates, Inc. 14152 Newbrook Dr., Suite 150 Chantilly, VA 20151
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	118372
Company type	Limited Dividend
Effective date	4/1/1993

Management	
Organization name	Realty Management Associates, Inc.
Address	14340 Sullyfield Cir., Suite 220 Sullyfield Commerce Center Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	41263
Company type	Profit Motivated

Physical Inspection Scores					
Date	12/19/2008	12/15/2006	12/08/2005	12/09/2002	11/24/2000
Score	90	89	66	96	83

# Kinder Towers

400 Hoover Ave. Bloomfield, NJ 07003-3758

Block 697 (Lot 100)

Property ID Number: 800014211

Units	
Total number of units	100
Total number assisted units	99
Type of room (quantity)	zero-bedroom (25), one-bedroom (74)
Rent to FMR ratio	111.50

Contract	
Status	Active
Contract number	NJ39T831013
Effective date	9/1/2012
Expiration date	8/31/2032
Expiration fiscal year	2032
Expiration quarter	Q4
Current term expiration date	8/31/2032
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031EH144
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	National Church Residences of NJ
Address	2335 North Bank Dr.  Columbus, OH 43220
Phone number	(614) 451-2151
Fax	
Email	need_email@hud.gov
ID	11956
Company type	Non-Profit
Effective date	8/2/1985

Management	
Organization name	National Church Residences
Address	2335 N Bank Dr.  Columbus, OH 43220-5423
Phone number	(614) 451-2151
Fax	(614) 451-0351
Email	scunningham@ncr.org
ID	2051
Company type	Non-Profit

Physical Inspection Scores				
Date	11/16/2007	12/07/2004	10/23/2001	11/17/2000
Score	96	96	97	74

# Lincoln Park Towers

31-33 Lincoln Park. Newark, NJ 07102-2353

Block 119 (Lot 25)

Property ID Number: 800014217

Units	
Total number of units	79
Total number assisted units	79
Type of room (quantity)	zero-bedroom (33), one-bedroom (45), two-bedroom (1)
Rent to FMR ratio	116.68

Contract	
Status	Active
Contract number	NJ39A013001
Effective date	1/26/1981
Expiration date	1/25/2021
Expiration fiscal year	2021
Expiration quarter	Q2
Current term expiration date	1/25/2016
Contract term (in months)	480
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Lincoln Park Towers Urban LP
Address	7735 Old Georgetown Road Suite 600 Bethesda, MD 20814
Phone number	(301) 280-6600
Fax	(301) 280-6639
Email	kmiddlebrooks@urban-atlantic.com
ID	252069
Company type	Limited Dividend
Effective date	6/30/2002

Management	
Organization name	Edgewood Management Corporation
Address	20316 Seneca Meadows Pkwy.  Germantown, MD 20876-7004
Phone number	(301) 562-1600
Fax	(301) 562-1670
Email	fmiffllin@emcmgmt.com
ID	4515
Company type	Profit Motivated

Physical Inspection Scores			
Date	12/14/2007	11/16/2004	09/03/2003
Score	80	91	78

# Livingston Homes

27-28-29-7 Belmont & Livingston. Newark, NJ 07103-2928

Block 2550 (Lot 1)

Property ID Number: 800014230

Units	
Total number of units	81
Total number assisted units	81
Type of room (quantity)	two-bedroom (59), three-bedroom (12), four-bedroom (10)
Rent to FMR ratio	100.31

Contract	
Status	Active
Contract number	NJ390015037
Effective date	7/21/1981
Expiration date	6/30/2031
Expiration fiscal year	2031
Expiration quarter	Q3
Current term expiration date	6/30/2031
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 New Construction

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135290
Insured	Yes
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Livingston Homes Associates
Address	Essex Plaza Management 1060 Broad Street Newark, NJ 07102
Phone number	(973) 643-8588
Fax	(973) 643-0503
Email	jkpagano@essexplazamgmt.com
ID	9154
Company type	Limited Dividend
Effective date	3/12/1980

Management	
Organization name	Essex Plazagement II, LLC
Address	1060 Broad St.  Newark, NJ 07102-2397
Phone number	(973) 643-8588
Fax	
Email	need_email@hud.gov
ID	283912
Company type	Profit Motivated

Physical Inspection Scores						
Date	01/13/2011	01/06/2010	01/08/2009	05/15/2006	05/11/2005	06/28/2004
Score	83	60	75	54	75	64



# Lock St Apartments

75 Lock St. 10 Nuttman St. Newark, NJ 07103

Block 401 (Lot 11)

Property ID Number: 800014231

Units	
Total number of units	49
Total number assisted units	49
Type of room (quantity)	one-bedroom (10), two-bedroom (37), three-bedroom (2)
Rent to FMR ratio	109.42

Contract	
Status	Active
Contract number	NJ390022025
Effective date	8/1/2009
Expiration date	7/31/2013
Expiration fiscal year	2013
Expiration quarter	Q4
Current term expiration date	7/31/2013
Contract term (in months)	48
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135281
Insured	Yes
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Lock Street Preservation Urban Renewal Partnership
Address	2430 Estancia Blvd Suite 101 Clearwater, FL 33761
Phone number	(727) 669-3660
Fax	
Email	pleach@sphome.com
ID	211523
Company type	Profit Motivated
Effective date	1/28/2000

Management	
Organization name	KCD Investments, Inc.
Address	10191 W Sample Rd. Suite 105 Coral Springs, FL 33065
Phone number	(954) 575-7889
Fax	(954) 575-8797
Email	kcdinc@att.net
ID	219481
Company type	Profit Motivated

Physical Inspection Scores					
Date	11/09/2010	11/14/2007	11/25/2005	01/10/2003	12/07/2000
Score	94	92	87	97	80

# Maplewood Consumer Home

24 Colgate Rd. Maplewood, NJ 07040-2808

Block 30.02 (Lot 59)

Property ID Number: 800014250

Units	
Total number of units	3
Total number assisted units	3
Type of room (quantity)	three-bedroom (3)
Rent to FMR ratio	48.06

Contract	
Status	Active
Contract number	NJ39Q951010
Effective date	9/1/2012
Expiration date	8/31/2013
Expiration fiscal year	2013
Expiration quarter	Q4
Current term expiration date	8/31/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD054
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Colgate Road Development, Inc.
Address	11 Spring St.  Freehold, NJ 07728
Phone number	(908) 272-5363
Fax	
Email	kkaplan@cspnj.org
ID	10728
Company type	Non-Profit
Effective date	1/2/1996

Management	
Organization name	Community Enterprises Corporation
Address	11 Spring St.  Freehold, NJ 07728-1843
Phone number	(732) 866-4330
Fax	(732) 780-3391
Email	kkaplan@cspnj.org
ID	1468
Company type	Profit Motivated

Physical Inspection Scores			
Date	06/26/2002	08/22/2007	09/02/2003
Score	93	95	88

# Maplewood Senior Citizens

564 Irvington Ave. Maplewood, NJ 07040-1551

Block 38.01 (Lot 213)

Property ID Number: 800014251

Units	
Total number of units	114
Total number assisted units	114
Type of room (quantity)	zero-bedroom (28), one-bedroom (86)
Rent to FMR ratio	127.39

Contract	
Status	Active
Contract number	NJ39H085043
Effective date	4/5/2009
Expiration date	4/4/2024
Expiration fiscal year	2024
Expiration quarter	Q3
Current term expiration date	4/4/2013
Contract term (in months)	180
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03111084
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	564 Irvington Avenue Urban Renewal Limited Partnership
Address	225 Commercial St. Suite 500 Portland, ME 04101
Phone number	(207) 773-1000
Fax	
Email	need_email@hud.gov
ID	170022
Company type	Limited Dividend
Effective date	8/19/1998

Management	
Organization name	SHP Management Company
Address	7 Thomas Dr.  Cumberland Foreside, ME 04110-1318
Phone number	(207) 829-9200
Fax	
Email	clehigh@shpmanagement.com
ID	99
Company type	Profit Motivated

Physical Inspection Scores	
Date	
Score	

# Marian Manor Apartments

7 Ashland St. Caldwell, NJ 07006-6112

Block 65 (Lot 1.3)

Property ID Number: 800014253

Units	
Total number of units	159
Total number assisted units	159
Type of room (quantity)	one-bedroom (159)
Rent to FMR ratio	130.78

Contract	
Status	Active
Contract number	NJ39H085072
Effective date	7/7/1981
Expiration date	7/6/2021
Expiration fiscal year	2021
Expiration quarter	Q4
Current term expiration date	7/6/2016
Contract term (in months)	480
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Marion Manor Housing Corporation
Address	5 Ryerson Ave.  Caldwell, NJ 07006-6112
Phone number	(973) 403-3331
Fax	(973) 226-5112
Email	mmsjvl@aol.com
ID	10714
Company type	Profit Motivated
Effective date	

Management	
Organization name	Hillcrest Management Co.
Address	505 Mt. Prospect Ave.  Newark, NJ 07104
Phone number	(973) 484-2043
Fax	(973) 485-8788
Email	need_email@hud.gov
ID	130804
Company type	Profit Motivated

Physical Inspection Scores			
Date	09/21/2007	09/07/2004	07/15/2003
Score	95	97	74

# Matthew G. Carter Apartments

20-80 Glen Ridge Ave. Montclair, NJ 07042-4763

Block 4201 (Lot 23); 4202 (5)

Property ID Number: 800014097

Units	
Total number of units	124
Total number assisted units	70
Type of room (quantity)	one-bedroom (64), two-bedroom (5), three-bedroom (1)
Rent to FMR ratio	98.64

Contract	
Status	Active
Contract number	031067NIRAP
Effective date	5/11/1978
Expiration date	5/1/2018
Expiration fiscal year	2018
Expiration quarter	Q3
Current term expiration date	5/1/2018
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rental Assistance Payment (RAP)
Program type	Rental Assistance Payment

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Non-Insured
Financing number	031067NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Union Montclair Housing Associates
Address	20 Glen Ridge Ave.  Montclair, NJ 07042
Phone number	(201) 746-9165
Fax	
Email	need_email@hud.gov
ID	10244
Company type	Non-Profit
Effective date	

Management	
Organization name	Rainbow Property Management
Address	13 Rockland Ter. Suite 300 Verona, NJ 07044
Phone number	(973) 857-0888
Fax	(973) 857-8880
Email	need_email@hud.gov
ID	1475
Company type	Profit Motivated

Physical Inspection Scores			
Date	01/16/2008	12/15/2004	12/21/2000
Score	93	91	94

# Mclver Homes

111 S Munn Ave. East Orange, NJ 07018-3435

Block 420 (Lot 7)

Property ID Number: 800014240

Units	
Total number of units	35
Total number assisted units	35
Type of room (quantity)	zero-bedroom (7), one-bedroom (28)
Rent to FMR ratio	89.68

Contract	
Status	Active
Contract number	031058NIRAP
Effective date	3/2/1977
Expiration date	3/1/2017
Expiration fiscal year	2017
Expiration quarter	Q2
Current term expiration date	3/1/2017
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rental Assistance Payment (RAP)
Program type	Rental Assistance Payment

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Non-Insured
Financing number	031058NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Mclver Homes
Address	8 Martin Lane  Piscataway, NJ 08854
Phone number	(973) 673-0202
Fax	
Email	need_email@hud.gov
ID	16779
Company type	Limited Dividend
Effective date	

Management	
Organization name	Crico Management Services, LLC
Address	20316 Seneca Meadows Pkwy.  Germantown, MD 20876
Phone number	(301) 562-1600
Fax	(301) 562-1670
Email	need_email@hud.gov
ID	223453
Company type	Profit Motivated

Physical Inspection Scores				
Date	03/17/2009	10/09/2007	07/03/2006	08/28/2003
Score	79	64	58	81

# Mount Calvary I

244 Chadwick Ave. Newark, NJ 07103-1857

Block 2708 (Lot 16)

Property ID Number: 800014274

Units	
Total number of units	115
Total number assisted units	115
Type of room (quantity)	one-bedroom (43), two-bedroom (50), three-bedroom (22)
Rent to FMR ratio	82.99

Contract	
Status	Active
Contract number	NJ39E000015
Effective date	10/1/2012
Expiration date	9/30/2013
Expiration fiscal year	2013
Expiration quarter	Q4
Current term expiration date	9/30/2013
Contract term (in months)	12
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Property Disposition/ Existing Housing

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	100 Chadwick Avenue, LLC
Address	100 Chadwick Ave. P.O. Box 8351 Newark, NJ 07108-1571
Phone number	(973) 624-4629 ext.1
Fax	(973) 624-0740
Email	csobrinho@optonline.net
ID	223173
Company type	Profit Motivated
Effective date	8/7/2003

Management	
Organization name	100 Chadwick Avenue, LLC
Address	100 Chadwick Ave. P.O. Box 8351 Newark, NJ 07108-1571
Phone number	(973) 624-4629 ext.1
Fax	(973) 624-0740
Email	csobrinho@optonline.net
ID	223173
Company type	Profit Motivated

Physical Inspection Scores					
Date	11/13/2007	09/05/2006	10/07/2003	08/08/2002	07/09/2001
Score	91	38	86	65	68

# Mount Calvary II

100 Chadwick Ave. Newark, NJ 07103-1571

Block 2686 (Lot 1)

Property ID Number: 800014273

Units	
Total number of units	115
Total number assisted units	115
Type of room (quantity)	one-bedroom (44), two-bedroom (49), three-bedroom (22)
Rent to FMR ratio	82.98

Contract	
Status	Active
Contract number	NJ39E000016
Effective date	10/1/2012
Expiration date	9/30/2013
Expiration fiscal year	2013
Expiration quarter	Q4
Current term expiration date	9/30/2013
Contract term (in months)	12
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Property Disposition/Existing Housing

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	100 Chadwick Avenue, LLC
Address	100 Chadwick Ave. P.O. Box 8351 Newark, NJ 07108-1571
Phone number	(973) 624-4629 ext.1
Fax	
Email	csobrinho@optonline.net
ID	223173
Company type	Profit Motivated
Effective date	8/7/2003

Management	
Organization name	Sasil Corp.
Address	P.O. Box 8473  Newark, NJ 07108
Phone number	(201) 624-4629
Fax	
Email	need_email@hud.gov
ID	1412
Company type	Profit Motivated

Physical Inspection Scores				
Date	10/31/2008	08/24/2007	10/15/2003	07/10/2001
Score	89	75	94	80



# Mount Carmel Towers

268 Oakwood Ave. Orange, NJ 07050-3250

Block 4501 (Lot 3)

Property ID Number: 800014269

Units	
Total number of units	143
Total number assisted units	143
Type of room (quantity)	zero-bedroom (22), one-bedroom (121)
Rent to FMR ratio	121.17

Contract	
Status	Active
Contract number	NJ39H085036
Effective date	5/17/2009
Expiration date	5/16/2014
Expiration fiscal year	2014
Expiration quarter	Q3
Current term expiration date	5/16/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Carmel S.C., Inc. (dba) Mt. Carmel Towers
Address	268 Oakwood Ave.  Orange, NJ 07050
Phone number	(201) 674-2052
Fax	
Email	need_email@hud.gov
ID	1410
Company type	Profit Motivated
Effective date	

Management	
Organization name	Carmel S.C., Inc. (dba) Mt. Carmel Towers
Address	268 Oakwood Ave.  Orange, NJ 07050
Phone number	(201) 674-2052
Fax	
Email	need_email@hud.gov
ID	1410
Company type	Profit Motivated

Physical Inspection Scores			
Date	04/11/2008	09/29/2004	08/22/2003
Score	86	98	74

# Nevada Street Apartments

2 Nevada St. Newark, NJ 07102-2520

Block 111 (Lot 1)

Property ID Number: 800014289

Units	
Total number of units	306
Total number assisted units	306
Type of room (quantity)	zero-bedroom (36), one-bedroom (270)
Rent to FMR ratio	132.05

Contract	
Status	Active
Contract number	NJ39H085029
Effective date	5/24/2009
Expiration date	5/23/2029
Expiration fiscal year	2029
Expiration quarter	Q3
Current term expiration date	5/23/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	RNJ Nevada Street LLC
Address	C/O Rose New Jersey Green Affordable 551 Fifth Ave., Floor 23 New York, NY 10176
Phone number	917.542.3647
Fax	
Email	clayton@rosecompanies.com
ID	313221
Company type	Profit Motivated
Effective date	5/19/2011

Management	
Organization name	SHP Management Company
Address	7 Thomas Dr.  Cumberland Foreside, ME 04110-1318
Phone number	(207) 829-9200
Fax	(207) 829-9207
Email	clehigh@shpmanagement.com
ID	99
Company type	Profit Motivated

Physical Inspection Scores				
Date	07/16/2009	04/08/2008	09/26/2006	08/05/2003
Score	70	65	65	93

# New Community - Roseville

1 S 8th St. Newark, NJ 07106-2152

Block 1855 (Lot 1)

Property ID Number: 800014291

Units		Loan Characteristics		Ownership	
Total number of units	100	Financing category name	Subsidized, No HUD Financing	Organization name	New Community Roseville Associates
Total number assisted units	99	Primary financing type		Address	233 W Market St.
Type of room (quantity)	zero-bedroom (37), one-bedroom (62)	Financing number			Newark, NJ 07106
Rent to FMR ratio	100.08	Insured	No	Phone number	(201) 399-3400
		202/811	No	Fax	
		HUD-held	No	Email	need_email@hud.gov
		HUD-owned	No	ID	10275
		Hospital loans	No	Company type	Profit Motivated
		Nursing home	No	Effective date	
		Board and care	No		
		Assisted living	No		
		Refinanced	No		
		221(d)(3)	No		
		221(d)(4)	No		
		236	No		
		Non-insured	No		
		BMIR	No		
		Risk-sharing	No		
		MIP	No		
		Co-insured	No		

  

Contract		Management	
Status	Active	Organization name	New Community Corporation
Contract number	NJ39H085041	Address	233 W Market St.
Effective date	3/8/2009		Newark, NJ 07103-2713
Expiration date	3/7/2014	Phone number	(973) 623-0910
Expiration fiscal year	2014	Fax	
Expiration quarter	Q2	Email	need_email@hud.gov
Current term expiration date	3/7/2013	ID	1274
Contract term (in months)	60	Company type	Profit Motivated
Contract type	Performance-based Annual Contributions Contract (ACC)		
Document type	Housing Assistance Payment (HAP)		
Program type	State Agency/Sec. 8 Substantial Rehabilitation		

Physical Inspection Scores						
Date	11/18/2010	07/30/2009	04/15/2008	10/09/2003	09/10/2002	07/06/2001
Score	76	72	78	96	65	25

# New Community Commons

140 S. Orange Ave. Newark, NJ 07106-3051

Block 239.01 (Lot 80)

Property ID Number: 800014280

Units	
Total number of units	370
Total number assisted units	370
Type of room (quantity)	zero-bedroom (34), one-bedroom (179), two-bedroom (63), three-bedroom (70), four-bedroom (24)
Rent to FMR ratio	111.01

Contract	
Status	Active
Contract number	NJ39H085049
Effective date	5/8/1980
Expiration date	8/27/2020
Expiration fiscal year	2020
Expiration quarter	Q4
Current term expiration date	5/7/2015
Contract term (in months)	480
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	New Community Commons Housing Corp.
Address	180 S Orange Ave. Newark, NJ 07103
Phone number	(973) 623-0910
Fax	
Email	need_email@hud.gov
ID	10340
Company type	Profit Motivated
Effective date	

Management	
Organization name	New Community Corporation
Address	234 W Market St. Newark, NJ 07103-2713
Phone number	(973) 623-0910
Fax	
Email	need_email@hud.gov
ID	1274
Company type	Profit Motivated

Physical Inspection Scores						
Date	11/19/2010	09/18/2009	04/28/2008	10/26/2004	07/03/2002	07/02/2001
Score	86	68	68	59	84	26

# New Community Douglas Homes

15 Hill St. Newark, NJ 07102-5658

Block 93 (Lot 45)

Property ID Number: 800014292

Units	
Total number of units	134
Total number assisted units	134
Type of room (quantity)	zero-bedroom (15), one-bedroom (119)
Rent to FMR ratio	115.80

Contract	
Status	Active
Contract number	NJ39H085050
Effective date	5/30/1980
Expiration date	5/29/2020
Expiration fiscal year	2020
Expiration quarter	Q3
Current term expiration date	5/29/2015
Contract term (in months)	480
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	New Community Douglas Homes Associates
Address	233 W. Market St.  Newark, NJ 07103
Phone number	(973) 623-0910
Fax	
Email	need_email@hud.gov
ID	10343
Company type	Profit Motivated
Effective date	

Management	
Organization name	New Community Corporation
Address	235 W Market St.  Newark, NJ 07103-2713
Phone number	(973) 623-0910
Fax	(973) 623-7318
Email	need_email@hud.gov
ID	1274
Company type	Profit Motivated

Physical Inspection Scores						
Date	08/26/2009	06/03/2008	01/28/2005	10/09/2003	09/09/2002	06/28/2001
Score	92	71	81	76	79	25

# New Community Gardens

265 Morris Ave. Newark, NJ 07106-2669

Block 241 (Lot 57)

Property ID Number: 800014293

Units	
Total number of units	233
Total number assisted units	233
Type of room (quantity)	zero-bedroom (10), one-bedroom (154), two-bedroom (21), three-bedroom (42), four-bedroom (6)
Rent to FMR ratio	118.87

Contract	
Status	Active
Contract number	NJ39H085088
Effective date	7/10/1981
Expiration date	9/2/2021
Expiration fiscal year	2021
Expiration quarter	Q4
Current term expiration date	7/9/2016
Contract term (in months)	480
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	New Community Gardens Housing Corp.
Address	233 W Market St. Newark, NJ 07103
Phone number	(973) 623-0910
Fax	
Email	need_email@hud.gov
ID	10391
Company type	Profit Motivated
Effective date	

Management	
Organization name	New Community Corporation
Address	236 W Market St. Newark, NJ 07103-2713
Phone number	(973) 623-0910
Fax	(973) 623-7318
Email	need_email@hud.gov
ID	1274
Company type	Profit Motivated

Physical Inspection Scores					
Date	08/25/2010	01/10/2008	01/05/2005	09/10/2002	07/09/2001
Score	78	43	90	80	45

# New Community Manor

72 Hayes St. Newark, NJ 07103-3034

Block 249 (Lot 15)

Property ID Number: 800014285

Units	
Total number of units	324
Total number assisted units	324
Type of room (quantity)	one-bedroom (181), two-bedroom (102), three-bedroom (29), four-bedroom (12)
Rent to FMR ratio	151.54

Contract	
Status	Active
Contract number	NJ39H085121
Effective date	9/22/2012
Expiration date	9/30/2032
Expiration fiscal year	2032
Expiration quarter	Q4
Current term expiration date	3/30/2013
Contract term (in months)	599
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	New Community Manor Associates, Ltd.
Address	233 W. Market St. Newark, NJ 07103
Phone number	(973) 623-0910
Fax	
Email	need_email@hud.gov
ID	10376
Company type	Profit Motivated
Effective date	

Management	
Organization name	New Community Corporation
Address	237 W Market St. Newark, NJ 07103-2713
Phone number	(973) 623-0910
Fax	(973) 623-7318
Email	need_email@hud.gov
ID	1274
Company type	Profit Motivated

Physical Inspection Scores				
Date	09/19/2008	08/08/2006	09/27/2002	07/06/2001
Score	82	84	84	37

# New Community Senior Citizens (NCC Associates)

180 South Orange Ave. Newark, NJ 07103-2775

Block 241 (Lot 1)

Property ID Number: 800014295

Units	
Total number of units	224
Total number assisted units	224
Type of room (quantity)	zero-bedroom (28), one-bedroom (182), two-bedroom (14)
Rent to FMR ratio	98.17

Contract	
Status	Active
Contract number	NJ39H085027
Effective date	7/31/1978
Expiration date	7/30/2018
Expiration fiscal year	2018
Expiration quarter	Q4
Current term expiration date	7/30/2013
Contract term (in months)	480
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03198021
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	Yes
MIP	No
Co-insured	No

Ownership	
Organization name	172 SOA, LP
Address	233 West. Market St.  Newark, NJ 07103
Phone number	(973) 623-2800
Fax	
Email	jmatara@newcommunity.org
ID	278345
Company type	Profit Motivated
Effective date	7/6/2007

Management	
Organization name	186 Management, Inc.
Address	238 W Market St.  Newark, NJ 07103
Phone number	(973) 623-2800
Fax	(973) 623-3612
Email	jmatara@newcommunity.org
ID	278344
Company type	Profit Motivated

Physical Inspection Scores				
Date	03/03/2011	11/17/2004	09/10/2002	06/28/2001
Score	83	77	84	24



# New Hope Village

195 W. Market St. Newark, NJ 07103-2779

Block 417 (Lot 20)

Property ID Number: 800014301

Units	
Total number of units	122
Total number assisted units	122
Type of room (quantity)	zero-bedroom (6), one-bedroom (21), two-bedroom (39), three-bedroom (30), four-bedroom (17), five-or-more-bedroom (9)
Rent to FMR ratio	127.24

Contract	
Status	Active
Contract number	031021NIRAP
Effective date	6/1/1976
Expiration date	5/1/2016
Expiration fiscal year	2016
Expiration quarter	Q3
Current term expiration date	5/1/2016
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rental Assistance Payment (RAP)
Program type	Rental Assistance Payment

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Non-Insured
Financing number	031021NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	New Hope Developement Corp. #1
Address	195 W Market St.  Newark, NJ 07103
Phone number	(201) 623-0206
Fax	
Email	need_email@hud.gov
ID	10204
Company type	Profit Motivated
Effective date	

Management	
Organization name	Community Realty Management Inc.
Address	36 S Main St.  Pleasantville, NJ 08232-2767
Phone number	(609) 646-8861
Fax	(609) 646-0826
Email	ssig-mund@communityrealtymanagement.com
ID	1293
Company type	Profit Motivated

Physical Inspection Scores						
Date	06/29/2009	04/22/2008	01/24/2007	12/21/2004	10/16/2001	12/19/2000
Score	91	70	70	63	91	72

# New Jersey Scattered Site Phase II

82 Chelsea Ave. Newark, NJ 07102

Block 4213 (Lot 58)

Property ID Number: 800079227

Units	
Total number of units	30
Total number assisted units	30
Type of room (quantity)	two-bedroom (9), three-bedroom (12), four-bedroom (5), five-or-more-bedroom (4)
Rent to FMR ratio	79.23

Contract	
Status	Active
Contract number	NJPF0019506
Effective date	11/1/2012
Expiration date	10/31/2013
Expiration fiscal year	2014
Expiration quarter	Q1
Current term expiration date	10/31/2013
Contract term (in months)	12
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Community Investment Demonstration

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	New Jersey Housing And Mortgage Finance Agency
Address	637 S Clinton Ave. P.O. Box 18550 Trenton, NJ 08650-2085
Phone number	(609) 278-7400
Fax	
Email	need_email@hud.gov
ID	24675
Company type	Profit Motivated
Effective date	10/16/1998

Management	
Organization name	New Jersey Housing and Mortgage Finance Agency
Address	637 S Clinton Ave. P.O. Box 18550 Trenton, NJ 08650-2085
Phone number	(609) 278-7400
Fax	
Email	need_email@hud.gov
ID	24675
Company type	Profit Motivated

Physical Inspection Scores	
Date	
Score	

# Norfolk Square Apartments

20 Hartford St. Newark, NJ 07199-0001

Block 416 (Lot 46)

Property ID Number: 800014306

Units	
Total number of units	64
Total number assisted units	64
Type of room (quantity)	two-bedroom (32), three-bedroom (32)
Rent to FMR ratio	115.56

Contract	
Status	Active
Contract number	NJ39H085123
Effective date	9/1/1983
Expiration date	8/31/2013
Expiration fiscal year	2013
Expiration quarter	Q4
Current term expiration date	8/31/2013
Contract term (in months)	360
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Norfolk Square Apartments Company
Address	C/O Wingate Management Company 100 Wells Ave Newton, MA 02459
Phone number	(781) 707-9100
Fax	
Email	need_email@hud.gov
ID	210832
Company type	Profit Motivated
Effective date	

Management	
Organization name	Wingate Management Co. Inc.
Address	Bluestone Pl. 100 Wells Ave. Newton, MA 02459
Phone number	(781) 707-9100
Fax	
Email	ecallahan@wingatemgmt.com
ID	257
Company type	Limited Dividend

Physical Inspection Scores				
Date	09/07/2010	10/10/2007	10/05/2004	07/26/2002
Score	96	52	86	81

# Norman Towers

500 Parkway Dr. East Orange, NJ 07017-4026

Block 320 (Lot 11)

Property ID Number: 800014307

Units	
Total number of units	405
Total number assisted units	405
Type of room (quantity)	zero-bedroom (94), one-bedroom (311)
Rent to FMR ratio	121.19

Contract	
Status	Active
Contract number	NJ39H085056
Effective date	7/31/2010
Expiration date	7/30/2030
Expiration fiscal year	2030
Expiration quarter	Q4
Current term expiration date	7/30/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Norman Towers Limited Partnership
Address	500 Parkway Dr.  East Orange, NJ 07017
Phone number	(201) 325-1122
Fax	
Email	need_email@hud.gov
ID	1330
Company type	Profit Motivated
Effective date	6/20/2000

Management	
Organization name	Norman Towers Limited Partnership
Address	500 Parkway Dr.  East Orange, NJ 07017
Phone number	(201) 325-1122
Fax	
Email	need_email@hud.gov
ID	1330
Company type	Profit Motivated

Physical Inspection Scores			
Date	08/07/2008	10/04/2006	07/05/2002
Score	88	81	93

# Nutley Parkside Apartments

7 William St. Nutley, NJ 07110-2756

Block 6201 (Lot 3)

Property ID Number: 800014317

Units	
Total number of units	135
Total number assisted units	134
Type of room (quantity)	one-bedroom (134)
Rent to FMR ratio	112.21

Contract	
Status	Active
Contract number	NJ39T811016
Effective date	1/1/2010
Expiration date	12/31/2014
Expiration fiscal year	2015
Expiration quarter	Q1
Current term expiration date	12/31/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03111067
Insured	Yes
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Nutley Senior Citizen Housing Corp.
Address	7 William St.
	Nutley, NJ 07110-2719
Phone number	(201) 667-7071
Fax	
Email	need_email@hud.gov
ID	10384
Company type	Non-Profit
Effective date	9/29/1982

Management	
Organization name	Kriegman and Smith Inc.
Address	101 Eisenhower Pkwy.
	Roseland, NJ 07068
Phone number	(201) 228-5900
Fax	
Email	need_email@hud.gov
ID	1286
Company type	Profit Motivated

Physical Inspection Scores						
Date	12/01/2010	09/08/2009	08/23/2007	12/21/2004	11/06/2003	10/27/2000
Score	92	78	81	87	79	98

# Nutley Senior Manor

Vincent Pl. Nutley, NJ 07110

Block 6200 (Lot 7)

Property ID Number: 800014033

Units	
Total number of units	72
Total number assisted units	71
Type of room (quantity)	zero-bedroom (15), one-bedroom (56)
Rent to FMR ratio	76.84

Contract	
Status	Active
Contract number	NJ39S941003
Effective date	5/30/2002
Expiration date	5/29/2022
Expiration fiscal year	2022
Expiration quarter	Q3
Current term expiration date	5/29/2022
Contract term (in months)	240
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 202/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031EE025
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Nutley Episcopal Senior Housing, Inc.
Address	47 Vincent Pl.
	Nutley, NJ 07110
Phone number	(973) 542-0311
Fax	(973) 542-0310
Email	rsmanor@aol.com
ID	173083
Company type	Non-Profit
Effective date	8/23/1998

Management	
Organization name	Emerald Management Corp.
Address	100 Madison Ave.
	Westwood, NJ 07675
Phone number	(201) 666-9145
Fax	
Email	need_email@hud.gov
ID	173081
Company type	Profit Motivated

Physical Inspection Scores			
Date	05/12/2010	11/03/2006	07/17/2003
Score	77	99	99

# Oakwood Towers

400 Oakwood Ave. Orange, NJ 07050-3279

Block 4601 (Lot 1)

Property ID Number: 800014323

Units	
Total number of units	236
Total number assisted units	236
Type of room (quantity)	one-bedroom (236)
Rent to FMR ratio	109.53

Contract	
Status	Active
Contract number	NJ39H085105
Effective date	3/16/1983
Expiration date	3/15/2013
Expiration fiscal year	2013
Expiration quarter	Q2
Current term expiration date	3/15/2013
Contract term (in months)	360
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Oakwood Towers
Address	400 Oakwood Ave.  Orange, NJ 07050
Phone number	(201) 678-2189
Fax	
Email	need_email@hud.gov
ID	9173
Company type	Profit Motivated
Effective date	

Management	
Organization name	R Y Management Co., Inc.
Address	1619 Third Ave.  New York, NY 10128
Phone number	(212) 534-7771
Fax	
Email	ggulino@rymanagement.com
ID	896
Company type	Profit Motivated

Physical Inspection Scores			
Date	01/15/2008	10/13/2006	08/29/2002
Score	90	67	95

# Orange Park Apartments

300 Oakwood Ave. Orange, NJ 07050-3278

Block 4501 (Lot 2)

Property ID Number: 800014329

Units	
Total number of units	143
Total number assisted units	143
Type of room (quantity)	one-bedroom (143)
Rent to FMR ratio	148.36

Contract	
Status	Active
Contract number	NJ39H085086
Effective date	4/10/2011
Expiration date	4/9/2031
Expiration fiscal year	2031
Expiration quarter	Q3
Current term expiration date	4/9/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Orange Park Housing, LLC
Address	719 St. James Pl.  East Windsor, NJ 08520
Phone number	(609) 448-5320
Fax	
Email	need_email@hud.gov
ID	220525
Company type	Profit Motivated
Effective date	

Management	
Organization name	FNP, LLC
Address	719 St. James Pl. Box D East Windsor, NJ 08520
Phone number	(609) 448-5320
Fax	
Email	fnpaliciac@gmail.com
ID	207557
Company type	Profit Motivated

Physical Inspection Scores						
Date	12/27/2010	03/09/2009	10/23/2007	10/24/2006	09/10/2002	07/10/2001
Score	77	47	64	75	93	67



# Orange Senior Citizen

355 Thomas Blvd. Orange, NJ 07050-4152

Block 801 (Lot 1)

Property ID Number: 800014321

Units	
Total number of units	132
Total number assisted units	132
Type of room (quantity)	zero-bedroom (44), one-bedroom (88)
Rent to FMR ratio	129.98

Contract	
Status	Active
Contract number	NJ39H085061
Effective date	3/26/1980
Expiration date	3/25/2020
Expiration fiscal year	2020
Expiration quarter	Q2
Current term expiration date	3/25/2015
Contract term (in months)	480
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Orange Senior Citizens Residence Company, LLC
Address	150 E 52nd St. New York, NY 10022
Phone number	(212) 888-2720
Fax	(212) 888-1732
Email	ralberts@rossrock.com
ID	9464
Company type	Profit Motivated
Effective date	3/3/2004

Management	
Organization name	Orange Senior Citizens Residence Company, LLC
Address	150 E 52nd St. New York, NY 10022
Phone number	(212) 888-2720
Fax	
Email	ralberts@rossrock.com
ID	9464
Company type	Profit Motivated

Physical Inspection Scores			
Date	04/29/2010	10/03/2006	07/10/2002
Score	45	90	92

# Orange Y Housing

132 William St. Orange, NJ 07050-4013

Block 1801 (Lot 7)

Property ID Number: 800112233

Units	
Total number of units	100
Total number assisted units	99
Type of room (quantity)	one-bedroom (99)
Rent to FMR ratio	69.12

Contract	
Status	Active
Contract number	NJ39S981005
Effective date	4/23/2012
Expiration date	4/22/2013
Expiration fiscal year	2013
Expiration quarter	Q3
Current term expiration date	4/22/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 202/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031EE048
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	New Community Senior Housing Corp.
Address	132 William St.  East Orange, NJ 07050
Phone number	(973) 674-2541
Fax	
Email	ashackleford@newcommunity.org
ID	217831
Company type	Non-Profit
Effective date	4/24/2003

Management	
Organization name	New Community Corporation
Address	233 W Market St  Newark, NJ 07103-2713
Phone number	(973) 623-0910
Fax	(973) 623-7318
Email	need_email@hud.gov
ID	1274
Company type	Profit Motivated

Physical Inspection Scores	
Date	
Score	

# Park Terrace Apartments

321 E Park Ave. East Orange, NJ 07017-3820

Block 271.01 (Lot 19.03)

Property ID Number: 800014349

Units	
Total number of units	38
Total number assisted units	38
Type of room (quantity)	one-bedroom (6), two-bedroom (16), three-bedroom (14), four-bedroom (2)
Rent to FMR ratio	96.51

Contract	
Status	Active
Contract number	NJ390013019
Effective date	4/8/2001
Expiration date	4/7/2021
Expiration fiscal year	2021
Expiration quarter	Q3
Current term expiration date	4/7/2021
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	321 Park Avenue LLC
Address	802 Dudley Lane
	Point Pleasant, NJ 08742
Phone number	(973) 676-0161
Fax	(973) 676-0163
Email	sshapiro1224@verizon.net
ID	323570
Company type	Profit Motivated
Effective date	

Management	
Organization name	Laferrara Shapiro Management, LLC
Address	174 South Harrison St.
	Suite 1A
	East Orange, NJ 07018
Phone number	(973) 676-0161
Fax	
Email	sshapiro1224@verizon.net
ID	324244
Company type	Profit Motivated

Physical Inspection Scores						
Date	11/02/2009	10/27/2006	11/04/2004	06/09/2003	07/02/2002	09/21/2000
Score	87	93	85	79	73	60

# Pilgrim Baptist Village I

446 Bergen St. Newark, NJ 07108-2009

Block 2571 (Lot 60)

Property ID Number: 800014365

Units	
Total number of units	152
Total number assisted units	152
Type of room (quantity)	one-bedroom (30), two-bedroom (87), three-bedroom (30), four-bedroom (5)
Rent to FMR ratio	110.58

Contract	
Status	Active
Contract number	NJ39H085098
Effective date	9/29/1980
Expiration date	9/28/2020
Expiration fiscal year	2020
Expiration quarter	Q4
Current term expiration date	9/28/2015
Contract term (in months)	480
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Pilgrim Baptist Village Inc
Address	446 Bergen St.
	Newark, NJ 07108
Phone number	(973) 242-4748
Fax	
Email	need_email@hud.gov
ID	10383
Company type	Profit Motivated
Effective date	

Management	
Organization name	State Realty Agency LLC
Address	1290 Springfield Ave.
	P.O. Box 797
	Irvington, NJ 07111-1927
Phone number	(973) 371-4500
Fax	(973) 371-1505
Email	need_email@hud.gov
ID	1349
Company type	Profit Motivated

Physical Inspection Scores							
Date	05/08/2008	09/06/2006	11/25/2005	03/30/2004	06/18/2004	10/06/2003	09/10/2002
Score	87	74	57	66	24	30	60

# Pilgrim Baptist Village II

446 Bergen St. Newark, NJ 07108-2009

Block 2575 (Lot 49)

Property ID Number: 800014335

Units		Loan Characteristics		Ownership	
Total number of units	151	Financing category name	Subsidized, No HUD Financing	Organization name	Pilgrim Baptist Village Inc
Total number assisted units	151	Primary financing type		Address	446 Bergen St.
Type of room (quantity)	one-bedroom (28), two-bedroom (90), three-bedroom (28), four-bedroom (5)	Financing number			Newark, NJ 07108
Rent to FMR ratio	111.35	Insured	No	Phone number	(973) 242-4748
		202/811	No	Fax	
		HUD-held	No	Email	need_email@hud.gov
		HUD-owned	No	ID	10383
		Hospital loans	No	Company type	Profit Motivated
		Nursing home	No	Effective date	
		Board and care	No		
		Assisted living	No		
		Refinanced	No		
		221(d)(3)	No		
		221(d)(4)	No		
		236	No		
		Non-insured	No		
		BMIR	No		
		Risk-sharing	No		
		MIP	No		
		Co-insured	No		

  

Contract		Management	
Status	Active	Organization name	State Realty Agency LLC
Contract number	NJ39H085099	Address	1290 Springfield Ave.
Effective date	12/7/1981		P.O. Box 797
Expiration date	2/23/2022		Irvington, NJ 07111-1927
Expiration fiscal year	2022	Phone number	(973) 371-4500
Expiration quarter	Q2	Fax	(973) 371-1505
Current term expiration date	12/6/2016	Email	need_email@hud.gov
Contract term (in months)	480	ID	1349
Contract type	Pre-performance-based Annual Contributions Contract (ACC)	Company type	Profit Motivated
Document type	Housing Assistance Payment (HAP)		
Program type	State Agency/Sec. 8 New Construction		

Physical Inspection Scores							
Date	05/12/2008	09/06/2006	04/27/2004	06/01/2004	10/03/2003	09/10/2002	07/10/2001
Score	80	64	50	34	29	71	28

# Pineridge of Montclair

60 Glenridge Ave. Montclair, NJ 07042

Block 4201 (Lot 8.01)

Property ID Number: 800211531

Units	
Total number of units	47
Total number assisted units	47
Type of room (quantity)	one-bedroom (47)
Rent to FMR ratio	122.14

Contract	
Status	Active
Contract number	NJ39S991002
Effective date	12/17/2012
Expiration date	12/16/2013
Expiration fiscal year	2014
Expiration quarter	Q1
Current term expiration date	12/16/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 202/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031EE051
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Pineridge Corp.
Address	3311 State Highway 33
	Neptune, NJ 07753-3440
Phone number	(732) 922-9802
Fax	(732) 922-9804
Email	cjacques@umh-nj.org
ID	217334
Company type	Non-Profit
Effective date	

Management	
Organization name	United Methodist Homes Of New Jersey
Address	3311 State Route 33
	Neptune, NJ 07754-0667
Phone number	(732) 922-9800
Fax	(732) 922-9375
Email	cjacques@umh-nj.org
ID	1230
Company type	Profit Motivated

Physical Inspection Scores	
Date	
Score	

# Project Live II

457-63 Broadway. Newark, NJ 07104-4000

Block 619 (Lot 1)

Property ID Number: 800014382

Units	
Total number of units	9
Total number assisted units	8
Type of room (quantity)	two-bedroom (8)
Rent to FMR ratio	141.76

Contract	
Status	Active
Contract number	NJ39T861022
Effective date	12/22/2012
Expiration date	12/31/2013
Expiration fiscal year	2014
Expiration quarter	Q1
Current term expiration date	12/31/2013
Contract term (in months)	12
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031EH220
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live, Inc.
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211
Fax	
Email	sporter@projectlive.org
ID	1351
Company type	Non-Profit
Effective date	9/30/1991

Management	
Organization name	Project Live, Inc.
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	1351
Company type	Non-Profit

Physical Inspection Scores				
Date	01/11/2011	01/18/2007	10/29/2003	10/11/2001
Score	85	92	80	85

# Project Live III

682 Ridge St. Newark, NJ 07104-2208

Block 759 (Lot 21)

Property ID Number: 800058141

Units	
Total number of units	5
Total number assisted units	5
Type of room (quantity)	one-bedroom (5)
Rent to FMR ratio	79.84

Contract	
Status	Active
Contract number	NJ39Q941010
Effective date	11/26/1997
Expiration date	11/25/2017
Expiration fiscal year	2018
Expiration quarter	Q1
Current term expiration date	11/25/2017
Contract term (in months)	240
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD036
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live No. 3, Inc.
Address	465-475 Broadway  Newark, NJ 07104
Phone number	(973) 481-1211
Fax	
Email	sporter@projectlive.org
ID	195429
Company type	Non-Profit
Effective date	9/20/1996

Management	
Organization name	Project Live, Inc.
Address	465-475 Broadway  Newark, NJ 07104
Phone number	(973) 481-1211 ext.217
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	156982
Company type	Non-Profit

Physical Inspection Scores	
Date	
Score	



# Project Live IV

305 N 11th St. Newark, NJ 07107-1209

Block 1958 (Lot 42)

Property ID Number: 800014342

Units	
Total number of units	3
Total number assisted units	3
Type of room (quantity)	one-bedroom (3)
Rent to FMR ratio	73.49

Contract	
Status	Active
Contract number	NJ39Q941009
Effective date	11/26/1997
Expiration date	11/25/2017
Expiration fiscal year	2018
Expiration quarter	Q1
Current term expiration date	11/25/2017
Contract term (in months)	240
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD035
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live IV, Inc.
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	42286
Company type	Non-Profit
Effective date	9/15/1998

Management	
Organization name	Project Live, Inc.
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211 ext.217
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	156982
Company type	Non-Profit

Physical Inspection Scores	
Date	01/04/2001
Score	98

# Project Live IX Consumer Home

7 Walnut St. Livingston, NJ 07039-1016

Block 5901 (Lot 18)

Property ID Number: 800058182

Units	
Total number of units	5
Total number assisted units	5
Type of room (quantity)	one-bedroom (5)
Rent to FMR ratio	63.06

Contract	
Status	Active
Contract number	NJ39Q971010
Effective date	11/3/2012
Expiration date	11/2/2013
Expiration fiscal year	2014
Expiration quarter	Q1
Current term expiration date	11/2/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD085
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live IX, Inc.
Address	465-475 Broadway  Newark,, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	213651
Company type	Non-Profit
Effective date	6/11/2001

Management	
Organization name	Project Live, Inc.
Address	465-475 Broadway  Newark, NJ 07104
Phone number	(973) 481-1211 ext.217
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	156982
Company type	Non-Profit

Physical Inspection Scores	
Date	
Score	

# Project Live V Consumer Home

43 Pierson Rd. Maplewood, NJ 07040-2656

Block 22.01 (Lot 23)

Property ID Number: 800014380

Units	
Total number of units	3
Total number assisted units	3
Type of room (quantity)	one-bedroom (3)
Rent to FMR ratio	87.88

Contract	
Status	Active
Contract number	NJ39Q951014
Effective date	9/11/2012
Expiration date	9/10/2013
Expiration fiscal year	2013
Expiration quarter	Q4
Current term expiration date	9/10/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD058
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live No. V. Inc.
Address	C/O Project Live, Inc. 465-475 Broadway Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	10725
Company type	Non-Profit
Effective date	12/31/1997

Management	
Organization name	Project Live XI, Inc
Address	465-475 Broadway  Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	need_email@hud.gov
ID	221265
Company type	Non-Profit

Physical Inspection Scores	
Date	10/26/2001
Score	100

# Project Live VI Consumer Home

30 Rutgers St. Maplewood Township, NJ 07040-2804

Block 30.01 (Lot 18)

Property ID Number: 800058168

Units	
Total number of units	3
Total number assisted units	3
Type of room (quantity)	one-bedroom (3)
Rent to FMR ratio	97.32

Contract	
Status	Active
Contract number	NJ39Q961011
Effective date	10/26/2012
Expiration date	10/25/2013
Expiration fiscal year	2014
Expiration quarter	Q1
Current term expiration date	10/25/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD071
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live VI, Inc.
Address	C/O Project Live, Inc. 465-475 Broadway Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0192
Email	sporter@projectlive.org
ID	202678
Company type	Non-Profit
Effective date	11/30/1998

Management	
Organization name	Project Live, Inc.
Address	465-475 Broadway  Newark, NJ 07104
Phone number	(973) 481-1211 ext.217
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	156982
Company type	Non-Profit

Physical Inspection Scores	
Date	
Score	

# Project Live VII Consumer Home

255 Gardner Ave. South Orange Village, NJ 07079-2526

Block 2104 (Lot 24)

Property ID Number: 800058169

Units	
Total number of units	3
Total number assisted units	3
Type of room (quantity)	one-bedroom (3)
Rent to FMR ratio	95.83

Contract	
Status	Active
Contract number	NJ39Q961012
Effective date	10/26/2012
Expiration date	10/25/2013
Expiration fiscal year	2014
Expiration quarter	Q1
Current term expiration date	10/25/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD072
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live VII, Inc.
Address	C/O Project Live, Inc. 465-475 Broadway Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	202682
Company type	Non-Profit
Effective date	11/30/1998

Management	
Organization name	Project Live, Inc.
Address	465-475 Broadway  Newark, NJ 07104
Phone number	(973) 481-1211 ext.217
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	156982
Company type	Non-Profit

Physical Inspection Scores	
Date	
Score	

# Project Live VIII

70 Osborne St. Glen Ridge, NJ 07028

Block 84 (Lot 7)

Property ID Number: 800112418

Units	
Total number of units	3
Total number assisted units	3
Type of room (quantity)	one-bedroom (3)
Rent to FMR ratio	139.42

Contract	
Status	Active
Contract number	NJ39Q981007
Effective date	4/30/2012
Expiration date	4/29/2013
Expiration fiscal year	2013
Expiration quarter	Q3
Current term expiration date	4/29/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD092
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live VIII, Inc.
Address	C/O Project Live, Inc. 465-475 Broadway Newark, NJ 07104-2437
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	216959
Company type	Non-Profit
Effective date	

Management	
Organization name	Project Live, Inc.
Address	465-475 Broadway  Newark, NJ 07104
Phone number	(973) 481-1211 ext.217
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	156982
Company type	Non-Profit

Physical Inspection Scores	
Date	
Score	

# Project Live X

26 Mt. Prospect Ave. Verona, NJ 07044

Block 9 (Lot 25)

Property ID Number: 800112419

Units	
Total number of units	3
Total number assisted units	3
Type of room (quantity)	one-bedroom (3)
Rent to FMR ratio	60.18

Contract	
Status	Active
Contract number	NJ39Q981008
Effective date	11/3/2012
Expiration date	11/2/2013
Expiration fiscal year	2014
Expiration quarter	Q1
Current term expiration date	11/2/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD093
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live X Inc.
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	214421
Company type	Non-Profit
Effective date	10/10/2001

Management	
Organization name	Project Live, Inc.
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211 ext.217
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	156982
Company type	Non-Profit

Physical Inspection Scores	
Date	
Score	

# Project Live XI Independent Living

320 Tremont Ave. East Orange, NJ 07018-1025

Block 760 (Lot 14.16)

Property ID Number: 800211620

Units	
Total number of units	4
Total number assisted units	4
Type of room (quantity)	one-bedroom (1), two-bedroom (3)
Rent to FMR ratio	59.74

Contract	
Status	Expired
Contract number	NJ39Q991002
Effective date	2/11/2012
Expiration date	2/10/2013
Expiration fiscal year	2013
Expiration quarter	Q2
Current term expiration date	2/10/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD098
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live XI, Inc.
Address	465-475 Broadway  Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	need_email@hud.gov
ID	221265
Company type	Non-Profit
Effective date	

Management	
Organization name	Project Live XI, Inc
Address	465-475 Broadway  Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	need_email@hud.gov
ID	221265
Company type	Non-Profit

Physical Inspection Scores	
Date	
Score	



# Project Live XII Consumer Home

82 King St. Nutley, NJ 07110-3358

Block 9501 (Lot 10)

Property ID Number: 800213136

Units	
Total number of units	3
Total number assisted units	3
Type of room (quantity)	three-bedroom (3)
Rent to FMR ratio	44.06

Contract	
Status	Active
Contract number	NJ39Q001009
Effective date	11/20/2012
Expiration date	11/19/2013
Expiration fiscal year	2014
Expiration quarter	Q1
Current term expiration date	11/19/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD118
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live XII
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	217619
Company type	Non-Profit
Effective date	11/20/2002

Management	
Organization name	Project Live, Inc.
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211 ext.217
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	156982
Company type	Non-Profit

Physical Inspection Scores	
Date	
Score	

# Project Live XIII ILC

465-475 Broadway. Newark, NJ 07107

Block 619 (Lot 5)

Property ID Number: 800218045

Units	
Total number of units	5
Total number assisted units	5
Type of room (quantity)	one-bedroom (5)
Rent to FMR ratio	57.30

Contract	
Status	Active
Contract number	NJ39Q021003
Effective date	10/1/2012
Expiration date	9/30/2013
Expiration fiscal year	2013
Expiration quarter	Q4
Current term expiration date	9/30/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD133
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live XIII Inc.
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	rmendes@projectlive.org
ID	269027
Company type	Non-Profit
Effective date	6/18/2008

Management	
Organization name	Project Live, Inc.
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211 ext.217
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	156982
Company type	Non-Profit

Physical Inspection Scores	
Date	
Score	

# Project Live, Inc.

75 - 79 Lincoln Ave. Newark, NJ 07104

Block 621 (Lot 6)

Property ID Number: 800014381

Units	
Total number of units	11
Total number assisted units	10
Type of room (quantity)	one-bedroom (10)
Rent to FMR ratio	94.64

Contract	
Status	Active
Contract number	NJ39T781026
Effective date	1/1/2011
Expiration date	12/31/2015
Expiration fiscal year	2016
Expiration quarter	Q1
Current term expiration date	12/31/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031EH033
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Project Live, Inc.
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211 ext.217
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	156982
Company type	Non-Profit
Effective date	9/25/1981

Management	
Organization name	Project Live, Inc.
Address	465-475 Broadway
	Newark, NJ 07104
Phone number	(973) 481-1211
Fax	(973) 481-0195
Email	sporter@projectlive.org
ID	1351
Company type	Non-Profit

Physical Inspection Scores				
Date	09/06/2007	10/29/2003	11/04/2002	10/11/2001
Score	87	90	64	76

# Prospect Park Apartments

545 Park Ave. East Orange, NJ 07017-1900

Block 660 (Lot 17)

Property ID Number: 800014384

Units	
Total number of units	130
Total number assisted units	130
Type of room (quantity)	zero-bedroom (48), one-bedroom (75), two-bedroom (7)
Rent to FMR ratio	126.80

Contract	
Status	Active
Contract number	NJ39H085010
Effective date	2/21/1978
Expiration date	2/20/2018
Expiration fiscal year	2018
Expiration quarter	Q2
Current term expiration date	2/20/2018
Contract term (in months)	480
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	East Orange Limited Partnership
Address	7 Thomas Dr.  Cumberland Foreside, ME 04110
Phone number	(207) 829-9200
Fax	(207) 829-9207
Email	spray@shpmanagement.com
ID	7733
Company type	Profit Motivated
Effective date	8/28/1998

Management	
Organization name	SHP Management Company
Address	7 Thomas Dr.  Cumberland Foreside, ME 04110-1318
Phone number	(207) 829-9200
Fax	(207) 829-9207
Email	clehigh@shpmanagement.com
ID	99
Company type	Profit Motivated

Physical Inspection Scores			
Date	05/26/2010	10/27/2006	07/16/2002
Score	76	98	89

# Pueblo City Housing

86 Brunswick St. Newark, NJ 07114-1938  
Block 2811 (Lot 1); 2803 (1); 2803 (7); 2808 (14)  
Property ID Number: 800014385

Units	
Total number of units	80
Total number assisted units	80
Type of room (quantity)	one-bedroom (33), two-bedroom (23), three-bedroom (21), four-bedroom (3)
Rent to FMR ratio	99.23

Contract	
Status	Active
Contract number	NJ390013033
Effective date	5/8/1978
Expiration date	8/31/2014
Expiration fiscal year	2014
Expiration quarter	Q4
Current term expiration date	8/31/2014
Contract term (in months)	264
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	HUD Held
Primary financing type	HUD Held
Financing number	03135129
Insured	No
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	Yes
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Pueblo City Housing Co 1A
Address	14151 Newbrook Dr.  Chantilly, VA 20151-2278
Phone number	(703) 818-6588
Fax	(703) 709-5615
Email	rma@unidial.com
ID	10233
Company type	Limited Dividend
Effective date	8/3/1978

Management	
Organization name	Realty Management Associates, Inc.
Address	14340 Sullyfield Cir., Suite 220 Sullyfield Commerce Center Chantilly, VA 20151-2279
Phone number	(703) 818-6588
Fax	(703) 818-7641
Email	rma@unidial.com
ID	41263
Company type	Profit Motivated

Physical Inspection Scores							
Date	02/08/2010	05/12/2008	09/19/2007	01/18/2006	02/11/2005	11/13/2001	12/26/2000
Score	82	64	25	61	53	90	60

# Reservoir Site Townhouses

185 14th Ave. Newark, NJ 07103-2160

Block 268 (Lot 1)

Property ID Number: 800014396

Units	
Total number of units	53
Total number assisted units	53
Type of room (quantity)	one-bedroom (19), two-bedroom (31), three-bedroom (3)
Rent to FMR ratio	128.20

Contract	
Status	Active
Contract number	031066NIRAP
Effective date	8/29/1977
Expiration date	8/1/2017
Expiration fiscal year	2017
Expiration quarter	Q4
Current term expiration date	8/1/2017
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rental Assistance Payment (RAP)
Program type	Rental Assistance Payment

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Non-Insured
Financing number	031066NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Reservoir Associates Ltd.
Address	185 14th Ave.  Newark, NJ 07103-2160
Phone number	(973) 624-8228
Fax	(973) 624-0193
Email	need_email@hud.gov
ID	10197
Company type	Limited Dividend
Effective date	

Management	
Organization name	FNP Property Mgmt. LLC
Address	719 St. James Pl. Box D East Windsor, NJ 08520
Phone number	(609) 448-5320
Fax	
Email	need_email@hud.gov
ID	213303
Company type	Profit Motivated

Physical Inspection Scores							
Date	12/03/2010	12/29/2009	08/07/2008	01/18/2007	11/15/2007	01/25/2005	10/28/2002
Score	52	59	64	44	32	61	69

# Salem Towers

98 High St. Orange, NJ 07050-1637

Block 2101 (Lot 13)

Property ID Number: 800014415

Units	
Total number of units	112
Total number assisted units	46
Type of room (quantity)	zero-bedroom (7), one-bedroom (39)
Rent to FMR ratio	90.73

Contract	
Status	Active
Contract number	031079NIRAP
Effective date	4/1/1981
Expiration date	3/1/2021
Expiration fiscal year	2021
Expiration quarter	Q2
Current term expiration date	3/1/2021
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rental Assistance Payment (RAP)
Program type	Rental Assistance Payment

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Non-Insured
Financing number	031079NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	High Street Associates, LP
Address	C/O Interstzte Realty Management Co. 3 E Stow Rd., P.O. Box 994 Marlton, NJ 08053
Phone number	(856) 596-0500
Fax	(856) 596-6093
Email	slangley@themichaelsorg.com
ID	9493
Company type	Limited Dividend
Effective date	

Management	
Organization name	Interstate Realty Management Co.
Address	3 E Stow Rd., Suite 100 Marlton, NJ 08053-3118
Phone number	(856) 596-0500
Fax	(856) 596-6093
Email	sdalessandro@themichaelsorg.com
ID	10420
Company type	Profit Motivated

Physical Inspection Scores				
Date	07/16/2009	01/25/2005	11/25/2002	12/29/2000
Score	65	87	84	82

# Shalom-Clemente Towers (Shalom Towers)

75 - 95 Clinton Ave. Newark, NJ 07114

Block 123 (Lot 44); 123 (52)

Property ID Number: 800014427

Units	
Total number of units	166
Total number assisted units	156
Type of room (quantity)	zero-bedroom (20), one-bedroom (114), two-bedroom (22)
Rent to FMR ratio	124.77

Contract	
Status	Active
Contract number	031072NIRAP
Effective date	3/29/1976
Expiration date	3/28/2016
Expiration fiscal year	2016
Expiration quarter	Q2
Current term expiration date	3/28/2016
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rental Assistance Payment (RAP)
Program type	Rental Assistance Payment

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Flexible Subsidy
Financing number	031072NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Shalom Towers Realty, LLC
Address	691 Elizabeth Ave. # 2 Newark, NJ 07112
Phone number	(973) 282-1100
Fax	
Email	mwieder@radiantprop.com
ID	299976
Company type	Profit Motivated
Effective date	

Management	
Organization name	Raymond P. Marzulli Co., Inc.
Address	264 Belleville Ave.  Bloomfield, NJ 07003
Phone number	(973) 743-2300
Fax	(973) 743-8021
Email	ray@marzulli.com
ID	1472
Company type	Profit Motivated

Physical Inspection Scores					
Date	09/08/2010	04/02/2008	01/06/2005	10/16/2001	11/22/2000
Score	97	45	91	93	61



# Somerset Homes

142-172 Somerset St. 221-237 Clinton Ave. Newark, NJ 07108

Block 2589 (Lot 1)

Property ID Number: 800014434

Units	
Total number of units	37
Total number assisted units	37
Type of room (quantity)	two-bedroom (23), three-bedroom (8), four-bedroom (6)
Rent to FMR ratio	98.61

Contract	
Status	Active
Contract number	NJ390015036
Effective date	7/1/2011
Expiration date	6/30/2031
Expiration fiscal year	2031
Expiration quarter	Q3
Current term expiration date	6/30/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 New Construction

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135289
Insured	Yes
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Somerset Homes Associates
Address	Related Management, 9th Floor 423 W 55th Street New York, NY 10019
Phone number	(212) 319-1200
Fax	(212) 593-5793
Email	kpletz@related.com
ID	9153
Company type	Limited Dividend
Effective date	3/12/1980

Management	
Organization name	Essex Plazagement II, LLC
Address	1060 Broad St  Newark, NJ 07102-2397
Phone number	(973) 643-8588
Fax	
Email	need_email@hud.gov
ID	283912
Company type	Profit Motivated

Physical Inspection Scores							
Date	07/06/2010	06/29/2009	08/04/2008	08/17/2007	07/10/2006	11/03/2004	10/23/2002
Score	89	74	79	67	46	61	87

# South End Gardens

340 Orange Rd. Montclair, NJ 07042-4354

Block 2904 (Lot 71)

Property ID Number: 800014267

Units	
Total number of units	100
Total number assisted units	99
Type of room (quantity)	zero-bedroom (25), one-bedroom (74)
Rent to FMR ratio	137.73

Contract	
Status	Active
Contract number	NJ39T841011
Effective date	1/1/2011
Expiration date	12/31/2030
Expiration fiscal year	2031
Expiration quarter	Q1
Current term expiration date	12/31/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 202/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized - Previously 202/811
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Montclair Senior Housing Corp.
Address	340 Orange Rd  Montclair, NJ 07042
Phone number	(201) 746-1537
Fax	
Email	need_email@hud.gov
ID	10399
Company type	Non-Profit
Effective date	12/13/1985

Management	
Organization name	Hillcrest Management Co.
Address	505 Mt. Prospect Ave.  Newark, NJ 07104
Phone number	(973) 484-2043
Fax	(973) 485-8788
Email	need_email@hud.gov
ID	130804
Company type	Profit Motivated

Physical Inspection Scores			
Date	03/06/2009	11/14/2006	11/14/2002
Score	78	82	94

# South Orange Consumer Home

353 Vose Ave. South Orange Village Township, NJ 07079-3017

Block 1207 (Lot 25)

Property ID Number: 800014439

Units	
Total number of units	3
Total number assisted units	3
Type of room (quantity)	three-bedroom (3)
Rent to FMR ratio	34.13

Contract	
Status	Active
Contract number	NJ39Q951017
Effective date	9/25/2012
Expiration date	9/24/2013
Expiration fiscal year	2013
Expiration quarter	Q4
Current term expiration date	9/24/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD061
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Vose Avenue Development, Inc.
Address	11 Spring St.  Freehold, NJ 07728
Phone number	(732) 780-1175
Fax	
Email	need_email@hud.gov
ID	10729
Company type	Non-Profit
Effective date	

Management	
Organization name	Community Enterprises Corporation
Address	11 Spring St  Freehold, NJ 07728-1843
Phone number	(732) 866-4330
Fax	(732) 780-3391
Email	kkaplan@cspnj.org
ID	1468
Company type	Profit Motivated

Physical Inspection Scores	
Date	06/26/2002
Score	92

# Spruce Gardens (Spruce Spires)

100 Spruce St. Newark, NJ 07103-3051

Block 2559 (Lot 44)

Property ID Number: 800014446

Units	
Total number of units	120
Total number assisted units	112
Type of room (quantity)	one-bedroom (31), two-bedroom (60), three-bedroom (18), four-bedroom (1), five-or-more-bedroom (2)
Rent to FMR ratio	96.65

Contract	
Status	Active
Contract number	NJ39E000036
Effective date	4/1/2013
Expiration date	3/31/2023
Expiration fiscal year	2023
Expiration quarter	Q2
Current term expiration date	3/31/2013
Contract term (in months)	120
Contract type	HUD-administered
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Property Disposition/Existing Housing

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	First King Properties
Address	37 N Quince Lane
	Monsey, NY 10952
Phone number	(212) 882-1479
Fax	
Email	mendel@pomerantzpc.com
ID	274744
Company type	Profit Motivated
Effective date	

Management	
Organization name	First King Properties
Address	37 N. Quince Ln.
	Monsey, NY 10952
Phone number	(212) 882-1479
Fax	
Email	mendel@pomerantzpc.com
ID	274744
Company type	Profit Motivated

Physical Inspection Scores					
Date	04/21/2009	01/24/2007	02/18/2005	12/15/2003	08/02/2001
Score	94	80	67	76	88

# Spruce Park Apartments

27-29, 39-47, 36-60, 55-57, 59-61 Longworth St., Spruce St. Newark, NJ 07102

Block 123 (Lot 29); 123 (23); 122 (64); 123 (17); 123 (16)

Property ID Number: 800014447

Units	
Total number of units	98
Total number assisted units	96
Type of room (quantity)	one-bedroom (19), two-bedroom (66), three-bedroom (11)
Rent to FMR ratio	109.73

Contract	
Status	Active
Contract number	NJ39A013006
Effective date	4/30/1984
Expiration date	3/31/2026
Expiration fiscal year	2026
Expiration quarter	Q2
Current term expiration date	3/31/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Insured-Subsidized
Primary financing type	Insured
Financing number	03135307
Insured	Yes
202/811	No
HUD-held	Yes
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	Yes
221(d)(3)	No
221(d)(4)	Yes
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Spruce Park Associates
Address	Wingate Management Company 100 Wells Ave Newton, MA 02459
Phone number	(781) 707-9100
Fax	
Email	cmcsweeney@wingatecompanies.com
ID	10496
Company type	Profit Motivated
Effective date	4/30/1984

Management	
Organization name	Wingate Management Company, LLC
Address	100 Wells Ave.  Newton, MA 02459
Phone number	(781) 707-9101
Fax	(781) 707-9199
Email	cmcsweeney@wingatengmt.com
ID	223455
Company type	Profit Motivated

Physical Inspection Scores					
Date	08/24/2009	06/17/2008	10/20/2005	10/14/2003	09/19/2002
Score	80	78	74	86	73

# St. Clare's Scattered Site - Newark, NJ

88 Meade St. Newark, NJ 07106

Scattered

Property ID Number: 800231530

Units	
Total number of units	10
Total number assisted units	10
Type of room (quantity)	three-bedroom (7), five-or-more-bedroom (3)
Rent to FMR ratio	95.14

Contract	
Status	Active
Contract number	NJPF0019507
Effective date	12/11/2009
Expiration date	12/10/2019
Expiration fiscal year	2020
Expiration quarter	Q1
Current term expiration date	12/10/2013
Contract term (in months)	120
Contract type	HUD-administered
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Community Investment Demonstration

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	St. Clare Homes Property
Address	77 Academy St.  Newark, NJ 07102
Phone number	(973) 643-0400
Fax	
Email	mgrier@aidsresource.org
ID	290500
Company type	Non-Profit
Effective date	12/4/2008

Management	
Organization name	St. Clare Homes Property
Address	77 Academy St.  Newark, NJ 07102
Phone number	(973) 643-0400
Fax	
Email	mgrier@aidsresource.org
ID	290500
Company type	Non-Profit

Physical Inspection Scores	
Date	
Score	

# St. James AME Tower Apartments

440 Washington St. Newark, NJ 07102-1250

Block 112 (Lot 1)

Property ID Number: 800014419

Units	
Total number of units	40
Total number assisted units	40
Type of room (quantity)	one-bedroom (5), two-bedroom (20), three-bedroom (15)
Rent to FMR ratio	78.63

Contract	
Status	Active
Contract number	031018NISUP
Effective date	12/21/1977
Expiration date	12/1/2017
Expiration fiscal year	2018
Expiration quarter	Q1
Current term expiration date	12/1/2017
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rent Supplement (SUP)
Program type	Rent Supplement

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Flexible Subsidy
Financing number	031018NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	St. James A.M.E. Tower
Address	440 Washington St.  Newark, NJ 07102
Phone number	(973) 643-3128
Fax	(973) 643-2497
Email	cpenn@webb-brooker.com
ID	11077
Company type	Profit Motivated
Effective date	

Management	
Organization name	State Realty Agency LLC
Address	1290 Springfield Ave. P.O. Box 797 Irvington, NJ 07111
Phone number	(973) 371-4500
Fax	(973) 371-1505
Email	need_email@hud.gov
ID	199554
Company type	Limited Dividend

Physical Inspection Scores							
Date	09/09/2010	03/31/2009	01/18/2007	12/04/2007	01/12/2005	11/26/2002	12/11/2000
Score	59	50	58	74	65	63	86

# St. Mary's Villa

425 Sanford Ave. Newark, NJ 07106-1171

Block 4180 (Lot 1)

Property ID Number: 800014449

Units	
Total number of units	360
Total number assisted units	360
Type of room (quantity)	one-bedroom (360)
Rent to FMR ratio	112.41

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	St. Mary's Villa Associates
Address	50 Public Square Suite 1170 Cleveland, OH 44113
Phone number	(216) 621-6060
Fax	
Email	melissagalek@forestcity.net; patriciachurgovich@forestcity.net; colleenchernock@forestcity.net
ID	133196
Company type	Profit Motivated
Effective date	7/14/1998

Contract	
Status	Active
Contract number	NJ390031001
Effective date	11/29/1982
Expiration date	1/31/2024
Expiration fiscal year	2024
Expiration quarter	Q2
Current term expiration date	1/31/2024
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 New Construction

Management	
Organization name	Forest City Residential Management, Inc.
Address	50 Public Sq. Suite 1170 Cleveland, OH 44113
Phone number	(216) 621-6060
Fax	
Email	angelopimpas@forestcity.net
ID	210242
Company type	Profit Motivated

Physical Inspection Scores				
Date	06/10/2008	06/12/2007	05/10/2006	08/27/2002
Score	78	74	78	80



# St. Rocco's Housing

39 Ashland Ave. Newark, NJ 07103-1950

Block 317 (Lot 29)

Property ID Number: 800014421

Units	
Total number of units	9
Total number assisted units	9
Type of room (quantity)	two-bedroom (1), three-bedroom (7), five-or-more-bedroom (1)
Rent to FMR ratio	101.11

Contract	
Status	Active
Contract number	NJ39E000053
Effective date	10/1/2012
Expiration date	9/30/2013
Expiration fiscal year	2013
Expiration quarter	Q4
Current term expiration date	9/30/2013
Contract term (in months)	12
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Property Disposition/Existing Housing

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Robert Silberman
Address	44 Gary Pl.  Staten Island, NY 10314
Phone number	(718) 761-8594
Fax	
Email	lynnsil44@gmail.com
ID	154814
Company type	Profit Motivated
Effective date	8/12/1998

Management	
Organization name	Robert Silberman
Address	44 Gary Pl.  Staten Island, NY 10314
Phone number	(718) 761-8594
Fax	
Email	lynnsil44@gmail.com
ID	154814
Company type	Profit Motivated

Physical Inspection Scores							
Date	10/20/2010	10/26/2009	06/03/2008	10/27/2008	01/18/2007	04/07/2004	10/20/2003
Score	87	64	52	77	60	84	28

# The Pavilion

220 Prospect St. East Orange, NJ 07017-2760

Block 564 (Lot 1)

Property ID Number: 800014343

Units	
Total number of units	119
Total number assisted units	119
Type of room (quantity)	zero-bedroom (72), one-bedroom (47)
Rent to FMR ratio	67.11

Contract	
Status	Active
Contract number	031037NISUP
Effective date	5/8/1975
Expiration date	5/1/2015
Expiration fiscal year	2015
Expiration quarter	Q3
Current term expiration date	5/1/2015
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rent Supplement (SUP)
Program type	Rent Supplement

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	Non-Insured
Financing number	031037NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Bayville Holdings II, LLC.
Address	2050 Lakeville Rd.  New Hyde Park, NY 11040-1664
Phone number	(516) 352-8000
Fax	(516) 352-8464
Email	need_email@hud.gov
ID	277208
Company type	Limited Dividend
Effective date	

Management	
Organization name	Raymond P. Marzulli Co., Inc.
Address	264 Belleville Ave.  Bloomfield, NJ 07003
Phone number	(973) 743-2300
Fax	(973) 743-8021
Email	ray@marzulli.com
ID	1472
Company type	Profit Motivated

Physical Inspection Scores							
Date	07/16/2009	06/03/2008	04/30/2007	08/07/2006	08/16/2004	04/03/2003	07/17/2002
Score	62	67	59	43	68	64	58

# Union Gardens

50 Greenwood Ave. Montclair, NJ 07042-3618

Block 3208 (Lot 37)

Property ID Number: 800014471

Units	
Total number of units	55
Total number assisted units	55
Type of room (quantity)	one-bedroom (14), two-bedroom (37), three-bedroom (4)
Rent to FMR ratio	90.04

Contract	
Status	Active
Contract number	031057NIRAP
Effective date	11/1/1976
Expiration date	10/1/2016
Expiration fiscal year	2017
Expiration quarter	Q1
Current term expiration date	10/1/2016
Contract term (in months)	480
Contract type	HUD-administered
Document type	Rental Assistance Payment (RAP)
Program type	Rental Assistance Payment

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	Non-Insured
Financing number	031057NI
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	Yes
Non-insured	Yes
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Union Affordable Limited Partnership
Address	11200 Rockville Pike, Suite 225
	Rockville, MD 20852
Phone number	(301) 998-0460
Fax	
Email	ereid@nfahs.com
ID	312988
Company type	Profit Motivated
Effective date	

Management	
Organization name	The Affordable Housing Management Group
Address	20316 Seneca Meadows Pkwy.
	Germantown, MD 20876-7004
Phone number	(301) 562-1600
Fax	(301) 562-1670
Email	fmifflin@emcmgmt.com
ID	4627
Company type	Profit Motivated

Physical Inspection Scores				
Date	05/03/2010	11/03/2006	09/29/2004	07/12/2002
Score	73	90	88	88

# Verona Senior Citizens Apartments

100 Hillwood Ter. Verona, NJ 07044-1360

Block 128 (Lot 23)

Property ID Number: 800014482

Units	
Total number of units	159
Total number assisted units	159
Type of room (quantity)	zero-bedroom (39), one-bedroom (120)
Rent to FMR ratio	140.58

Contract	
Status	Active
Contract number	NJ39H085082
Effective date	7/1/2010
Expiration date	6/30/2030
Expiration fiscal year	2030
Expiration quarter	Q3
Current term expiration date	6/30/2013
Contract term (in months)	240
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Verona Urban Renewal Housing, LLC
Address	c/o LIHC 217 Commercial St. Portland, ME 04101
Phone number	(207) 772-8800
Fax	
Email	need_email@hud.gov
ID	211419
Company type	Profit Motivated
Effective date	9/26/2000

Management	
Organization name	Hamilton-Hobbs Realty, Inc.
Address	192 3rd St.  Jersey City, NJ 07302-2514
Phone number	(201) 792-7007
Fax	
Email	need_email@hud.gov
ID	818
Company type	Profit Motivated

Physical Inspection Scores						
Date	09/24/2010	05/06/2010	05/27/2009	05/30/2008	10/04/2004	08/14/2003
Score	77	46	58	65	93	71

# Villa Victoria Apartments

133 7th Ave. Newark, NJ 07104-1888

Block 474 (Lot 1)

Property ID Number: 800014484

Units	
Total number of units	193
Total number assisted units	193
Type of room (quantity)	one-bedroom (119), two-bedroom (41), three-bedroom (27), four-bedroom (6)
Rent to FMR ratio	117.36

Contract	
Status	Active
Contract number	NJ39H085052
Effective date	9/26/1980
Expiration date	1/29/2021
Expiration fiscal year	2021
Expiration quarter	Q2
Current term expiration date	9/25/2015
Contract term (in months)	480
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 New Construction

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Villa Victoria Associates, Ltd.
Address	133 7th Ave.  Newark, NJ 07104
Phone number	(201) 485-0220
Fax	
Email	need_email@hud.gov
ID	10371
Company type	Profit Motivated
Effective date	

Management	
Organization name	FNP Property Mgmt. LLC
Address	719 St. James Pl. Box D East Windsor, NJ 08520
Phone number	(609) 448-5320
Fax	
Email	need_email@hud.gov
ID	213303
Company type	Profit Motivated

Physical Inspection Scores				
Date	09/20/2010	03/26/2007	11/02/2004	07/09/2003
Score	74	52	67	64

# Wesley Towers

444 Mt Prospect Ave. Newark, NJ 07104-2968

Block 629 (Lot 7)

Property ID Number: 800014505

Units	
Total number of units	279
Total number assisted units	169
Type of room (quantity)	zero-bedroom (90), one-bedroom (74), two-bedroom (5)
Rent to FMR ratio	67.49

Contract	
Status	Active
Contract number	NJ39M000086
Effective date	1/1/2010
Expiration date	12/31/2019
Expiration fiscal year	2020
Expiration quarter	Q1
Current term expiration date	12/31/2013
Contract term (in months)	120
Contract type	HUD-administered
Document type	Housing Assistance Payment (HAP)
Program type	Loan Management Set-Aside

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031SH017
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Wesley Towers Corporation
Address	444 Mt. Prospect Ave.
	Newark, NJ 07104
Phone number	(973) 484-4441
Fax	
Email	need_email@hud.gov
ID	10169
Company type	Non-Profit
Effective date	11/30/1964

Management	
Organization name	Hillcrest Management Co.
Address	505 Mt. Prospect Ave.
	Newark, NJ 07104
Phone number	(973) 484-2043
Fax	(973) 485-8788
Email	need_email@hud.gov
ID	130804
Company type	Profit Motivated

Physical Inspection Scores				
Date	10/02/2008	08/28/2007	09/04/2003	07/17/2002
Score	94	69	86	68

# West Caldwell Group Home

7 Essex Pl. West Caldwell, NJ 07006-7230

Block 1902 (Lot 1)

Property ID Number: 800058152

Units	
Total number of units	6
Total number assisted units	6
Type of room (quantity)	one-bedroom (6)
Rent to FMR ratio	59.48

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031HD049
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Jewish Association For Special Needs, Inc.
Address	270 Pleasant Valley Way
	West Orange, NJ 07052
Phone number	(973) 763-8018
Fax	
Email	lpress@jsddmetrowest.org
ID	42297
Company type	Non-Profit
Effective date	3/11/1998

Contract	
Status	Active
Contract number	NJ39Q951005
Effective date	8/20/2012
Expiration date	8/19/2013
Expiration fiscal year	2013
Expiration quarter	Q4
Current term expiration date	8/19/2013
Contract term (in months)	12
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 811/Project Rental Assistance Contract

Management	
Organization name	Jewish Association For Special Needs, Inc.
Address	270 Pleasant Valley Way
	West Orange, NJ 07052
Phone number	(973) 763-8018
Fax	
Email	lpress@jsddmetrowest.org
ID	42297
Company type	Non-Profit

Physical Inspection Scores	
Date	
Score	

# Willie T. Wright Apartments

135 Prince St. Newark, NJ 07103-3372

Blown 2501 (Lot 37)

Property ID Number: 800014489

Units	
Total number of units	114
Total number assisted units	114
Type of room (quantity)	one-bedroom (12), two-bedroom (72), three-bedroom (24), four-bedroom (6)
Rent to FMR ratio	121.77

Contract	
Status	Active
Contract number	NJ39H085130
Effective date	1/8/1986
Expiration date	1/7/2016
Expiration fiscal year	2016
Expiration quarter	Q2
Current term expiration date	1/7/2016
Contract term (in months)	360
Contract type	Pre-performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	State Agency/Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized, No HUD Financing
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	WT Apartments LLC
Address	C/O Treetop Development 550 Broad St., Suite 1801 Newark, NJ 07102
Phone number	(973) 622-0073
Fax	
Email	amermelstein@treetopdev.com
ID	295768
Company type	Profit Motivated
Effective date	7/8/2010

Management	
Organization name	Interstate Realty Management Co.
Address	3 E Stow Rd., Suite 100 Marlton, NJ 08053-3118
Phone number	(856) 596-0500
Fax	(856) 596-6093
Email	sdalessandro@themichaelsorg.com
ID	10420
Company type	Profit Motivated

Physical Inspection Scores						
Date	09/18/2008	09/14/2007	01/12/2005	10/21/2003	10/02/2002	06/29/2001
Score	80	62	83	71	65	68



# Willow Court Apartments

51 - 55 Willoughby St. Newark, NJ 07112

Block 3053.02 (Lot 36)

Property ID Number: 800014516

Units	
Total number of units	42
Total number assisted units	42
Type of room (quantity)	one-bedroom (6), two-bedroom (30), three-bedroom (6)
Rent to FMR ratio	102.04

Contract	
Status	Active
Contract number	NJ390022026
Effective date	4/1/2008
Expiration date	3/31/2013
Expiration fiscal year	2013
Expiration quarter	Q2
Current term expiration date	3/31/2013
Contract term (in months)	60
Contract type	Performance-based Annual Contributions Contract (ACC)
Document type	Housing Assistance Payment (HAP)
Program type	Sec. 8 Substantial Rehabilitation

Loan Characteristics	
Financing category name	Subsidized - Previously Insured
Primary financing type	
Financing number	
Insured	No
202/811	No
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	Michael Wieder
Address	691 Elizabeth Ave. Unit # 2 Newark, NJ 07112
Phone number	(973) 282-1100
Fax	
Email	mwieder@radiantprop.com
ID	318847
Company type	Profit Motivated
Effective date	

Management	
Organization name	Radiant Property Management, LLC
Address	691 Elizabeth Ave. #2 Newark, NJ 07112
Phone number	(973) 282-1100
Fax	
Email	mwieder@radiantprop.com
ID	299974
Company type	Profit Motivated

Physical Inspection Scores							
Date	11/16/2010	04/02/2010	09/11/2009	07/31/2007	07/06/2004	09/22/2003	10/21/2002
Score	63	32	38	74	93	70	76

# Woodland Valley

115 Woodland Ave. West Orange, NJ 07052-2977

Block 152.07 (Lot 3)

Property ID Number: 800014490

Units	
Total number of units	57
Total number assisted units	57
Type of room (quantity)	one-bedroom (57)
Rent to FMR ratio	61.97

Contract	
Status	Active
Contract number	NJ39S921006
Effective date	8/26/1997
Expiration date	8/25/2017
Expiration fiscal year	2017
Expiration quarter	Q4
Current term expiration date	8/25/2017
Contract term (in months)	240
Contract type	HUD-administered
Document type	Project Rental Assistance Contract (PRAC)
Program type	Sec. 202/Project Rental Assistance Contract

Loan Characteristics	
Financing category name	202/811
Primary financing type	202/811
Financing number	031EE011
Insured	No
202/811	Yes
HUD-held	No
HUD-owned	No
Hospital loans	No
Nursing home	No
Board and care	No
Assisted living	No
Refinanced	No
221(d)(3)	No
221(d)(4)	No
236	No
Non-insured	No
BMIR	No
Risk-sharing	No
MIP	No
Co-insured	No

Ownership	
Organization name	National Church Residences Of West Orange, NJ, Inc.
Address	2335 North Bank Dr.  Columbus, OH 43220
Phone number	(614) 451-2151
Fax	
Email	need_email@hud.gov
ID	41905
Company type	Non-Profit
Effective date	6/26/1996

Management	
Organization name	National Church Residences
Address	2335 N Bank Dr.  Columbus, OH 43220-5423
Phone number	(614) 451-2151
Fax	(614) 451-0351
Email	scunningham@ncr.org
ID	2051
Company type	Non-Profit

Physical Inspection Scores				
Date	05/04/2010	09/19/2006	09/05/2003	01/18/2001
Score	94	93	99	84