
2021 Annual Report
Mitchell-Lama Housing Companies
in
New York State



New York State
Division of Housing and Community Renewal

Kathy Hochul, Governor
RuthAnne Visnauskas, Commissioner

Based Upon Certified
Financial Statements for 2020

Kathy Hochul
Governor



RuthAnne Visnauskas
Commissioner

New York State Division of Housing and Community Renewal

25 Beaver Street
New York, NY 10004

October 4, 2021

Commissioner's Message

I am pleased to provide you with the 2021 Annual Report on Mitchell-Lama Housing Companies, as required by Chapter 216 of the Laws of 1978. This law was recently amended to require additional reporting on Mitchell-Lama housing companies that have dissolved.

This report was prepared by the New York State Division of Housing and Community Renewal (DHCR) with the cooperation of the New York City Department of Housing Preservation and Development. Content is based upon the financial statements provided by Mitchell-Lama housing companies and includes information such as rents, carrying charges, rental subsidies, and income limits.

Since 2011, HCR has preserved nearly 30,000 Mitchell-Lama units across the state; keeping this crucial housing stock affordable for middle-income New Yorkers for years to come. DHCR will continue to work closely with the housing industry and tenant representatives as we seek to improve the quality of life for Mitchell-Lama residents.

I trust that the information contained in this report will be informative and assist you in reviewing implementation of Article 2 of the PHFL.

Sincerely,

A handwritten signature in blue ink, appearing to read "RuthAnne Visnauskas", with a long, sweeping underline.

RuthAnne Visnauskas
Commissioner

Table of Contents

<u>Commissioner's Letter</u>	<u>ii</u>
<u>Table of Contents</u>	<u>iii</u>
<u>Glossary</u>	<u>iv</u>
<u>Summary</u>	<u>Summary</u>
<u>DHCR-Supervised Developments within New York City</u>	<u>1</u>
<u>DHCR-Supervised Developments outside New York City</u>	<u>57</u>
<u>HPD-Supervised Development within New York City</u>	<u>123</u>
<u>Mitchell-Lama Developments Dissolved in 2020</u>	<u>215</u>
<u>Index by Development Name</u>	<u>217</u>
<u>Index by Development ID</u>	<u>222</u>

Glossary

Governmental Agencies

<i>DHCR</i>	New York State Division of Housing and Community Renewal
<i>HFA</i>	New York State Housing Finance Agency
<i>HPD</i>	New York City Department of Housing Preservation and Development
<i>HUD</i>	US Department of Housing and Urban Development
<i>SLF</i>	New York State Loan Fund
<i>UDC</i>	New York State Urban Development Corporation
<i>ESDC</i>	Empire State Development Corporation

Development Number

(1) Projects supervised by DHCR have identification numbers beginning with the letters HCLP, HCNP, HCUR, UDC or HC8. The letters refer to bond sale designations.

HCLP is a designation earlier given to all projects built under the Limited Profit Housing Companies Law, which includes nonprofit as well as limited-profit developments

HCNP refers to projects financed by HFA's Non-Profit Bond Issue

HCUR refers to projects financed by HFA's Urban Rental Bond Issue

UDC refers to developments originally financed by UDC

HCR8 refers to Section 8 developments financed by HFA

(2) Projects supervised by HPD have identification numbers beginning with MBH, HRB or HO

MBH refers to projects financed by general obligation bonds of New York City before the creation of the Housing and Development Board in 1960. (MBH-WS refers to projects in the West Side Urban Renewal Area)

HRB refers to projects financed during the term of the Housing and Redevelopment Board

HO refers to projects financed after the establishment of the Housing and Development Administration (now HPD)

Property Status

Active – property still operates as an active Mitchell-Lama development

Dissolved – the underlying PHFL Article 2 limited profit housing company has dissolved or is effectively dissolved. The development may have been preserved as affordable through an alternative New York State or New York City affordable housing program. Since dissolved housing companies are no longer under the supervision of New York State or New York City as Mitchell Lamas, the information shown reflects the last reported information.

Notice of Intent to Dissolve – the PHFL Article 2 limited profit housing company has filed the required Notice of Intent to Dissolve paperwork with the administrative agency (DHCR or HPD) since the last report.

Rent/Carrying Charge Information

Rent/CC/RM/MO	Rent or carrying charge per room, per month. Basic rent or carrying charge that residents are required to pay monthly on a per room basis, not including charges for parking or surcharges. This figure is preceded by an abbreviated explanation of the specific utilities provided in the basic rental. In cooperative developments residents pay monthly carrying charges and, in addition, pay a down payment equal to their share of the equity.
SEC-8	Indicates that the entire development is subsidized under HUD's Section 8 Program. A tenant satisfying the program's income guidelines pays up to 30% of his or her gross income as rent, with the Federal government providing subsidy funds to pay the difference between that level and the fair market rental for the apartment.
Percent Increase for Year	Based on the difference between the rent or carrying charge on the two dates given in the preceding two lines.

Project Financial Statistics

<i>Mortgagee</i>	The lender to whom the property is mortgaged
<i>HFA:</i>	Mortgage is financed through the New York State Housing Finance Agency or through the sale of bonds and/notes by this public benefit corporation which was created in 1960.
<i>SLF:</i>	Mortgage is financed through the sale of New York State bonds.
<i>UDC:</i>	Mortgage is financed through the sale of bonds/notes by this public benefit corporation which was created in 1968.
<i>HPD:</i>	Mortgage is financed through the sale of New York City bonds/notes.
<i>HDC:</i>	Mortgage is financed through the sale of bonds/notes by this public benefit corporation which was created in 1971.
<i>FHL:</i>	Mortgage is financed through Federal Home Loan Bank
<i>ESDC:</i>	Mortgage is financed through Empire State Development Corp.

Housing Subsidies

TAX EXEMPTION LEVEL (PERCENT) - Percent figure indicates reduction of assessed valuation in computation of real estate taxes.

SR - Shelter rent formula. Indicates that the housing company's payment for real estate taxes is based upon a fixed amount, generally computed at 10% of the rent roll, excluding utilities.

PILOT - Payment in lieu of taxes. An annual amount determined by the municipality as payment in lieu of real estate taxes.

236 SUBSIDY ANNUAL CONTRACT AMOUNT - Annual amount of HUD interest reduction subsidy payment contract which enables the housing company to amortize the mortgage at an interest rate of 1 %.

CAPITAL GRANT - Number of households under the New York State Capital Grant Low Rent Assistance Program. HFA leases apartments in middle income developments and sublets them to low-income families at reduced rentals.

RENTAL ASSISTANCE PAYMENTS, RENT SUPPLEMENTS, SECTION 8 (EXISTING HOUSING)

Number of households receiving assistance under each of the listed programs. Rent subsidies make up the difference between the Mitchell-Lama rents and a specified proportion of the low-income households' annual income. Section 8 units include both tenant-based and project-based vouchers.

SENIOR CITIZEN RENT INCREASE EXEMPTION - Number of households receiving assistance under a municipally funded senior citizens' rent increase exemption program. Low-Income senior citizens in occupancy are exempted from paying that portion of a rent increase that causes them to pay more than one third of their income for rent. The City reimburses the housing company through either direct cash payments or credit on real estate tax payments.

DISABILITY RENT INCREASE EXEMPTION – Number of households receiving assistance under a municipally funded program for tenants with a disability who qualify to have their current rent frozen at their current level and be exempt from future increases. The program covers legal increases in rent by applying credits to the landlord's property tax bill.

LOW INCOME HOUSING TAX CREDIT (LIHTC) – Tax credits provide an incentive to construct or rehabilitate affordable rental housing for low-income households. The tax credit subsidizes the acquisition, construction, and rehabilitation of affordable rental housing. Tax credits are purchased by investors who can potentially claim a dollar-for-dollar reduction in their federal tax liability. Investors' equity contribution subsidizes low-income housing development, thus allowing some units to rent at below-market rates. In return, investors receive tax credits paid in annual allotments, over 10 years. The State allocates both 4% and 9% LIHTC. 4% LIHTC are referred to as "as of right credit" they are issued in connection with Tax Exempt Financing. 9% LIHTC are issued in connection with Taxable Financing. States are allocated an allotment of 9% credits that are awarded based on scoring criteria.

TENANT/COOPERATOR INCOME AND SURCHARGE INFORMATION:

Surcharges are required to be paid by tenants and cooperators whose incomes exceed a maximum amount based upon a factor of the annual rent or carrying charges. The income figure on which surcharges are based is the total income as reported on the New York State income tax return less allowance for personal exemptions, medical deductions and deductions of a portion of the income of secondary wage earners. The housing company retains all the surcharges collected.

SURCHARGES COLLECTED FOR 12-MONTH PERIOD - Represents the amount collected by the housing company from residents during a fiscal year.

Admission income range is the maximum admission limits for zero (0) and three (3) bedroom apartments (one or six person maximums) for non-236 developments or alternate limits for 236 developments. If the admission income limits are for unit sizes other than zero- and three-bedroom apartments, it is noted.

Special Data Terms

- (1) NA = indicates the information is not available.
- (2) 0 (zero) indicates none in the category. E.g., a 0 (zero) in the category Surcharges Collected for 12-Month Period indicates that no surcharges were collected by the housing company.

2021 Annual Report to the Legislature

Summary Based Upon 2020 Certified Financial Statements

	<i>All Mitchell-Lama</i>	<i>DHCR Supervised Developments</i>			<i>HPD Supervised</i>	<i>Dissolved</i>
Project Data	Developments	Total	Within NYC	Outside NYC	Developments	Current Yr*
<i>Number of Projects</i>	216	122	56	66	92	2
<i>Number of Apartments</i>	103801	58736	47691	11045	44392	673
<i>Number of Rental Rooms</i>	465450	261135	217257	43878	201471	2844
<i>Total Project Cost</i>	\$3,152,664,804.00	\$1,849,005,963.00	\$1,554,734,788.00	\$294,271,175.00	\$1,289,246,157.00	\$14,412,684.00
<i>Total Mortgage Issued</i>	\$2,932,788,463.00	\$1,721,387,292.00	\$1,444,544,906.00	\$276,842,386.00	\$1,197,866,171.00	\$13,535,000.00
<i>Amount of Annual Amortization</i>	\$502,446,956.00	\$472,794,871.71	\$463,053,853.69	\$9,741,018.02	\$29,534,408.00	\$117,676.29
Housing Subsidies						
<i>236 Subsidy, Annual Contract Amount</i>	\$74,683,096.63	\$61,251,815.50	\$57,851,422.50	\$3,400,393.00	\$13,431,281.13	\$0.00
<i>Capital Grant, # of Units</i>	17	8	7	1	9	0
<i>Rent Assistance Payments, # of Units</i>	2158	1124	942	182	1034	0
<i>Rent Supplement, # of Units</i>	444	2	2	0	442	0
<i>Section 8, # of Units</i>	24294	14276	10000	4276	9743	275
<i>Sr. Citizen Rent Exemption, # of Units</i>	4501	2873	2873	0	1628	0
<i>Disability Rent Exemption, # of Units</i>	562	333	333	0	229	0
<i>Low Inc. Housing Tax Credits, # of Units</i>	14438	12012	6740	5272	1949	477
Surcharge & Occupancy Rate						
<i>Surcharges Collected for the 12-mo. period</i>	\$22,825,262.38	\$9,620,124.82	\$9,266,779.45	\$353,345.37	\$13,204,677.56	\$460.00
<i>Avg % of Apts Occupied</i>	94.1	92.4	93.8	91.1	94	96

*See Glossary for Definition

Summary

2021 Annual Report to the Legislature

Development Name: Bayridge Air Rights

Development No.: HCNP 099

Location: 260 65th Street Brooklyn, NY 11220

Number of Apts.: 811

Number of Rooms: 3556

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		04-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$50.61
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$160.98
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$160.98
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$22,016,000.00
Total Original Mortgage Issued:	\$19,705,000.00
Amount of Annual Amortization:	\$545,036.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	5.74%	\$12,143,135.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	43
Sr. Citizen Rent Exemption, Number of Units	40
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$512,311.00
Admission Income Range:	0BR: 3BR:
	\$47,029.00 \$110,428.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Bedford-Stuyvesant Restor

Development No.: UDC 237

Location: 109 Marcus Garvey Blvd Brooklyn, NY 11206

Number of Apts.: 267

Number of Rooms: 1202

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		09-77
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$- 0
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$372.53
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$499.15
Percentage Increase for the Year		33.99%

Project Financial Statistics

Total Project Cost:	\$13,653,279.00
Total Original Mortgage Issued:	\$12,970,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	.87%	\$20,311,261.00
Second	PVT	No	2.5%	\$1,160,241.00
Third	ESDC	No	2.5%	\$3,367,000.00
Fourth	HPD	No	1%	\$2,500,000.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	267
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 245

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$0.00
Admission Income Range:	0BR: 3BR:
	\$63,700.00 \$81,000.00
Percentage of Units Occupied as of 12/31/2020	93.5

2021 Annual Report to the Legislature

Development Name: Brookdale Village

Development No.: HCNP 162

Location: 125-135 Beach 19th St Far Rockaway, NY 11691

Number of Apts.: 547

Number of Rooms: 1769

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		05-76
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$56.57
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$290.57
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$290.57
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$18,450,000.00
Total Original Mortgage Issued:	\$17,895,000.00
Amount of Annual Amortization:	\$505,456.92

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.75%	\$6,634,472.64
Second	NYSHFA	No	1.0%	\$1,307,981.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	240
Sr. Citizen Rent Exemption, Number of Units	4
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$72,800.00
Percentage of Units Occupied as of 12/31/2020	94.87

2021 Annual Report to the Legislature

Development Name: Canaan House

Development No.: UDC 118

Location: 8 W 118th St New York, NY 10026

Number of Apts.: 146

Number of Rooms: 617

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		12-76
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$79.11
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$367.60
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$367.60
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$7,753,684.00
Total Original Mortgage Issued:	\$7,366,000.00
Amount of Annual Amortization:	\$458,572.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.63%	\$8,539,733.00
Second	NYSHFA	No	1%	\$13,767,557.00
Third	NYSHFA	No	0%	\$381,400.00
Fourth	PVT	No	5%	\$146,000.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$407,337.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	111
Rental Supplements, Number of Units	0
Section 8, Number of Units	111
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 103

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$49,020.00 \$63,060.00
Percentage of Units Occupied as of 12/31/2020	92

2021 Annual Report to the Legislature

Development Name: Carnes McKinney
Development No.: HCLP 070
Location: 750 Faile St Bronx, NY 10474

Number of Apts.: 111
Number of Rooms: 491
Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		06-65
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.35
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$259.84
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$259.84
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$1,890,000.00
Total Original Mortgage Issued:	\$1,701,000.00
Amount of Annual Amortization:	\$51,276.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	3.26%	\$1,923,881.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	1
Sr. Citizen Rent Exemption, Number of Units	7
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$1,751.00
Admission Income Range:	0BR: 3BR:
	\$88,865.00 \$160,773.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Cathedral Parkway

Development No.: UDC 087

Location: 424 Cathedral Pkwy New York, NY 10025

Number of Apts.: 309

Number of Rooms: 1452

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		02-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$53.45
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$503.28
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$503.28
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$15,464,706.00
Total Original Mortgage Issued:	\$12,844,906.00
Amount of Annual Amortization:	\$2,347,282.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.20%	\$35,818,307.72
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	143
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$13,331.00
Admission Income Range:	0BR: 3BR:
	\$94,416.00 \$274,596.00
Percentage of Units Occupied as of 12/31/2020	95

2021 Annual Report to the Legislature

Development Name: Concourse Village

Development No.: HCLP 028

Location: 775 Concourse Village E Bronx, NY 10451

Number of Apts.: 1883

Number of Rooms: 9014

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		04-65
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$30.05
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$234.58
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$234.58
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$42,152,500.00
Total Original Mortgage Issued:	\$37,195,000.00
Amount of Annual Amortization:	\$18,085,147.43

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	FHL	No	4.96%	\$70,000,000.00
Second	HPD	No	0	\$1,000,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	11
Sr. Citizen Rent Exemption, Number of Units	184
Disability Rent Exemption, Number of Units	13
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$246,364.32
Admission Income Range:	0BR: 3BR:
	\$74,000.00 \$87,344.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Co-op City (Riverbay)
Development No.: HCNP 081
Location: 2049 Bartow Ave Bronx, NY 10475

Number of Apts.: 15372
Number of Rooms: 72666
Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		12-68
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$27.32
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$229.63
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$229.63
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$422,699,700.00
Total Original Mortgage Issued:	\$390,000,000.00
Amount of Annual Amortization:	\$399,633,000.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	FHA	Yes	2.4%	\$551,500,000.00
	SONY	Yes	2.4%	\$55,000,000.00
	HDC	Yes	2.4%	\$15,000,000.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	79
Sr. Citizen Rent Exemption, Number of Units	1161
Disability Rent Exemption, Number of Units	146
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$4,652,000.00
Admission Income Range:	0BR: 3BR:
	\$87,374.00 \$164,107.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Earl W. Jimerson

Development No.: HCLP 006

Location: 1407 Linden Blvd Brooklyn, NY 11212

Number of Apts.: 423

Number of Rooms: 2056

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		06-58
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$21.43
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$188.72
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$188.72
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$6,457,000.00
Total Original Mortgage Issued:	\$5,786,000.00
Amount of Annual Amortization:	\$128,469.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	yes	5.85%	\$5,200,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	1
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	28
Disability Rent Exemption, Number of Units	3
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$102,478.00
Admission Income Range:	0BR: 3BR:
	\$55,789.00 \$125,577.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Findlay House (Weinstein)
Development No.: HCNP 111
Location: 1175 Findlay Ave Bronx, NY 10456

Number of Apts.: 227
Number of Rooms: 467
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		11-71
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$52.98
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$369.81
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$369.81
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,797,870.00
Total Original Mortgage Issued:	\$5,623,000.00
Amount of Annual Amortization:	\$146,065.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHCR	Yes	5.3%	\$4,478,000.00
First	NYSHFA	Yes	Var	\$1,145,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	2
Rental Supplements, Number of Units	0
Section 8, Number of Units	32
Sr. Citizen Rent Exemption, Number of Units	44
Disability Rent Exemption, Number of Units	7
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$62,120.00 \$85,000.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Fulton Park Plaza

Development No.: UDC 084

Location: 1711 Fulton St Brooklyn, NY 11233

Number of Apts.: 287

Number of Rooms: 1408

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		03-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$52.98
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$345.94
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$345.94
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$12,476,842.00
Total Original Mortgage Issued:	\$11,853,000.00
Amount of Annual Amortization:	\$812,380.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	3.59%	\$38,440,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	7
Rental Supplements, Number of Units	2
Section 8, Number of Units	244
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$53,450.00 \$88,550.00
Percentage of Units Occupied as of 12/31/2020	98.9

2021 Annual Report to the Legislature

Development Name: Gorman Apartments

Development No.: HCLP 020

Location: 1381 Linden Blvd Brooklyn, NY 11212

Number of Apts.: 342

Number of Rooms: 1655

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		01-63
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$24.17
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$178.62
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$199.20
Percentage Increase for the Year		11.52%

Project Financial Statistics

Total Project Cost:	\$5,844,000.00
Total Original Mortgage Issued:	\$5,100,000.00
Amount of Annual Amortization:	\$12,037.94

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	4.38%	\$8,335,994.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	22
Disability Rent Exemption, Number of Units	6
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$103,153.88
Admission Income Range:	0BR: 3BR:
	\$60,431.00 \$112,945.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Harbor View

Development No.: UDC 089

Location: 2920-2940 W 21st St Brooklyn, NY 11224

Number of Apts.: 224

Number of Rooms: 1015

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		05-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$53.43
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$394.11
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$394.11
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$10,178,856.00
Total Original Mortgage Issued:	\$9,670,000.00
Amount of Annual Amortization:	\$695,932.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.75%	\$8,189,713.00
Second	NYSHFA	No	1%	\$154,190.00
Third	NYSUDC	No	0	\$1,793,804.00
		No	0	\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$420,352.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	52
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 206

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$4,056.00
Admission Income Range:	0BR: 3BR:
	\$30,620.00 \$78,969.00
Percentage of Units Occupied as of 12/31/2020	98.7

2021 Annual Report to the Legislature

Development Name: Inwood Gardens

Development No.: HCLP 042

Location: 45 Fairview Ave New York, NY 10040

Number of Apts.: 218

Number of Rooms: 1141

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		09-63
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$26.15
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$178.72
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$178.72
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,251,550.00
Total Original Mortgage Issued:	\$3,624,000.00
Amount of Annual Amortization:	\$105,854.31

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.125%	\$4,425,588.13
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	39
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$57,131.88
Admission Income Range:	0BR: 3BR:
	\$58,800.00 \$97,400.00
Percentage of Units Occupied as of 12/31/2020	97.7

2021 Annual Report to the Legislature

Development Name: Inwood Heights

Development No.: HCLP 013

Location: 17 Fort George Hill New York, NY 10040

Number of Apts.: 207

Number of Rooms: 910

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		02-62
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.51
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$150.18
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$150.18
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,109,480.00
Total Original Mortgage Issued:	\$2,718,000.00
Amount of Annual Amortization:	\$30,862.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	CPC		6.44%	\$1,358,916.00
Second	NYSHFA		0	\$1,500,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	16
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$146,633.05
Admission Income Range:	0BR: 3BR:
	\$53,783.00 \$100,200.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Inwood Terrace

Development No.: HCLP 012

Location: 99 Hillside Ave New York, NY 10040

Number of Apts.: 205

Number of Rooms: 902

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		02-60
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.15
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$166.20
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$166.20
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,152,400.00
Total Original Mortgage Issued:	\$2,735,000.00
Amount of Annual Amortization:	\$66,636.64

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	4.25%	\$2,562,794.25
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	9
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$184,307.94
Admission Income Range:	0BR: 3BR:
	\$53,202.24 \$105,954.60
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Inwood Tower

Development No.: HCLP 043

Location: 11 Fort George Hill New York, NY 10040

Number of Apts.: 190

Number of Rooms: 978

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		09-63
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$26.36
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$153.31
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$153.31
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,555,540.00
Total Original Mortgage Issued:	\$3,013,000.00
Amount of Annual Amortization:	\$133,161.61

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	CPC	No	3.13%	\$1,016,428.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	24
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$56,024.00
Admission Income Range:	0BR: 3BR:
	\$49,405.00 \$97,247.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: James Lenox House, Inc.

Development No.: HCNP 169

Location: 49 E 73rd St New York, NY 10021

Number of Apts.: 100

Number of Rooms: 307

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		12-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$132.00
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$413.01
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$427.01
Percentage Increase for the Year		3.39%

Project Financial Statistics

Total Project Cost:	\$4,600,000.00
Total Original Mortgage Issued:	\$3,655,000.00
Amount of Annual Amortization:	\$55,433.47

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
Refinan	PVT	No	4%	\$2,550,511.20
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	1
Sr. Citizen Rent Exemption, Number of Units	27
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$17,337.64
Admission Income Range:	0BR: 3BR:
	\$107,606.52 \$125,541.36
Percentage of Units Occupied as of 12/31/2020	94

2021 Annual Report to the Legislature

Development Name: Jamie Towers

Development No.: HCNP 082

Location: 633 Olmstead Ave Bronx, NY 10473

Number of Apts.: 620

Number of Rooms: 2790

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		07-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.50
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$229.06
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$229.06
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$13,603,000.00
Total Original Mortgage Issued:	\$12,265,000.00
Amount of Annual Amortization:	\$502,000.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	3.87%	\$28,660,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	5
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	3
Sr. Citizen Rent Exemption, Number of Units	66
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$99,719.00
Admission Income Range:	0BR: 3BR:
	\$72,000.00 \$160,000.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Jewish Hosp of Brooklyn
Development No.: HCLP 063
Location: 753 Classon Ave Brooklyn, NY 11238

Number of Apts.: 142
Number of Rooms: 514
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		06-68
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.32
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$270.47
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$270.47
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,413,000.00
Total Original Mortgage Issued:	\$2,290,000.00
Amount of Annual Amortization:	\$110,977.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	SLF	No	5.2%	\$455,756.00
Second	NYSHFA	no	0%	\$1,000,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$43,473.00 \$98,818.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Jonas Bronck Apartments
Development No.: HCNP 148
Location: 230 E 179th St Bronx, NY 10457

Number of Apts.: 215
Number of Rooms: 671
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		09-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$47.53
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$226.00
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$226.00
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$6,784,000.00
Total Original Mortgage Issued:	\$6,580,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HFA	Yes	5.17%	\$569,378.00
Second	HFA	No	0%	\$675,000.00
				\$525,066.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	2
Sr. Citizen Rent Exemption, Number of Units	59
Disability Rent Exemption, Number of Units	5
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$55,750.00 \$50,100.00
Percentage of Units Occupied as of 12/31/2020	0

2021 Annual Report to the Legislature

Development Name: Kissena I & II

Development No.: HCLP 65-91

Location: 45-25 Kissena Blvd / 137-47 45th Ave Queens, NY 11355

Number of Apts.: 425

Number of Rooms: 1222

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy

Rent/CC/Room/Mo at Initial Occupancy

Incl. All Util.

Rent/CC/Room/Mo as of 1/01/2020

Incl. All Util. \$342.86

Rent/CC/Room/Mo as of 12/31/2020

Incl. All Util. \$386.91

Percentage Increase for the Year

12.85%

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)

100%

236 Subsidy, Annual Contract Amount

\$- 0

Capital Grant, Number of Units

0

Rental Assistance Payments, Number of Units

0

Rental Supplements, Number of Units

0

Section 8, Number of Units

30

Sr. Citizen Rent Exemption, Number of Units

110

Disability Rent Exemption, Number of Units

0

Low-Income Housing Tax Credit, Number of Units

423

Project Financial Statistics

Total Project Cost:

\$7,378,237.00

Total Original Mortgage Issued:

\$6,989,000.00

Amount of Annual

Amortization:

\$162,245.00

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020

\$58,985.00

Admission Income Range: 0BR: 3BR:
\$41,750.00 \$60,500.00

Percentage of Units Occupied as of 12/31/2020

95

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.4%	\$7,322,120.00
Second	NYSHFA	No	1%	\$5,820,000.00
Third	PVT	No	4.1%	\$9,641,616.00
Fourth	PVT	No	4.1%	\$3,625,421.00
				\$- 0
				\$- 0

2021 Annual Report to the Legislature

Development Name: Kittay (W.Kingsbridge)
Development No.: HCLP 093
Location: 2550 Webb Ave Bronx, NY 10463

Number of Apts.: 294
Number of Rooms: 955
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		04-70
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$46.78
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$480.68
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$480.68
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,743,000.00
Total Original Mortgage Issued:	\$5,685,000.00
Amount of Annual Amortization:	\$289,435.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	SLF	No	5.7%	\$304,913.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	29
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$142,347.00 \$182,312.00
Percentage of Units Occupied as of 12/31/2020	77.6

2021 Annual Report to the Legislature

Development Name: Marcus Garvey Village
Development No.: UDC 180
Location: 353 Chester St Brooklyn, NY 11104

Number of Apts.: 625
Number of Rooms: 3174
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		11-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$60.45
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$357.32
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$357.32
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$31,635,929.00
Total Original Mortgage Issued:	\$30,556,000.00
Amount of Annual Amortization:	\$1,501,837.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.75%	\$21,302,273.00
Second	NYSHFA	No	3.75%	\$8,632,955.00
Third	NYSHFA	No	2.26%	\$76,481,215.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$304,668.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	508
Rental Supplements, Number of Units	0
Section 8, Number of Units	73
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	
0BR:	3BR:
\$50,160.00	\$71,580.00
Percentage of Units Occupied as of 12/31/2020	98.7

2021 Annual Report to the Legislature

Development Name: Marien-Heim Tower
Development No.: HCNP 157
Location: 870 Ocean Pkwy Brooklyn, NY 11230

Number of Apts.: 182
Number of Rooms: 654
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		05-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$60.11
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$365.91
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$398.16
Percentage Increase for the Year		8.81%

Project Financial Statistics

Total Project Cost:	\$5,680,000.00
Total Original Mortgage Issued:	\$5,505,000.00
Amount of Annual Amortization:	\$232,326.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.75%	\$14,817,940.58
Second	PVT	No	7.68%	\$15,765,699.00
Third	PVT	No	3%	\$806,531.06
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	46
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 179

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$5,950.00
Admission Income Range:	0BR: 3BR:
	\$39,800.00 \$51,200.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Mayflower Terrace

Development No.: HCLP 055

Location: 1720 Mayflower Ave Bronx, NY 10461

Number of Apts.: 120

Number of Rooms: 580

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		05-64
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.92
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$152.67
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$152.67
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,190,000.00
Total Original Mortgage Issued:	\$1,971,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	8
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$67,922.88
Admission Income Range:	0BR: 3BR:
	\$83,600.00 \$128,900.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Michaelangelo

Development No.: UDC 092

Location: 225 E 149th St Bronx, NY 10451

Number of Apts.: 494

Number of Rooms: 2103

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		12-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$58.83
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$431.63
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$436.06
Percentage Increase for the Year		1.03%

Project Financial Statistics

Total Project Cost:	\$25,216,758.00
Total Original Mortgage Issued:	\$23,415,000.00
Amount of Annual Amortization:	\$2,703,874.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	6.05%	\$39,280,000.00
Co-1st	NYSHFA	Yes	3.6%	\$33,700,000.00
Co-1st	NYSHFA	Yes	4.65%	\$7,637,441.00
Second	NYSHFA	No	1%	\$34,104,882.00
Third	PVT	No	3%	\$23,223,067.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$6,770,528.50
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	407
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 417

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$212,925.00
Admission Income Range:	0BR: 3BR:
	\$63,700.00 \$120,100.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Mutual Apartments

Development No.: HCLP 008

Location: 636 Brooklyn Ave Brooklyn, NY 11203

Number of Apts.: 160

Number of Rooms: 796

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		05-59
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.33
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$198.63
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$198.63
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,543,500.00
Total Original Mortgage Issued:	\$2,300,000.00
Amount of Annual Amortization:	\$54,855.67

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	4.24%	\$4,569,828.83
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	8
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$38,643.01
Admission Income Range:	0BR: 3BR:
	\$70,704.00 \$111,622.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Nagle House

Development No.: HCLP 030

Location: 240 Nagle Ave New York, NY 10034

Number of Apts.: 180

Number of Rooms: 764

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		08-64
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.09
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$178.99
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$178.99
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,857,000.00
Total Original Mortgage Issued:	\$2,560,000.00
Amount of Annual Amortization:	\$64,158.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	3.77%	\$2,658,521.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	12
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$67,977.00
Admission Income Range:	0BR: 3BR:
	\$26,591.00 \$45,474.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Northbay Estates
Development No.: UDC 090
Location: 3415 Neptune Ave Brooklyn, NY 11224

Number of Apts.: 542
Number of Rooms: 2309
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		03-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$60.74
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$433.89
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$472.61
Percentage Increase for the Year		8.92%

Project Financial Statistics

Total Project Cost:	\$24,742,105.00
Total Original Mortgage Issued:	\$23,505,000.00
Amount of Annual Amortization:	\$2,201,369.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	1.23%	\$8,445,000.00
Second	PVT	No	0%	\$5,620,729.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$1,468,243.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	414
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$47,760.00 \$79,140.00
Percentage of Units Occupied as of 12/31/2020	95

2021 Annual Report to the Legislature

Development Name: Oak Towers (Oak Drive)
Development No.: HCLP 031
Location: 1200 Zegara Ave Bronx, NY 10462

Number of Apts.: 100
Number of Rooms: 537
Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		06-65
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.95
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$202.50
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$202.50
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,305,000.00
Total Original Mortgage Issued:	\$2,021,000.00
Amount of Annual Amortization:	\$79,499.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	3.89%	\$3,134,506.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	6
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$27,562.00
Admission Income Range:	0BR: 3BR:
	\$66,111.00 \$103,413.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Orloff Towers

Development No.: HCLP 029

Location: 3900 Bailey Ave Bronx, NY 10463

Number of Apts.: 189

Number of Rooms: 941

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		06-65
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.58
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$197.66
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$197.66
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,010,000.00
Total Original Mortgage Issued:	\$3,491,000.00
Amount of Annual Amortization:	\$24,388.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.13%	\$1,878,736.56
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	19
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$62,828.82
Admission Income Range:	0BR: 3BR:
	\$78,680.64 \$105,261.12
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Park Reservoir Apartments

Development No.: HCLP 002

Location: 98 Van Cortlandt South Bronx, NY 10463

Number of Apts.: 275

Number of Rooms: 1224

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		12-57
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$20.04
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$245.39
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$245.39
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,767,500.00
Total Original Mortgage Issued:	\$3,000,000.00
Amount of Annual Amortization:	\$457,968.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	SLF	No	4.91%	\$7,500,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	1
Sr. Citizen Rent Exemption, Number of Units	37
Disability Rent Exemption, Number of Units	7
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020

Admission Income Range:	0BR:	3BR:
	\$117,093.00	\$191,177.00

Percentage of Units Occupied as of 12/31/2020	95
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2021 Annual Report to the Legislature

Development Name: Parkside Apartments
Development No.: HCLP 005
Location: 3856 Bronx Blvd Bronx, NY 10467

Number of Apts.: 167
Number of Rooms: 741
Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		10-58
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.64
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$175.76
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$175.76
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,564,033.00
Total Original Mortgage Issued:	\$2,347,000.00
Amount of Annual Amortization:	\$62,326.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.12%	\$5,604,366.44
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	7
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$26,214.45
Admission Income Range:	0BR: 3BR:
	\$52,671.00 \$99,921.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: River Park Towers

Development No.: UDC 018

Location: 55 Richman Plaza Bronx, NY 10453

Number of Apts.: 1654

Number of Rooms: 7386

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		09-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$52.83
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$342.48
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$342.48
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$75,908,508.00
Total Original Mortgage Issued:	\$71,986,000.00
Amount of Annual Amortization:	\$4,335,099.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.38%	\$91,374,276.00
Second	NYSHFA	No	1%	\$9,706,330.00
Third	NYSESDC	No	2.4%	\$58,762,328.00
Fourth	NYSESDC	No	2.4%	\$6,982,695.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$4,320,763.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	969
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	7
Low-Income Housing Tax Credit, Number of Units	4% 1543

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$70,189.19
Admission Income Range:	0BR: 3BR:
	\$54,600.00 \$79,140.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: River View Towers

Development No.: HCLP 044

Location: 626 Riverside Dr New York, NY 10031

Number of Apts.: 386

Number of Rooms: 1965

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		07-65
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.44
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$192.85
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$192.85
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$7,772,600.00
Total Original Mortgage Issued:	\$6,762,000.00
Amount of Annual Amortization:	\$186,532.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	5.63%	\$2,652,777.84
Second	PVT	No	6.65%	\$2,892,471.89
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	12
Disability Rent Exemption, Number of Units	3
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$157,249.00
Admission Income Range:	0BR: 3BR:
	\$67,200.00 \$97,400.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Rochdale Village

Development No.: HCLP 025

Location: 169-65 137th Ave Jamaica, NY 11434

Number of Apts.: 5860

Number of Rooms: 26490

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		12-63
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$23.18
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$223.57
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$223.57
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$105,757,800.00
Total Original Mortgage Issued:	\$94,221,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	5.3%	\$130,000,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	36
Sr. Citizen Rent Exemption, Number of Units	409
Disability Rent Exemption, Number of Units	40
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$1,267,721.03
Admission Income Range:	0BR: 3BR:
	\$117,658.00 \$202,021.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Rutland Road

Development No.: UDC 085

Location: 60 E 93rd St Brooklyn, NY 11212

Number of Apts.: 438

Number of Rooms: 1946

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		07-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$58.96
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$372.54
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$372.54
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$20,676,324.00
Total Original Mortgage Issued:	\$19,642,500.00
Amount of Annual Amortization:	\$1,478,699.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.75%	\$32,326,029.00
Second	NYSHFA	No	3.35%	\$14,980,000.00
Third	NYSHFA		1%	\$8,432,929.00
Fourth	PVT		4.5%	\$20,832,548.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$1,115,722.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	314
Rental Supplements, Number of Units	0
Section 8, Number of Units	316
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 349

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$50,160.00 \$83,040.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Scheuer House

Development No.: UDC 004

Location: 3601 Surf Ave Brooklyn, NY 11224

Number of Apts.: 197

Number of Rooms: 621

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		07-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$50.63
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$375.49
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$375.49
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$7,256,649.00
Total Original Mortgage Issued:	\$7,049,000.00
Amount of Annual Amortization:	\$459,544.67

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
Refinan	PVT	Yes	3.72%	\$8,414,175.11
Second	NYSHFA	Yes	1%	\$1,020,608.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	105
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$72,800.00
Percentage of Units Occupied as of 12/31/2020	96.43

2021 Annual Report to the Legislature

Development Name: Sea Rise 1

Development No.: UDC 065

Location: 3325 Neptune Ave Brooklyn, NY 11224

Number of Apts.: 334

Number of Rooms: 1671

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		12-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$55.70
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$359.42
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$359.42
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$17,269,209.00
Total Original Mortgage Issued:	\$16,406,000.00
Amount of Annual Amortization:	\$1,027,207.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.5%	\$21,108,612.00
Co-firs	NYSHFA	Yes	3.5%	\$3,760,363.00
Second	NYSHFA	No	2.5%	\$591,316.00
Third	NYSHFA	No	2.5%	\$58,928,537.00
Fourth	NYSHFA	No	0%	\$837,000.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$977,173.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	274
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	4% 294

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$38,451.00
Admission Income Range:	0BR: 3BR:
	\$54,600.00 \$79,140.00
Percentage of Units Occupied as of 12/31/2020	96.11

2021 Annual Report to the Legislature

Development Name: Sea Rise 2

Development No.: UDC 066

Location: 3415 Neptune Ave Brooklyn, NY 11224

Number of Apts.: 338

Number of Rooms: 1693

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		08-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$55.67
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$362.80
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$362.80
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$17,976,694.00
Total Original Mortgage Issued:	\$17,078,000.00
Amount of Annual Amortization:	\$1,029,907.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.5%	\$20,895,633.00
Co-firs	NYSHFA	Yes	3.5%	\$4,114,705.00
Second	NYSHFA	No	2.5%	\$1,070,722.00
Third	NYSHFA	No	2.5%	\$59,609,702.00
Fourth	NYSHFA	No	0%	\$1,158,652.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$999,823.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	285
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 292

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$28,842.00
Admission Income Range:	0BR: 3BR:
	\$54,600.00 \$79,140.00
Percentage of Units Occupied as of 12/31/2020	95

2021 Annual Report to the Legislature

Development Name: Shore Hill

Development No.: HCNP 177

Location: 9000 Shore Rd Brooklyn, NY 11209

Number of Apts.: 559

Number of Rooms: 1797

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		07-77
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$- 0
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$509.56
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$1,655.00
Percentage Increase for the Year		224.79%

Project Financial Statistics

Total Project Cost:	\$23,250,926.00
Total Original Mortgage Issued:	\$22,550,000.00
Amount of Annual Amortization:	\$546,766.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	4.51%	\$101,055,466.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	558
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 552

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$50,160.00 \$57,300.00
Percentage of Units Occupied as of 12/31/2020	98.7

2021 Annual Report to the Legislature

Development Name: Smith-Woodward

Development No.: UDC 083

Location: 1660 Fulton St Brooklyn, NY 11213

Number of Apts.: 141

Number of Rooms: 702

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		11-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$53.13
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$363.61
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$367.65
Percentage Increase for the Year		1.11%

Project Financial Statistics

Total Project Cost:	\$6,193,684.00
Total Original Mortgage Issued:	\$5,884,000.00
Amount of Annual Amortization:	\$1,154,948.19

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.9%	\$9,624,255.08
Second	NYSHFA	No	6.90%	\$22,116,234.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	95
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 98

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$3,734.00
Admission Income Range:	0BR: 3BR:
	\$54,600.00 \$79,140.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: St. Philip's House
Development No.: HCNP 132
Location: 220 W 133rd St New York, NY 10030

Number of Apts.: 200
Number of Rooms: 610
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		04-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$44.77
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$422.85
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$422.85
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$6,397,000.00
Total Original Mortgage Issued:	\$6,200,000.00
Amount of Annual Amortization:	\$341,818.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.75%	\$14,632,940.55
Second	NYSHFA	No	1%	\$1,939,192.00
3rd/4th	NYSHFA	No	2.72%	\$2,028,500.00
Fifth	PVT	No	2.72%	\$3,571,500.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	195
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 192

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$47,760.00 \$70,950.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Starrett City

Development No.: HCUR 147

Location: 1255 Pennsylvania Ave Brooklyn, NY 11239

Number of Apts.: 5888

Number of Rooms: 27741

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		10-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$57.71
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$335.35
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$335.35
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$381,811,000.00
Total Original Mortgage Issued:	\$362,720,000.00
Amount of Annual Amortization:	\$18,822,847.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	3.95%	\$470,000,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$41,066,813.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	3569
Sr. Citizen Rent Exemption, Number of Units	32
Disability Rent Exemption, Number of Units	3
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$105,530.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Stratford Towers
Development No.: HCLP 078
Location: 1340 Stratford Ave Bronx, NY 10472

Number of Apts.: 129
Number of Rooms: 464
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		12-66
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$29.44
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$476.13
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$476.13
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,075,800.00
Total Original Mortgage Issued:	\$1,867,000.00
Amount of Annual Amortization:	\$264,192.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	5%	\$17,343,691.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	84
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$65,520.00 \$102,720.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Stuypark House

Development No.: HCNP 152

Location: 77 New York Ave Brooklyn, NY 11211

Number of Apts.: 103

Number of Rooms: 342

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		02-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$52.47
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$391.22
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$391.22
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,716,000.00
Total Original Mortgage Issued:	\$3,605,000.00
Amount of Annual Amortization:	\$136,988.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.75%	\$7,070,103.00
Second	NYSHFA	No	.05%	\$1,500,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	97
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	
Low-Income Housing Tax Credit, Number of Units	4% 87

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$63,700.00 \$72,600.00
Percentage of Units Occupied as of 12/31/2020	92.5

2021 Annual Report to the Legislature

Development Name: Tower Gardens

Development No.: HCLP 019

Location: 1591 Bruckner Blvd Bronx, NY 10472

Number of Apts.: 209

Number of Rooms: 966

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		07-61
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$26.16
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$163.63
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$163.63
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,684,800.00
Total Original Mortgage Issued:	\$3,300,000.00
Amount of Annual Amortization:	\$49,131.40

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	3.69%	\$4,711,090.18
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	11
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$80,165.34
Admission Income Range:	0BR: 3BR:
	\$55,074.00 \$102,815.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Twin Parks N.E. 2

Development No.: UDC 031

Location: 2311 Southern Blvd Bronx, NY 10460

Number of Apts.: 249

Number of Rooms: 1176

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		08-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$48.40
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$308.24
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$322.53
Percentage Increase for the Year		4.64%

Project Financial Statistics

Total Project Cost:	\$10,051,053.00
Total Original Mortgage Issued:	\$9,976,000.00
Amount of Annual Amortization:	\$305,011.19

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	3.5%	\$10,056,155.00
Second	NYSHFA	No	1%	\$720,172.00
3rd-4th	NYSESDC	No	0%	\$16,020,696.00
Fifth	HUD	No	1%	\$472,162.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	168
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	4% 240

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$22,405.00
Admission Income Range:	0BR: 3BR:
	\$47,760.00 \$79,140.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Twin Parks N.E. 6 & 8

Development No.: UDC 017

Location: 735 Garden St Bronx, NY 10457

Number of Apts.: 274

Number of Rooms: 1398

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		03-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$48.80
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$300.37
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$304.72
Percentage Increase for the Year		1.45%

Project Financial Statistics

Total Project Cost:	\$11,667,369.00
Total Original Mortgage Issued:	\$11,084,000.00
Amount of Annual Amortization:	\$410,079.25

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	3.75%	\$13,999,773.00
Second	NYSESDC	No	0%	\$18,155,202.00
Third	NYSESDC	No	0%	\$592,932.00
Fourth	HUD	No	1%	\$816,231.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	158
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	4% 256

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$18,466.00
Admission Income Range:	0BR: 3BR:
	\$57,300.00 \$83,040.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Twin Parks N.W. 4,5 & 1
Development No.: UDC 010
Location: 355 E 184th St Bronx, NY 10458

Number of Apts.: 331
Number of Rooms: 1641
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		07-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$48.99
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$386.74
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$386.74
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$14,008,422.00
Total Original Mortgage Issued:	\$13,308,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.75%	\$18,004,772.00
Second	NYSHFA	No	1%	\$11,101,921.00
Third	PVT	No	3.27%	\$13,385,000.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	258
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 283

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$0.00
Admission Income Range:	0BR: 3BR:
	\$54,600.00 \$73,680.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Twin Parks S.E. 3 & 4
Development No.: UDC 014
Location: 2111 Southern Blvd Bronx, NY 10460

Number of Apts.: 408
Number of Rooms: 1878
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		05-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$46.80
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$389.34
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$389.34
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$17,461,579.00
Total Original Mortgage Issued:	\$16,588,500.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.91%	\$26,197,511.00
Second	NYSHFA	No	1%	\$12,073,943.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	258
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 490

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$0.00
Admission Income Range:	0BR: 3BR:
	\$50,100.00 \$72,600.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Twin Parks S.W.

Development No.: UDC 009

Location: 2000 Valentine Ave Bronx, NY 10457

Number of Apts.: 536

Number of Rooms: 2654

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		03-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$47.60
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$276.34
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$359.28
Percentage Increase for the Year		30.01%

Project Financial Statistics

Total Project Cost:	\$24,475,141.00
Total Original Mortgage Issued:	\$23,251,000.00
Amount of Annual Amortization:	\$66,940.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.83%	\$49,700,000.00
Second	NYSHFA	No	1%	\$25,400,000.00
Third	PVT	No	3.12%	\$28,600,000.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	264
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 491

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$27,716.00
Admission Income Range:	0BR: 3BR:
	\$50,100.00 \$72,600.00
Percentage of Units Occupied as of 12/31/2020	99.25

2021 Annual Report to the Legislature

Development Name: Waldo Apartments
Development No.: HCLP 073
Location: 3800 Waldo Ave Bronx, NY 10463

Number of Apts.: 173
Number of Rooms: 726
Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		01-66
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$30.13
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$153.43
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$153.43
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,269,000.00
Total Original Mortgage Issued:	\$2,883,000.00
Amount of Annual Amortization:	\$139,799.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	5.5%	\$932,728.00
				\$212,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	1
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	5
Sr. Citizen Rent Exemption, Number of Units	11
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$84,160.05
Admission Income Range:	0BR: 3BR:
	\$58,450.00 \$85,627.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Warbasse Houses

Development No.: HCLP 047

Location: 2800 W 5th St Brooklyn, NY 11224

Number of Apts.: 2585

Number of Rooms: 11327

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		07-64
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$25.24
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$261.46
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$261.46
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$45,375,000.00
Total Original Mortgage Issued:	\$38,700,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT		4.75%	\$125,000,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	85
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	106
Sr. Citizen Rent Exemption, Number of Units	422
Disability Rent Exemption, Number of Units	75
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$698,455.32
Admission Income Range:	0BR: 3BR:
	\$116,059.00 \$210,561.12
Percentage of Units Occupied as of 12/31/2020	0

2021 Annual Report to the Legislature

Development Name: Woodlawn Veterans Mutual
Development No.: HCLP 003
Location: 4260 Katonah Ave Bronx, NY 10470

Number of Apts.: 100
Number of Rooms: 482
Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		01-59
Rent/CC/Room/Mo at Initial Occupancy	Excl. All Util.	\$22.47
Rent/CC/Room/Mo as of 1/01/2020	Excl. All Util.	\$138.17
Rent/CC/Room/Mo as of 12/31/2020	Excl. All Util.	\$145.10
Percentage Increase for the Year		5.02%

Project Financial Statistics

Total Project Cost:	\$1,743,761.00
Total Original Mortgage Issued:	\$1,550,000.00
Amount of Annual Amortization:	\$38,485.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	3.44%	\$3,000,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$3,618.65
Admission Income Range:	0BR: 3BR:
	\$33,072.00 \$70,154.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Admiral Halsey Senior Hsg
Development No.: HCNP 174
Location: 135 Main St Poughkeepsie, NY 12601

Number of Apts.: 119
Number of Rooms: 418
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		10-76
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$49.49
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$226.03
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$232.09
Percentage Increase for the Year		2.68%

Project Financial Statistics

Total Project Cost:	\$4,226,340.00
Total Original Mortgage Issued:	\$4,095,000.00
Amount of Annual Amortization:	\$100,000.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	No	4.09%	\$1,650,000.00
Second	NYSHFA		0.00%	\$3,916,563.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$0.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	59
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 116

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$28,906.00
Admission Income Range:	0BR: 3BR:
	\$49,140.00 \$76,140.00
Percentage of Units Occupied as of 12/31/2020	99.2

2021 Annual Report to the Legislature

Development Name: Albany Executive House
Development No.: HCLP 080
Location: 175 S Swan St Albany, NY 12210

Number of Apts.: 159
Number of Rooms: 624
Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		02-65
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$25.06
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$124.34
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$124.34
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,511,140.00
Total Original Mortgage Issued:	\$2,385,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	50%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$23,065.00
Admission Income Range:	0BR: 3BR: 2BR
	\$31,374.00
Percentage of Units Occupied as of 12/31/2020	0

2021 Annual Report to the Legislature

Development Name: Baptist Manor

Development No.: HCNP 170

Location: 276 Linwood Ave Buffalo, NY 14209

Number of Apts.: 128

Number of Rooms: 449

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		07-76
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$53.15
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$189.47
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$189.47
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,902,070.00
Total Original Mortgage Issued:	\$3,785,000.00
Amount of Annual Amortization:	\$945,000.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	No	0%	\$6,300,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	106
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$38,200.00 \$38,200.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Barker Terrace(Mt. Kisco)

Development No.: HCLP 084

Location: 1 Barker St Mt. Kisco, NY 10549

Number of Apts.: 92

Number of Rooms: 429

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		10-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$29.23
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$199.39
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$199.39
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$1,781,000.00
Total Original Mortgage Issued:	\$1,691,000.00
Amount of Annual Amortization:	\$36,744.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	7.4%	\$2,000,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	50%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$8,040.75
Admission Income Range:	0BR: 3BR:
	\$42,250.00 \$117,790.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Bernardine Apts.
Development No.: HCNP 130
Location: 417 Churchill Ave Syracuse, NY 13205

Number of Apts.: 185
Number of Rooms: 590
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		07-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$36.31
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$179.39
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$179.39
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,424,000.00
Total Original Mortgage Issued:	\$5,250,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	20
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$44,940.00 \$52,080.00
Percentage of Units Occupied as of 12/31/2020	85.8

2021 Annual Report to the Legislature

Development Name: Brighton Towers (A&B)
Development No.: HCNP 103
Location: 821 E Brighton Ave Syracuse, NY 13205

Number of Apts.: 607
Number of Rooms: 1958
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		06-70
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.22
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$152.15
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$152.15
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$12,787,361.00
Total Original Mortgage Issued:	\$12,390,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.75%	\$6,108,944.00
Second	NYSHFA	No	1%	\$6,088,633.00
Third	PVT	No	4%	\$9,091,959.00
Fourth	PVT	No	6%	\$2,204,656.00
Fifth	NYSHFA	No	2.89%	\$1,210,000.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$538,535.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	508
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 508

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$35,580.00 \$51,600.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Broadway East

Development No.: UDC 025

Location: 3 Garraghan Dr Kingston, NY 12401

Number of Apts.: 122

Number of Rooms: 548

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		04-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$39.48
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$231.13
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$231.13
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,534,000.00
Total Original Mortgage Issued:	\$4,134,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	UDC	No	4.24%	\$2,648,363.00
Second	UDC	No	5.5%	\$2,100,000.00
Third	HFA	No	1%	\$4,591,318.00
Fourth	HFA	No	3.75%	\$112,423.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$40,200.00 \$58,260.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Cambray Court

Development No.: HCNP 122A

Location: 68 W Main St Gouverneur, NY 13642

Number of Apts.: 28

Number of Rooms: 91.5

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		06-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$32.12
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$188.36
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$190.67
Percentage Increase for the Year		1.23%

Project Financial Statistics

Total Project Cost:	\$2,415,930.00
Total Original Mortgage Issued:	\$2,340,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	28
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$26,900.00 \$26,900.00
Percentage of Units Occupied as of 12/31/2020	89.3

2021 Annual Report to the Legislature

Development Name: Centerville Court
Development No.: UDC 126
Location: 400 Sandra Ln N. Syracuse, NY 13212

Number of Apts.: 152
Number of Rooms: 556
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		02-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$35.92
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$174.90
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$174.90
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,273,931.00
Total Original Mortgage Issued:	\$3,110,000.00
Amount of Annual Amortization:	\$54,401.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	6.93%	\$3,168,497.00
Second	HTFC	Yes	1%	\$2,274,255.00
Third	ESDC	Yes	0%	\$360,000.00
Fourth	PVT	Yes	0%	\$450,000.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	95
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	9% 135

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$30,350.00 \$37,900.00
Percentage of Units Occupied as of 12/31/2020	96.70%

2021 Annual Report to the Legislature

Development Name: Charles Monica(Valley Dm)
Development No.: HCNP 171
Location: 100 Hicks St Valley Stream, NY 11580

Number of Apts.: 192
Number of Rooms: 651
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		02-76
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$- 0
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$302.60
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$308.78
Percentage Increase for the Year		2.04%

Project Financial Statistics

Total Project Cost:	\$6,074,000.00
Total Original Mortgage Issued:	\$5,890,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	192
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$65,050.00 \$74,350.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Chatham Gardens

Development No.: HCLP 021

Location: 150 Kelly St Rochester, NY 14605

Number of Apts.: 184

Number of Rooms: 900

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		09-62
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$21.07
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$151.48
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$151.48
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,247,000.00
Total Original Mortgage Issued:	\$2,922,000.00
Amount of Annual Amortization:	\$202,164.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	CPC	Yes	4.83%	\$3,159,600.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	50%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	23
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$4,312.00
Admission Income Range:	0BR: 3BR:
	\$46,452.00 \$76,992.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Children's Village Staff

Development No.: HCNP 101

Location: Childrens Village Dobbs Ferry, NY 10522

Number of Apts.: 112

Number of Rooms: 434

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		11-70
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$45.33
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$221.06
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$221.06
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,750,000.00
Total Original Mortgage Issued:	\$2,540,000.00
Amount of Annual Amortization:	\$35,728.21

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	No	5.75%	\$1,283,338.55
Second	NYSHFA	No	0%	\$3,000,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 54

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$53,520.00 \$77,580.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: College Hill

Development No.: UDC 037

Location: 63-34 South St Middletown, NY 10940

Number of Apts.: 75

Number of Rooms: 360

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		04-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$33.30
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$212.48
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$212.48
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,133,843.00
Total Original Mortgage Issued:	\$2,027,150.00
Amount of Annual Amortization:	\$20,906.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	6.9%	\$1,004,869.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	40
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	9% 75

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$48,213.00 \$62,280.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Creek Bend Heights

Development No.: UDC 189

Location: 25 Buffalo St Hamburg, NY 14075

Number of Apts.: 130

Number of Rooms: 456

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		07-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$46.36
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$175.72
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$175.72
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,439,167.00
Total Original Mortgage Issued:	\$3,267,000.00
Amount of Annual Amortization:	\$48,658.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.5%	\$1,708,989.00
Second	NYSHFA	No	0%	\$4,750,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$129,408.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	26
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 124

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$43,720.00
Admission Income Range:	0BR: 3BR:
	\$32,340.00 \$46,140.00
Percentage of Units Occupied as of 12/31/2020	97.69

2021 Annual Report to the Legislature

Development Name: De Chantal Apts.
Development No.: HCNP 136
Location: 20 Church St Saranac Lake, NY 12983

Number of Apts.: 131
Number of Rooms: 415
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		07-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$37.27
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$140.00
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$140.00
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,285,000.00
Total Original Mortgage Issued:	\$3,185,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	38
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$58,875.00 \$67,250.00
Percentage of Units Occupied as of 12/31/2020	78

2021 Annual Report to the Legislature

Development Name: Denton Green

Development No.: HCNP 131

Location: 500 Denton Ave Garden City Park, NY 11040

Number of Apts.: 113

Number of Rooms: 362

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		06-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$55.25
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$203.58
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$203.58
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,372,532.00
Total Original Mortgage Issued:	\$2,300,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	9% 91

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$549.00
Admission Income Range:	0BR: 3BR:
	\$88,700.00 \$101,300.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Dunn Tower Apartments
Development No.: HCNP 154
Location: 100 Dunn Tower Dr Rochester, NY 14606

Number of Apts.: 192
Number of Rooms: 631
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		10-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$48.00
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$129.38
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$129.38
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,289,427.00
Total Original Mortgage Issued:	\$5,090,000.00
Amount of Annual Amortization:	\$145,042.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	4.88%	\$1,850,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	84
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$47,400.00 \$54,900.00
Percentage of Units Occupied as of 12/31/2020	90

2021 Annual Report to the Legislature

Development Name: East Gate Homes
Development No.: UDC 192
Location: 150 Harriet St Elmira, NY 14901

Number of Apts.: 102
Number of Rooms: 423
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		09-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$36.55
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$162.64
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$166.09
Percentage Increase for the Year		2.12%

Project Financial Statistics

Total Project Cost:	\$2,304,452.00
Total Original Mortgage Issued:	\$2,189,000.00
Amount of Annual Amortization:	\$102,587.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
Refinan	PHA	Yes	6.25%	\$3,325,000.00
	UDC	Yes	0%	\$494,922.00
	UDC	Yes	4.91%	\$420,401.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	64
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	9% 101

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$41,400.00 \$51,700.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Ellicott 1

Development No.: UDC 019A

Location: 424 Swan St Buffalo, NY 14204

Number of Apts.: 64

Number of Rooms: 368

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy

Rent/CC/Room/Mo at Initial Occupancy

Excl. All
Util.

Rent/CC/Room/Mo as of 1/01/2020

Excl. All \$106.42
Util.

Rent/CC/Room/Mo as of 12/31/2020

Excl. All \$106.42
Util.

Percentage Increase for the Year

0.00%

Project Financial Statistics

Total Project Cost:

Total Original Mortgage Issued:

Amount of Annual Amortization: \$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HTFC	No	1%	\$1,896,486.00
Second	PVT	No	5.57%	\$350,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)

SR

236 Subsidy, Annual Contract Amount

\$466,379.00

Capital Grant, Number of Units

0

Rental Assistance Payments, Number of Units

0

Rental Supplements, Number of Units

0

Section 8, Number of Units

37

Sr. Citizen Rent Exemption, Number of Units

0

Disability Rent Exemption, Number of Units

0

Low-Income Housing Tax Credit, Number of Units

4% 64

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020

\$- 0

Admission Income Range:	0BR:	3BR:
	\$26,150.00	\$49,350.00

Percentage of Units Occupied as of 12/31/2020

98

2021 Annual Report to the Legislature

Development Name: Ellicott 2

Development No.: UDC 019B

Location: 424 Swan St Buffalo, NY 14204

Number of Apts.: 84

Number of Rooms: 481

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy

Rent/CC/Room/Mo at Initial Occupancy

Excl. All
Util.

Rent/CC/Room/Mo as of 1/01/2020

Excl. All
Util.

\$106.42

Rent/CC/Room/Mo as of 12/31/2020

Excl. All
Util.

\$106.42

Percentage Increase for the Year

0.00%

Project Financial Statistics

Total Project Cost:

Total Original Mortgage Issued:

Amount of Annual Amortization:

\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HTFC	No	1%	\$2,000,000.00
Second	PVT	No	4.99%	\$352,000.00
Third	PVT	No	1%	\$672,000.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)

SR

236 Subsidy, Annual Contract Amount

\$612,122.00

Capital Grant, Number of Units

0

Rental Assistance Payments, Number of Units

0

Rental Supplements, Number of Units

0

Section 8, Number of Units

40

Sr. Citizen Rent Exemption, Number of Units

0

Disability Rent Exemption, Number of Units

0

Low-Income Housing Tax Credit, Number of Units

4% 84

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020

\$- 0

Admission Income Range:

0BR:

3BR:

\$26,150.00

\$49,350.00

Percentage of Units Occupied as of 12/31/2020

100

2021 Annual Report to the Legislature

Development Name: Embury Apartments
Development No.: HCNP 117
Location: 133 Lawrence St Saratoga Springs, NY 12866

Number of Apts.: 209
Number of Rooms: 681
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		09-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$39.08
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$254.39
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$254.39
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$6,246,832.00
Total Original Mortgage Issued:	\$6,030,000.00
Amount of Annual Amortization:	\$68,256.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	6%	\$5,525,000.00
	PVT	No	6%	\$4,925,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	153
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	9% 192

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$38,250.00 \$69,840.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: English Road/Orchard Plac
Development No.: UDC 103
Location: 1 Affinity Ln Rochester, NY 14616

Number of Apts.: 550
Number of Rooms: 2518
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		07-76	
Rent/CC/Room/Mo at Initial Occupancy	Excl. All		
	Util.	\$35.30	
Rent/CC/Room/Mo as of 1/01/2020	Excl. All		
	Util.	\$161.69	
Rent/CC/Room/Mo as of 12/31/2020	Excl. All		
	Util.	\$161.69	
Percentage Increase for the Year		0.00%	

Project Financial Statistics

Total Project Cost:	\$14,671,309.00
Total Original Mortgage Issued:	\$13,938,000.00
Amount of Annual Amortization:	\$1,256,640.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	N/A	5.78%	\$33,933,677.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$807,379.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	201
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 548

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	
0BR:	3BR:
\$26,160.00	\$61,560.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Fairport Apartments

Development No.: HCNP 128

Location: 1030 E Whitney Rd Fairport, NY 14450

Number of Apts.: 104

Number of Rooms: 338

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		07-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$33.69
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$142.27
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$142.27
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,375,000.00
Total Original Mortgage Issued:	\$2,300,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	6.93%	\$273,989.00
Second	HTFC	No	1%	\$330,760.00
Third	HFA	No	0%	\$625,000.00
Fourth	2500 (Monroe Cty, HOME)	No	1%	\$250,000.00
Fifth	PVT	No	3.51%	\$3,449,904.00
Sixth	PVT	No	0%	\$795,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	40
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	9% 102

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$27,500.00 \$27,500.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Fellowship Hall

Development No.: HCLP 045

Location: 212 Babbitt Rd Bedford Hills, NY 10507

Number of Apts.: 71

Number of Rooms: 278

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		12-62
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$23.45
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$176.57
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$176.57
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$985,000.00
Total Original Mortgage Issued:	\$886,000.00
Amount of Annual Amortization:	\$42,066.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.24%	\$657,933.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	2
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$4,128.00
Admission Income Range:	0BR: 3BR:
	\$52,802.40 \$72,412.20
Percentage of Units Occupied as of 12/31/2020	95

2021 Annual Report to the Legislature

Development Name: Finian Sullivan Tower
Development No.: HCNP 168
Location: 1 Fr Finian Sullivan Dr Yonkers, NY 10703

Number of Apts.: 150
Number of Rooms: 526
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		11-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$49.75
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$281.44
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$281.44
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,691,000.00
Total Original Mortgage Issued:	\$4,550,000.00
Amount of Annual Amortization:	\$185,530.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	5.1%	\$6,079,464.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	97
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$56,220.00 \$70,260.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Genesee Gateway

Development No.: UDC 021

Location: 185 Mount Hope Ave Rochester, NY 14620

Number of Apts.: 402

Number of Rooms: 1728

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		04-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$42.57
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$164.99
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$164.99
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$12,851,579.00
Total Original Mortgage Issued:	\$12,209,000.00
Amount of Annual Amortization:	\$3,172.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	3.75%	\$4,117,119.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 202

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$35,280.00 \$50,400.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Kennedy Plaza (High Rise)
Development No.: UDC 001B
Location: 2 Kennedy Plaza Utica, NY 13502

Number of Apts.: 204
Number of Rooms: 1056
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy	Incl. All Util.	
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$117.63
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$117.63
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$117.63
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:

Total Original Mortgage Issued:

Amount of Annual Amortization: \$439,846.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	No	3.75%	\$3,528,737.00
Second	PVT	No	0.01%	\$6,798,010.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$362,453.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	119
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 204

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020 \$- 0

Admission Income Range: 0BR: \$30,120.00 3BR: \$38,760.00

Percentage of Units Occupied as of 12/31/2020 92

2021 Annual Report to the Legislature

Development Name: Kennedy Plaza (Low Rise)
Development No.: UDC 001A
Location: 2 Kennedy Plaza Utica, NY 13502

Number of Apts.: 88
Number of Rooms: 500
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$130.75
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$256.80
Percentage Increase for the Year		96.41%

Project Financial Statistics

Total Project Cost:	\$4,966,236.00
Total Original Mortgage Issued:	\$4,966,236.00
Amount of Annual Amortization:	\$93,676.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	CPC	Yes	5.14%	\$2,440,249.00
Second	PVT	No	.01%	\$1,320,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$156,361.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	
Section 8, Number of Units	53
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	9% 88

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$0.00
Admission Income Range:	0BR: 3BR:
	\$34,440.00 \$49,920.00
Percentage of Units Occupied as of 12/31/2020	92

2021 Annual Report to the Legislature

Development Name: Limestone Gardens (Creek)

Development No.: HCNP 160

Location: 7626 Highbridge Rd 13104, NY

Number of Apts.: 120

Number of Rooms: 394.5

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		04-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$46.30
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$147.75
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$147.75
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,497,601.00
Total Original Mortgage Issued:	\$3,375,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	62
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$27,348.00 \$45,984.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Los Flamboyanes

Development No.: UDC 101

Location: 100 Borinquen Plaza Rochester, NY 14605

Number of Apts.: 153

Number of Rooms: 700

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		05-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$40.42
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$207.91
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$212.40
Percentage Increase for the Year		2.16%

Project Financial Statistics

Total Project Cost:	\$4,533,876.00
Total Original Mortgage Issued:	\$4,307,000.00
Amount of Annual Amortization:	\$303,706.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	ESDC	No	4.79%	\$1,413,036.00
First	ESDC	No	5.5%	\$2,408,523.00
Second	NYSHFA	No	0%	\$224,000.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	16
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 153

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$30,850.00 \$44,750.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Madison Plaza

Development No.: UDC 175

Location: 100 N Madison St Rome, NY 13440

Number of Apts.: 127

Number of Rooms: 466

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		08-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$42.72
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$179.05
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$179.05
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,404,577.00
Total Original Mortgage Issued:	\$3,234,000.00
Amount of Annual Amortization:	\$57,615.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.7%	\$2,589,510.00
Second	NYSHFA	No	1%	\$4,020,592.00
Third	NYSHFA	No	1%	\$265,000.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	36
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 126

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$6,258.00
Admission Income Range:	0BR: 3BR:
	\$33,840.00 \$49,020.00
Percentage of Units Occupied as of 12/31/2020	93

2021 Annual Report to the Legislature

Development Name: Madison Towers (Manor)
Development No.: UDC 228
Location: 60 Presidential Plaza Syracuse, NY 13202

Number of Apts.: 232
Number of Rooms: 1016
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		12-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$73.38
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$241.59
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$241.59
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$10,294,877.00
Total Original Mortgage Issued:	\$9,780,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	3.61	\$12,000,000.00
Second	HFA/ESDC	Yes	0.50%	\$6,896,324.00
Third	HFA/ESDC	Yes	1.12%	\$14,630,914.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$81,900.00 \$123,360.00
Percentage of Units Occupied as of 12/31/2020	98.7

2021 Annual Report to the Legislature

Development Name: Maple Court Homes
Development No.: UDC 197
Location: 480 Maple City Dr Hornell, NY 14843

Number of Apts.: 80
Number of Rooms: 361
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		08-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$43.46
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$168.60
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$168.60
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,259,823.00
Total Original Mortgage Issued:	\$2,147,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSESDC	No	8.5%	\$1,731,273.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	42
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	
0BR:	3BR:
\$40,300.00	\$58,000.00
Percentage of Units Occupied as of 12/31/2020	95

2021 Annual Report to the Legislature

Development Name: Maurice Schwartz Towers

Development No.: HCNP 120

Location: 90 North St Auburn, NY 13021

Number of Apts.: 141

Number of Rooms: 464

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		06-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$36.60
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$99.02
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$99.02
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,052,000.00
Total Original Mortgage Issued:	\$3,925,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	8
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$4,763.00
Admission Income Range:	0BR: 3BR:
	\$41,800.00 \$53,750.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Mayfield Apartments
Development No.: HCNP 146
Location: 22 Mayfield Dr Potsdam, NY 13676

Number of Apts.: 148
Number of Rooms: 509.5
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		10-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$38.60
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$165.07
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$165.07
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,822,000.00
Total Original Mortgage Issued:	\$3,705,000.00
Amount of Annual Amortization:	\$28,160.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	No	5.25%	\$3,902,508.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	84
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 128

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$40,000.00 \$40,000.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: McGraw House

Development No.: HCNP 115

Location: 221 S Geneva St Ithaca, NY 14850

Number of Apts.: 106

Number of Rooms: 340

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		09-71
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$34.32
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$177.80
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$177.80
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,921,803.00
Total Original Mortgage Issued:	\$2,720,000.00
Amount of Annual Amortization:	\$24,000.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	No	6.2%	\$2,900,000.00
Second	HTFC	No	1%	\$2,400,000.00
Third	FHLB	No	0%	\$515,000.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	34
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 98

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$50,148.00 \$60,500.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Midtown Manor

Development No.: UDC 039

Location: 475 E Broad St Rochester, NY 14607

Number of Apts.: 200

Number of Rooms: 604

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		07-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$49.56
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$153.29
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$153.29
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,387,661.00
Total Original Mortgage Issued:	\$5,118,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	45
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$34,272.00 \$43,092.00
Percentage of Units Occupied as of 12/31/2020	95.5

2021 Annual Report to the Legislature

Development Name: Nathan Hale Sr. Village
Development No.: HCNP 121
Location: 30 Doxsey Pl Lynbrook, NY 11563

Number of Apts.: 127
Number of Rooms: 413
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		05-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$32.52
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$393.11
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$422.84
Percentage Increase for the Year		7.56%

Project Financial Statistics

Total Project Cost:	\$3,068,059.00
Total Original Mortgage Issued:	\$2,970,000.00
Amount of Annual Amortization:	\$111,027.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.47%	\$2,880,463.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	124
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$1,700.00
Admission Income Range:	0BR: 3BR:
	\$81,088.00 \$95,820.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Park Drive Manor

Development No.: UDC 081

Location: 430 Park Drive Manor Rome, NY 13340

Number of Apts.: 102

Number of Rooms: 470

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		01-74
Rent/CC/Room/Mo at Initial Occupancy	Excl. All Util.	\$36.14
Rent/CC/Room/Mo as of 1/01/2020	Excl. All Util.	\$118.34
Rent/CC/Room/Mo as of 12/31/2020	Excl. All Util.	\$126.25
Percentage Increase for the Year		6.68%

Project Financial Statistics

Total Project Cost:	\$2,866,315.00
Total Original Mortgage Issued:	\$2,723,000.00
Amount of Annual Amortization:	\$56,281.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.85%	\$1,944,376.00
Second	NYSHFA	No	1%	\$2,992,596.00
Third	NYSHFA	No	0%	\$384,779.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	55
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 100

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$45,900.00 \$66,550.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Park Regent Apartments
Development No.: HCLP 015
Location: 340 S Regent St Port Chester, NY 10573

Number of Apts.: 90
Number of Rooms: 423
Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		01-61
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$23.45
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$265.95
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$265.95
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$1,504,750.00
Total Original Mortgage Issued:	\$1,354,000.00
Amount of Annual Amortization:	\$25,620.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.02%	\$1,371,862.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	0%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	1
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$8,050.00
Admission Income Range:	0BR: 3BR:
	\$79,180.00 \$132,177.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Parkedge

Development No.: UDC 281

Location: 441 Deborah Dr Utica, NY 13502

Number of Apts.: 184

Number of Rooms: 1028

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		12-73
Rent/CC/Room/Mo at Initial Occupancy	Excl. All Util.	\$46.62
Rent/CC/Room/Mo as of 1/01/2020	Excl. All Util.	\$156.12
Rent/CC/Room/Mo as of 12/31/2020	Excl. All Util.	\$156.12
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,937,958.00
Total Original Mortgage Issued:	\$4,691,000.00
Amount of Annual Amortization:	\$117,098.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	No	7.5%	\$4,691,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	49
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$73,632.00 \$98,400.00
Percentage of Units Occupied as of 12/31/2020	94

2021 Annual Report to the Legislature

Development Name: Parkside Houses

Development No.: UDC 096

Location: 925 Robin Rd Amherst, NY 14228

Number of Apts.: 180

Number of Rooms: 863

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		09-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$33.06
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$198.74
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$198.74
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,686,421.00
Total Original Mortgage Issued:	\$4,625,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	122
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$56,550.00 \$93,665.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Plymouth Gardens

Development No.: HCLP 053

Location: 1400 S Plymouth Ave Rochester, NY 14611

Number of Apts.: 377

Number of Rooms: 1132

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		11-63
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.12
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$150.11
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$155.00
Percentage Increase for the Year		3.26%

Project Financial Statistics

Total Project Cost:	\$4,242,300.00
Total Original Mortgage Issued:	\$3,817,000.00
Amount of Annual Amortization:	

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	CPC	Yes	6.71%	\$3,129,263.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	43
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$7,656.00
Admission Income Range:	0BR: 3BR:
	\$31,080.00 \$47,376.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Radisson Lys. (Greenway)
Development No.: UDC 187
Location: 8670 Braewood Dr Baldwinsville, NY 13207

Number of Apts.: 208
Number of Rooms: 873
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		05-76
Rent/CC/Room/Mo at Initial Occupancy	Excl. Electric Only	\$42.67
Rent/CC/Room/Mo as of 1/01/2020	Excl. Electric Only	\$139.71
Rent/CC/Room/Mo as of 12/31/2020	Excl. Electric Only	\$192.34
Percentage Increase for the Year		37.67%

Project Financial Statistics

Total Project Cost:	\$6,773,540.00
Total Original Mortgage Issued:	\$6,435,000.00
Amount of Annual Amortization:	\$564,337.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	3.75%	\$6,331,144.99
Second	NYSESDC	No	1%	\$2,990,000.00
Third	NYSESDC	No	1%	\$867,467.10
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$327,756.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	97
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 203

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR: \$48,550.00 \$70,400.00
Percentage of Units Occupied as of 12/31/2020	94

2021 Annual Report to the Legislature

Development Name: Riverview 1

Development No.: UDC 059

Location: 85 Riverdale Ave Yonkers, NY 10701

Number of Apts.: 454

Number of Rooms: 2060

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		05-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$56.34
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$412.00
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$412.00
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$20,190,526.00
Total Original Mortgage Issued:	\$19,181,000.00
Amount of Annual Amortization:	\$522,720.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.5%	\$48,630,560.00
Subord	NYSHFA	No	3.19%	\$38,495,392.00
Third	NYSHFA	No	6%	\$11,425,245.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	410
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$0.00
Admission Income Range:	0BR: 3BR:
	\$66,880.00 \$110,720.00
Percentage of Units Occupied as of 12/31/2020	0

2021 Annual Report to the Legislature

Development Name: Riverview 2

Development No.: UDC 116

Location: 47 Riverdale Ave Yonkers, NY 10701

Number of Apts.: 344

Number of Rooms: 1448

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		08-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$60.79
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$313.08
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$321.46
Percentage Increase for the Year		2.68%

Project Financial Statistics

Total Project Cost:	\$16,491,579.00
Total Original Mortgage Issued:	\$15,667,000.00
Amount of Annual Amortization:	\$1,204,848.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	4.56%	\$18,305,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	182
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 331

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$63,452.00
Admission Income Range:	0BR: 3BR:
	\$60,420.00 \$87,600.00
Percentage of Units Occupied as of 12/31/2020	97.7

2021 Annual Report to the Legislature

Development Name: Seneca Towers

Development No.: HCLP 088

Location: 200 Seth Green Dr Rochester, NY 14621

Number of Apts.: 491

Number of Rooms: 1596

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		04-70
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$40.02
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$149.43
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$149.43
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$8,060,000.00
Total Original Mortgage Issued:	\$7,760,000.00
Amount of Annual Amortization:	\$440,000.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	5.98%	\$5,814,821.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	44
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$8,136.00
Admission Income Range:	0BR: 3BR:
	\$30,660.00 \$43,092.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Shoreline 1

Development No.: UDC 003

Location: 200 Niagara St Buffalo, NY 14201

Number of Apts.: 88

Number of Rooms: 433.5

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		04-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$34.58
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$155.25
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$155.25
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,173,685.00
Total Original Mortgage Issued:	\$3,965,000.00
Amount of Annual Amortization:	\$34,205.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	ESDC	Yes	5.5%	\$1,725,975.00
First	ESDC	Yes	3.88%	\$2,399,667.00
Second	NYSHTF	No	1%	\$3,000,000.00
Third	NYSHFA	No	0%	\$275,087.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	59
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 88

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$37,260.00 \$54,060.00
Percentage of Units Occupied as of 12/31/2020	98.9

2021 Annual Report to the Legislature

Development Name: Simeon DeWitt Apts.
Development No.: HCNP 161
Location: 150 E First St Oswego, NY 13126

Number of Apts.: 130
Number of Rooms: 418
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		03-76
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$53.06
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$112.12
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$112.12
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,309,500.00
Total Original Mortgage Issued:	\$4,180,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	23
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$38,724.00 \$47,040.00
Percentage of Units Occupied as of 12/31/2020	99.2

2021 Annual Report to the Legislature

Development Name: Sixty Six Washington St.

Development No.: HCNP 150

Location: 66 Washington St Poughkeepsie, NY 12601

Number of Apts.: 136

Number of Rooms: 454

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		10-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$46.39
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$194.81
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$194.81
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,993,862.00
Total Original Mortgage Issued:	\$3,870,000.00
Amount of Annual Amortization:	\$1,690,148.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	CPC	Yes	4.83%	\$1,780,087.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	135
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$28,080.00 \$71,620.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: South East Towers

Development No.: HCNP 175

Location: 55 Fulton St Middletown, NY 10940

Number of Apts.: 107

Number of Rooms: 376

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		02-77
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$58.86
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$245.72
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$245.72
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,859,272.00
Total Original Mortgage Issued:	\$3,740,000.00
Amount of Annual Amortization:	\$264,666.72

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	4.6%	\$4,127,305.22
Second	PVT	Yes	2.51%	\$204,056.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	102
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	104

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$45,100.00 \$74,750.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Springbrook Apts

Development No.: HCNP 129

Location: 4920 Jefferson St Pulaski, NY 13142

Number of Apts.: 120

Number of Rooms: 390

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		12-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$37.85
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$135.64
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$135.64
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,404,925.00
Total Original Mortgage Issued:	\$3,300,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	21
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$41,244.00 \$48,132.00
Percentage of Units Occupied as of 12/31/2020	95.8

2021 Annual Report to the Legislature

Development Name: St. Simeon Foundation

Development No.: HCNP 126

Location: 700 Second Mile Dr Poughkeepsie, NY 12601

Number of Apts.: 100

Number of Rooms: 331

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		02-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$38.00
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$159.99
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$159.99
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,670,000.00
Total Original Mortgage Issued:	\$2,585,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	36
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$749.25
Admission Income Range:	0BR: 3BR:
	\$47,600.00 \$54,684.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: St. Simons Terrace
Development No.: UDC 102
Location: 360 Saint Paul St Rochester, NY 14605

Number of Apts.: 256
Number of Rooms: 1141
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		04-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$37.16
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$144.61
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$144.61
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$7,340,420.00
Total Original Mortgage Issued:	\$6,973,000.00
Amount of Annual Amortization:	\$86,178.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.85%	\$1,366,108.00
Second	NYSHFA	No	0%	\$5,195,038.00
Third	NYSESDC	No	0%	\$613,246.00
Fourth	NYSESDC	No	0%	\$630,000.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 254

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$35,280.00 \$50,500.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Sunnyside Manor

Development No.: HCLP 066

Location: 2 Sunnyside Dr Yonkers, NY 10705

Number of Apts.: 121

Number of Rooms: 605

Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		11-64
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$23.47
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$225.79
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$225.79
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,470,000.00
Total Original Mortgage Issued:	\$2,199,000.00
Amount of Annual Amortization:	\$164,305.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	4.25%	\$6,878,697.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	50%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$29,178.10
Admission Income Range:	0BR: 3BR:
	\$83,279.00 \$152,413.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Sunset Green Apartments
Development No.: HCLP 007
Location: 159 Hawthorne Ave Yonkers, NY 10705

Number of Apts.: 70
Number of Rooms: 348
Type of Project: Co-op

Rent / Carrying Charge Information

Date of Initial Occupancy		06-60
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.75
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$208.55
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$208.55
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$1,368,000.00
Total Original Mortgage Issued:	\$1,215,000.00
Amount of Annual Amortization:	\$55,806.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	6.04%	\$2,782,189.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	50%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$1,485.82
Admission Income Range:	
0BR:	3BR:
\$80,200.00	\$116,300.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Tompkins Terrace

Development No.: UDC 035

Location: 194 Tompkins Terrace Beacon, NY 12508

Number of Apts.: 193

Number of Rooms: 832

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		09-73
Rent/CC/Room/Mo at Initial Occupancy	Excl. All Util.	\$35.85
Rent/CC/Room/Mo as of 1/01/2020	Excl. All Util.	\$240.74
Rent/CC/Room/Mo as of 12/31/2020	Excl. All Util.	\$240.74
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,186,085.00
Total Original Mortgage Issued:	\$4,926,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.20%	\$17,440,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	61
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 193

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$37,560.00 \$62,280.00
Percentage of Units Occupied as of 12/31/2020	0

2021 Annual Report to the Legislature

Development Name: Towpath Towers (Fulton)
Development No.: HCNP 165
Location: 100 Rochester St Fulton, NY 13069

Number of Apts.: 121
Number of Rooms: 394
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		12-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$51.59
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$122.71
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$122.71
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,600,812.00
Total Original Mortgage Issued:	\$3,490,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
None				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	29
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$744.00
Admission Income Range:	0BR: 3BR:
	\$41,580.00 \$49,056.00
Percentage of Units Occupied as of 12/31/2020	96.7

2021 Annual Report to the Legislature

Development Name: Trinity Towers

Development No.: HCNP 123

Location: 33 Linwood Ave Buffalo, NY 14209

Number of Apts.: 88

Number of Rooms: 324

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		01-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$34.27
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$180.20
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$180.20
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,205,000.00
Total Original Mortgage Issued:	\$2,125,000.00
Amount of Annual Amortization:	\$12,978.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	BMHA	No	5.9%	\$2,760,000.00
Second	BMHA	No	3.32%	\$2,034,609.00
Third	PVT	No	3.32%	\$977,118.00
Fourth	NYSHFA	No	3.32%	\$1,379,311.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	79
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 83

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$37,920.00 \$47,340.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Valley Vista

Development No.: UDC 109

Location: 122 W Seneca Turnpike Syracuse, NY 13205

Number of Apts.: 124

Number of Rooms: 448

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		02-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$37.68
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$180.99
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$186.35
Percentage Increase for the Year		2.96%

Project Financial Statistics

Total Project Cost:	\$3,279,390.00
Total Original Mortgage Issued:	\$3,115,000.00
Amount of Annual Amortization:	\$26,609.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.5%	\$1,467,936.00
Second	NYSHFA	No	1%	\$4,217,203.00
Third	NYSHFA	No	2.57%	\$2,245,150.00
Fourth	HUD	No	0%	\$1,821,081.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	42
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 118

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$1,869.00
Admission Income Range:	0BR: 3BR:
	\$38,160.00 \$55,380.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Van Rensselaer Village

Development No.: UDC 044

Location: 16th St / Early Dr Watervliet, NY 12189

Number of Apts.: 81

Number of Rooms: 484

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		03-73
Rent/CC/Room/Mo at Initial Occupancy	Excl. All Util.	\$33.24
Rent/CC/Room/Mo as of 1/01/2020	Excl. All Util.	\$104.33
Rent/CC/Room/Mo as of 12/31/2020	Excl. All Util.	\$104.33
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,657,896.00
Total Original Mortgage Issued:	\$2,525,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HTF	No	6.265%	\$3,830,907.00
Second	PVT	No	6.1%	\$2,869,560.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	9% 81

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$38,800.00 \$56,300.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Village Square Apartments
Development No.: UDC 196
Location: 250 N Hamilton St Painted Post, NY 14870

Number of Apts.: 75
Number of Rooms: 260
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		10-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$45.98
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$193.55
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$193.55
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,097,184.00
Total Original Mortgage Issued:	\$1,992,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	3.75%	\$2,460,481.00
Second	NYSHFA	No	1%	\$349,565.00
Third	PVT	No	2.67%	\$488,000.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	64
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	
Low-Income Housing Tax Credit, Number of Units	4% 64

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$29,640.00 \$49,080.00
Percentage of Units Occupied as of 12/31/2020	95

2021 Annual Report to the Legislature

Development Name: Wesley Hall

Development No.: HCUR 151

Location: 801 South St Peekskill, NY 10566

Number of Apts.: 118

Number of Rooms: 418

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		08-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$45.54
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$244.03
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$244.03
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,857,000.00
Total Original Mortgage Issued:	\$3,515,000.00
Amount of Annual Amortization:	\$17,992.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	6.75%	\$2,466,421.00
Second	NYSHFA	No	1%	\$3,540,000.00
Third	NYSHTFC	No	1%	\$3,045,000.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	PILOT
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	63
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 115

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$17,992.00
Admission Income Range:	0BR: 3BR:
	\$61,200.00 \$86,260.00
Percentage of Units Occupied as of 12/31/2020	97.4

2021 Annual Report to the Legislature

Development Name: West Village (Elm Maple U850)

Development No.: UDC 050

Location: 150 W Village Pl Ithaca, NY 14850

Number of Apts.: 235

Number of Rooms: 1146

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		03-72
Rent/CC/Room/Mo at Initial Occupancy	Excl. All Util.	
Rent/CC/Room/Mo as of 1/01/2020	Excl. All Util.	\$225.46
Rent/CC/Room/Mo as of 12/31/2020	Excl. All Util.	\$225.46
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:

Total Original Mortgage Issued:

Amount of Annual Amortization:

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
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Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	PILOT
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	191
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 235

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$37,999.00
Admission Income Range:	0BR: 3BR:
	\$59,580.00 \$59,580.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Wilcox Lane Sr Citizen
Development No.: HCNP 159
Location: 40 Wilcox Ln Canandigua, NY 14424

Number of Apts.: 119
Number of Rooms: 426
Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		11-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$40.28
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$156.44
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$156.44
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,982,224.00
Total Original Mortgage Issued:	\$2,890,000.00
Amount of Annual Amortization:	\$41,038.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.45%	\$2,125,180.00
Second	NYSHFA	No	1%	\$1,660,802.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	45
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$38,520.00 \$48,120.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Woodbrook Hse (Oak Creek)

Development No.: UDC 049

Location: 101 Quill Ave Auburn, NY 13021

Number of Apts.: 150

Number of Rooms: 719

Type of Project: Rental

Rent / Carrying Charge Information

Date of Initial Occupancy		05-73
Rent/CC/Room/Mo at Initial Occupancy	Excl. All Util.	\$22.58
Rent/CC/Room/Mo as of 1/01/2020	Excl. All Util.	\$127.07
Rent/CC/Room/Mo as of 12/31/2020	Excl. All Util.	\$127.07
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,282,105.00
Total Original Mortgage Issued:	\$3,118,000.00
Amount of Annual Amortization:	\$111,264.09

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	6.25%	\$2,724,005.33
Second	NYSHFA	No	1%	\$3,518,353.00
Third	HUD	No	3.37%	\$1,428,662.00
Fourth	NYSHFA	No	3.37%	\$2,349,715.00
Fifth	FHLB	No	1%	\$500,000.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	30
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 140

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$50,592.00
Admission Income Range:	0BR: 3BR:
	\$35,820.00 \$51,960.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Adee Towers

Development No.: MBH 08-21

Location: 300 Bronx Park East Bronx, NY 10467

Number of Apts.: 292

Number of Rooms: 1452

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		01-62
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.64
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$168.90
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$168.90
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,009,750.00
Total Original Mortgage Issued:	\$4,284,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	3.00%	\$7,372,223.00
Second	HDC	No	4.75%	\$4,857,185.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	18
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$140,096.02
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Aguilar Gardens

Development No.: MBH 08-14

Location: 156-11 Aguilar Ave Flushing, NY 11367

Number of Apts.: 256

Number of Rooms: 1324

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		02-61
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.49
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$119.40
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$119.40
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,462,510.00
Total Original Mortgage Issued:	\$3,853,700.00
Amount of Annual Amortization:	\$79,054.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	1
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$70,248.06
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Albert Einstein Staff Hsg
Development No.: MBH 01-04
Location: 1935 Eastchester Rd Bronx, NY 10461

Number of Apts.: 634
Number of Rooms: 2070
Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		08-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$72.52
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$286.45
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$286.45
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$22,463,100.00
Total Original Mortgage Issued:	\$21,393,100.00
Amount of Annual Amortization:	\$237,873.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$6,858,704.00
Second	HDC	No	0%	\$35,121,202.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$93,375.00 \$154,750.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Arlington Terrace

Development No.: HO 71-44

Location: 89 Holland Ave Staten Island, NY 10303

Number of Apts.: 534

Number of Rooms: 2403

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		08-76
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$59.43
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$475.71
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$475.71
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$23,065,300.00
Total Original Mortgage Issued:	\$21,912,000.00
Amount of Annual Amortization:	\$451,613.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.00%	\$33,785,000.00
Second	PVT	No	3.50%	\$1,409,818.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$261,474.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	536
Rental Supplements, Number of Units	0
Section 8, Number of Units	510
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 520

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	94

2021 Annual Report to the Legislature

Development Name: Arverne (Nordeck)

Development No.: HCLP 010

Location: 353 Beach 57 St Arverne, NY 11692

Number of Apts.: 342

Number of Rooms: 1527

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		07-60
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.21
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$246.92
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$246.92
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,767,200.00
Total Original Mortgage Issued:	\$4,290,000.00
Amount of Annual Amortization:	\$134,275.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.75%	\$6,880,000.00
Second	HDC	No	5.75%	\$5,655,000.00
Third	HDC	No	4.75%	\$1,150,000.00
Fourth	HDC	No	5.75%	\$2,485,000.00
Fifth	HDC	No	0%	\$46,198,000.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	21
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$120,833.70
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	95

2021 Annual Report to the Legislature

Development Name: Arverne View (Ocean)
Development No.: UDC 033
Location: 57-17 Shore Front Pkwy Arverne, NY 11692

Number of Apts.: 1091
Number of Rooms: 4966
Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		12-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$59.36
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$423.02
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$423.02
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,305,000.00
Total Original Mortgage Issued:	\$- 0
Amount of Annual Amortization:	\$600,507.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.00%	\$72,020,000.00
Second	HDC	No	3.50%	\$26,709,391.00
Third	HDC	No	3%	\$4,500,000.00
Fourth	HDC	No	3.32%	\$118,260,157.00
Fifth	HDC	No	5.00%	\$8,334,000.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$232,650.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	775
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	
0BR:	3BR:
\$72,800.00	\$98,240.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Atlantic Terminal 1

Development No.: HO 68-03

Location: 161 S Elliot Pl Brooklyn, NY 11217

Number of Apts.: 201

Number of Rooms: 880

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		01-76
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$54.16
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$551.91
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$551.91
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$9,077,500.00
Total Original Mortgage Issued:	\$11,075,214.00
Amount of Annual Amortization:	\$452,372.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$6,882,575.00
Second	HDC	No	0%	\$2,129,598.00
Third	HDC	No	0%	\$1,672,066.00
Fourth	HDC	No	4.6%	\$10,359,562.00
Fifth	HDC	No	3%	\$2,159,908.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$535,900.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	15
Sr. Citizen Rent Exemption, Number of Units	9
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$57,302.58
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,000.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Atlantic Terminal 2

Development No.: HO 68-04

Location: 475 Carlton Ave Brooklyn, NY 11238

Number of Apts.: 305

Number of Rooms: 1551

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		03-76
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$52.93
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$275.42
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$275.42
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$14,788,100.00
Total Original Mortgage Issued:	\$14,344,400.00
Amount of Annual Amortization:	\$560,186.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$5,409,658.00
Second	HDC	No	0%	\$5,164,401.00
Third	HDC	No	6.25%	\$3,364,160.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$805,586.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	45
Sr. Citizen Rent Exemption, Number of Units	13
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$26,795.97
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Bay Towers

Development No.: MBH 05-13

Location: 3-19 Beach 98 St Queens, NY 11694

Number of Apts.: 374

Number of Rooms: 1741

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		08-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$46.05
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$189.07
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$189.07
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$15,179,500.00
Total Original Mortgage Issued:	\$14,420,500.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	8.13%	\$8,847,199.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$42,701.13
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	322
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Bedford Gardens
Development No.: HO 70-23
Location: 80 Ross St Brooklyn, NY 11211

Number of Apts.: 639
Number of Rooms: 3305
Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		10-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$57.06
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$254.18
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$254.18
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$27,680,800.00
Total Original Mortgage Issued:	\$26,296,700.00
Amount of Annual Amortization:	\$2,151,270.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	3.40%	\$26,376,039.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$461,385.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	368
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Bethune Towers

Development No.: MBH 03-10

Location: 650 Lenox Ave New York, NY 10037

Number of Apts.: 133

Number of Rooms: 501

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		07-70
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$49.91
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$296.76
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$308.63
Percentage Increase for the Year		4.00%

Project Financial Statistics

Total Project Cost:	\$2,804,000.00
Total Original Mortgage Issued:	\$2,523,000.00
Amount of Annual Amortization:	\$80,351.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$1,162,870.00
Second	HDC	No	0%	\$2,708,100.00
Third	HDC	No	6.25%	\$1,278,416.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	33
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	90

2021 Annual Report to the Legislature

Development Name: Big Six Towers

Development No.: MBH 07-41

Location: 59-55 47 Ave Queens, NY 11377

Number of Apts.: 982

Number of Rooms: 4772

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		08-63
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$23.65
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$209.36
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$217.80
Percentage Increase for the Year		4.03%

Project Financial Statistics

Total Project Cost:	\$16,621,300.00
Total Original Mortgage Issued:	\$9,913,800.00
Amount of Annual Amortization:	\$485,382.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.43%	\$38,911,405.00
Second	HDC	No	5.00%	\$1,532,170.00
Third	HDC	No	0.00%	\$12,289,720.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	30
Sr. Citizen Rent Exemption, Number of Units	42
Disability Rent Exemption, Number of Units	5
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$468,269.89
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Bridgeview 3

Development No.: MBH 00-00

Location: 8-10 27 Ave Astoria, NY 11102

Number of Apts.: 170

Number of Rooms: 722

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		11-75
Rent/CC/Room/Mo at Initial Occupancy	Excl. Electric Only	\$78.10
Rent/CC/Room/Mo as of 1/01/2020	Excl. Electric Only	\$184.92
Rent/CC/Room/Mo as of 12/31/2020	Excl. Electric Only	\$184.92
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$6,102,200.00
Total Original Mortgage Issued:	\$5,797,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	14
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$59,760.00 \$99,040.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Brighton House

Development No.: MBH 07-19

Location: 500 Brightwater Ct Brooklyn, NY 11235

Number of Apts.: 191

Number of Rooms: 763

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		11-68
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$32.09
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$116.15
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$116.15
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,800,000.00
Total Original Mortgage Issued:	\$3,165,342.00
Amount of Annual Amortization:	\$210,970.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.50%	\$1,499,656.00
Second	HDC	No	0%	\$1,972,447.00
Third	HDC	No	3%	\$2,391,795.00
Fourth	HDC	No	0%	\$16,575,000.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	60
Sr. Citizen Rent Exemption, Number of Units	4
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$11,479.70
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Bronxwood Tower
Development No.: MBH 09-32
Location: 855 E 233 St Bronx, NY 10466

Number of Apts.: 108
Number of Rooms: 588
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		03-64
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$23.81
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$141.96
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$141.96
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,233,753.00
Total Original Mortgage Issued:	\$2,188,400.00
Amount of Annual Amortization:	\$28,873.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	3%	\$234,553.00
Second	HPD	No	0%	\$550,000.00
Third	PVT	No	6.13%	\$1,799,663.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	1
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$45,806.13
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Cadman Plaza North

Development No.: MBH 02-76

Location: 140 Cadman Plaza West Brooklyn, NY 11201

Number of Apts.: 250

Number of Rooms: 1225

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		05-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$30.35
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$126.45
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$151.74
Percentage Increase for the Year		20.00%

Project Financial Statistics

Total Project Cost:	\$5,884,200.00
Total Original Mortgage Issued:	\$4,936,489.00
Amount of Annual Amortization:	\$57,629.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	0%	\$1,549,243.00
Second	HDC	No	6.5%	\$3,719,571.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$236,968.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Cadman Towers

Development No.: HRB 67-33

Location: 101 Clark St Brooklyn, NY 11201

Number of Apts.: 421

Number of Rooms: 1993

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		05-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$65.30
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$189.55
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$214.18
Percentage Increase for the Year		12.99%

Project Financial Statistics

Total Project Cost:	\$22,108,100.00
Total Original Mortgage Issued:	\$20,106,850.00
Amount of Annual Amortization:	\$349,450.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.25%	\$3,972,000.00
Second	HDC	No	0%	\$13,743,646.00
Third	PVT	No	7%	\$1,390,000.00
Fourth	HDC	No	1%	\$1,612,930.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	26
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$463,972.32
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Cannon Heights

Development No.: MBH 00-20

Location: 3400 Fort Independence St Bronx, NY 10463

Number of Apts.: 170

Number of Rooms: 865

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		02-65
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.36
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$172.77
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$172.77
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,767,741.00
Total Original Mortgage Issued:	\$3,335,341.00
Amount of Annual Amortization:	\$56,578.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.45%	\$2,360,915.00
First	HDC	No	1%	\$719,301.00
Third	HPD	No	1.00%	\$1,036,935.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	2
Sr. Citizen Rent Exemption, Number of Units	6
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$89,010.95
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Carol Gardens

Development No.: MBH 01-36

Location: 880 Theriot Ave Bronx, NY 10472

Number of Apts.: 314

Number of Rooms: 1597

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		03-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$33.31
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$527.73
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$549.04
Percentage Increase for the Year		4.04%

Project Financial Statistics

Total Project Cost:	\$6,828,249.00
Total Original Mortgage Issued:	\$5,729,802.00
Amount of Annual Amortization:	\$175,163.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.2%	\$21,527,062.00
Second	HDC	No	2.57%	\$3,720,565.00
Third	HDC	No	2.57%	\$17,587,064.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	9
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	103
Sr. Citizen Rent Exemption, Number of Units	25
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$19,221.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Castelton Park (St Marks)

Development No.: HCUR 164

Location: 165-185 St Marks Pl Staten Island, NY 10301

Number of Apts.: 454

Number of Rooms: 2098

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		10-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$55.53
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$196.43
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$196.43
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$22,084,000.00
Total Original Mortgage Issued:	\$20,990,000.00
Amount of Annual Amortization:	\$815,858.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	0%	\$46,891,324.00
Second	HDC	No	4.50%	\$6,743,220.00
Third	HDC	No	4%	\$1,381,098.00
Fourth	HDC	No	3%	\$2,169,864.00
Fifth	HDC	No	0%	\$5,365,000.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	186
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Cedar Manor

Development No.: MBH 04-HA

Location: 116-51 157 St Queens, NY 11434

Number of Apts.: 215

Number of Rooms: 978

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		11-61
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$23.65
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$152.26
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$152.26
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,327,935.00
Total Original Mortgage Issued:	\$5,616,855.00
Amount of Annual Amortization:	\$165,871.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	1%	\$279,444.00
Second	HPD	No	3%	\$275,997.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	5
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$87,322.93
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Chatterton Terrace

Development No.: MBH 08-45

Location: 1041 Pugsley Ave Bronx, NY 10472

Number of Apts.: 132

Number of Rooms: 649

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		06-64
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$25.11
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$148.77
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$148.77
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,471,974.00
Total Original Mortgage Issued:	\$2,160,000.00
Amount of Annual Amortization:	\$4,780.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	6.75%	\$127,062.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$21,196.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Clayton Apartments

Development No.: MBH 00-02

Location: 485 Lenox Ave New York, NY 10037

Number of Apts.: 159

Number of Rooms: 744

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		09-63
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$25.10
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$230.73
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$274.00
Percentage Increase for the Year		18.75%

Project Financial Statistics

Total Project Cost:	\$2,942,600.00
Total Original Mortgage Issued:	\$3,135,803.00
Amount of Annual Amortization:	\$14,610.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.50%	\$4,837,136.00
Second	HDC	No	1.00%	\$1,256,017.00
Third	HDC	No	3.00%	\$209,541.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	5
Sr. Citizen Rent Exemption, Number of Units	9
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$21,302.72
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	94

2021 Annual Report to the Legislature

Development Name: Clinton Towers

Development No.: HO 70-38

Location: 790 Eleventh Ave New York, NY 10019

Number of Apts.: 395

Number of Rooms: 1805

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		11-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$52.05
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$363.83
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$363.83
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$17,610,100.00
Total Original Mortgage Issued:	\$17,136,287.00
Amount of Annual Amortization:	\$483,170.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$3,877,873.00
Second	HDC	No	0%	\$3,415,845.00
Third	HDC	No	6.25%	\$3,006,080.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$388,341.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	65
Sr. Citizen Rent Exemption, Number of Units	16
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Confucius Plaza

Development No.: HO 68-05

Location: 33 Bowery St New York, NY 10002

Number of Apts.: 760

Number of Rooms: 3367

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		12-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$62.43
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$201.19
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$201.19
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$38,387,000.00
Total Original Mortgage Issued:	\$36,467,600.00
Amount of Annual Amortization:	\$742,975.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$8,289,405.00
Second	HDC	No	0%	\$2,848,501.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	PILOT
236 Subsidy, Annual Contract Amount	\$732,177.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	25
Sr. Citizen Rent Exemption, Number of Units	16
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$496,783.50
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Contello 2

Development No.: MBH 08-41

Location: 2740 Cropsey Ave Brooklyn, NY 11214

Number of Apts.: 321

Number of Rooms: 1638

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		11-62
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.58
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$153.28
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$153.28
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,495,700.00
Total Original Mortgage Issued:	\$6,673,422.00
Amount of Annual Amortization:	\$133,026.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	3.00%	\$93,403.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	25
Sr. Citizen Rent Exemption, Number of Units	19
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$173,319.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Crown Gardens

Development No.: HRB 67-2

Location: 1185 Carroll St Brooklyn, NY 11225

Number of Apts.: 238

Number of Rooms: 1076

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		05-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$45.57
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$258.13
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$258.13
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$11,431,000.00
Total Original Mortgage Issued:	\$10,778,659.00
Amount of Annual Amortization:	\$389,166.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$2,037,302.00
Second	HDC	No	0%	\$2,696,460.00
Third	HPD	No	1%	\$3,068,773.00
Fourth	HDC	No	0%	\$800,000.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$292,210.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	5
Sr. Citizen Rent Exemption, Number of Units	9
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$73,759.06
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	93

2021 Annual Report to the Legislature

Development Name: Dayton Beach Park

Development No.: MBH 02-21

Location: 8600 Shore Front Pkwy Rockaway Beach, NY 11693

Number of Apts.: 1147

Number of Rooms: 5487

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		06-64
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$26.48
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$195.11
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$195.11
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$22,203,000.00
Total Original Mortgage Issued:	\$19,473,000.00
Amount of Annual Amortization:	\$802,728.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.94%	\$43,340,042.00
Second	HDC	No	0%	\$41,301,647.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	9
Sr. Citizen Rent Exemption, Number of Units	59
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$344,447.91
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Dayton Towers

Development No.: MBH 22-1A

Location: 8000 Shorefront Pkwy Rockaway Beach, NY 11693

Number of Apts.: 1752

Number of Rooms: 7325

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		07-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$29.65
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$200.84
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$200.84
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$35,747,146.00
Total Original Mortgage Issued:	\$29,369,356.00
Amount of Annual Amortization:	\$576,918.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.30%	\$33,378,068.00
Second	HDC	No	0%	\$24,196,596.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	7
Sr. Citizen Rent Exemption, Number of Units	110
Disability Rent Exemption, Number of Units	21
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$284,633.96
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: DCA Central Brooklyn No.1
Development No.: HO 70-31
Location: 745 Gates Ave, #1C Brooklyn, NY 11221

Number of Apts.: 215
Number of Rooms: 968
Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		01-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$46.47
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$384.01
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$384.01
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$7,110,000.00
Total Original Mortgage Issued:	\$6,750,000.00
Amount of Annual Amortization:	\$531,363.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5%	\$13,290,000.00
Second	HDC	No	4%	\$4,245,000.00
Third	HDC	No	0.25%	\$10,245,806.00
Fourth	HPD	No	0%	\$6,500,000.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$411,412.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	152
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$18,895.55
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Dennis Lane Apartments
Development No.: MBH 06-14
Location: 2141 Crotona Ave Bronx, NY 10457

Number of Apts.: 280
Number of Rooms: 1316
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		04-59
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.49
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$206.11
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$216.20
Percentage Increase for the Year		4.90%

Project Financial Statistics

Total Project Cost:	\$4,157,740.00
Total Original Mortgage Issued:	\$3,644,500.00
Amount of Annual Amortization:	\$83,475.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	6.14%	\$1,986,078.00
Second	HPD	No	1%	\$525,060.00
Third	HPD	No	0%	\$789,090.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	9
Sr. Citizen Rent Exemption, Number of Units	10
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$62,068.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: East Midtown Plaza
Development No.: HRB 66-14
Location: 333 E 23 St New York, NY 10010

Number of Apts.: 746
Number of Rooms: 3440
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		09-71
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$62.81
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$185.74
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$179.49
Percentage Increase for the Year		-3.36%

Project Financial Statistics

Total Project Cost:	\$28,927,413.00
Total Original Mortgage Issued:	\$26,420,798.00
Amount of Annual Amortization:	\$968,542.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.77%	\$31,353,856.00
Second	PVT	No	5.76%	\$20,523,138.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	30
Disability Rent Exemption, Number of Units	6
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$817,570.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Eleven Ninety-Nine Plaza
Development No.: HO 68-70
Location: 2120 First Ave New York, NY 10029

Number of Apts.: 1590
Number of Rooms: 7137
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		11-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$50.03
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$185.16
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$209.45
Percentage Increase for the Year		13.12%

Project Financial Statistics

Total Project Cost:	\$80,611,000.00
Total Original Mortgage Issued:	\$76,580,400.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	1%	\$38,110,888.00
Second	HDC	No	0%	\$25,326,809.00
Third	HDC	No	0%	\$- 0
Fourth	HDC	No	3.39%	\$5,054,485.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$2,882,591.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	278
Sr. Citizen Rent Exemption, Number of Units	30
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$391,786.00
Admission Income Range:	
0BR:	3BR:
\$113,750.00	\$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Esplanade Gardens

Development No.: HRB 00-37

Location: 2569 Seventh Ave New York, NY 10039

Number of Apts.: 1870

Number of Rooms: 9432

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		06-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.70
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$160.28
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$187.53
Percentage Increase for the Year		17.00%

Project Financial Statistics

Total Project Cost:	\$37,364,500.00
Total Original Mortgage Issued:	\$34,378,622.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.175%	\$49,969,868.00
Second	HDC	No	0%	\$28,730,568.00
Third	HDC	No	0%	\$3,300,000.00
Fourth	HDC	No	1%	\$69,690,000.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	60
Sr. Citizen Rent Exemption, Number of Units	170
Disability Rent Exemption, Number of Units	9
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$1,037,079.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Essex Terrace

Development No.: HRB 02-70

Location: 2305 Linden Blvd Brooklyn, NY 11208

Number of Apts.: 104

Number of Rooms: 450

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		05-70
Rent/CC/Room/Mo at Initial Occupancy	Excl. Electric Only	\$26.99
Rent/CC/Room/Mo as of 1/01/2020	Excl. Electric Only	\$300.62
Rent/CC/Room/Mo as of 12/31/2020	Excl. Electric Only	\$176.72
Percentage Increase for the Year		-41.21%

Project Financial Statistics

Total Project Cost:	\$2,269,000.00
Total Original Mortgage Issued:	\$2,074,166.00
Amount of Annual Amortization:	\$463,456.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.70%	\$7,003,129.00
Second	HDC	No	4.257%	\$569,507.00
Third	HDC	No	3.70%	\$122,992.00
Fourth	HDC	No	4.25%	\$379,672.00
Fifth	HDC	No	5.58%	\$1,019,553.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$218,029.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	54
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Evergreen Gardens

Development No.: HRB 00-50

Location: 950 Evergreen Ave Bronx, NY 10473

Number of Apts.: 355

Number of Rooms: 1722

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		12-62
Rent/CC/Room/Mo at Initial Occupancy	Excl. Electric Only	\$28.16
Rent/CC/Room/Mo as of 1/01/2020	Excl. Electric Only	\$191.45
Rent/CC/Room/Mo as of 12/31/2020	Excl. Electric Only	\$191.45
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,910,658.00
Total Original Mortgage Issued:	\$6,765,627.00
Amount of Annual Amortization:	\$330,542.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	6.50%	\$49,118.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	26
Sr. Citizen Rent Exemption, Number of Units	14
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$19,536.30
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Franklin Plaza

Development No.: MBH 02-HA

Location: 2085 Second Ave New York, NY 10029

Number of Apts.: 1632

Number of Rooms: 7335

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		01-62
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$24.49
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$241.69
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$248.81
Percentage Increase for the Year		2.95%

Project Financial Statistics

Total Project Cost:	\$31,759,300.00
Total Original Mortgage Issued:	\$28,459,000.00
Amount of Annual Amortization:	\$168,462.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	5.7%	\$36,876,648.00
Second	HPD	No	1%	\$59,404,090.00
Third	HDC	No	4.75%	\$14,320,889.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	420
Sr. Citizen Rent Exemption, Number of Units	140
Disability Rent Exemption, Number of Units	25
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$28,858.13
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	94

2021 Annual Report to the Legislature

Development Name: Goddard-Riverside Towers
Development No.: MBH 11-WS
Location: 711 Amsterdam Ave New York, NY 10025

Number of Apts.: 193
Number of Rooms: 1160
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		05-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.29
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$108.97
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$112.24
Percentage Increase for the Year		3.00%

Project Financial Statistics

Total Project Cost:	\$5,670,365.00
Total Original Mortgage Issued:	\$4,847,464.00
Amount of Annual Amortization:	\$69,981.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$1,708,456.00
Second	HDC	No	0%	\$3,097,903.00
Third	HPD	No	1.00%	\$317,318.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$280,441.56
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Goodwill Terrace Apartments.

Development No.: MBH 03-23

Location: 4-21 27 Ave Astoria, NY 11102

Number of Apts.: 207

Number of Rooms: 618

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		12-70
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.70
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$293.83
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$293.83
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,674,900.00
Total Original Mortgage Issued:	\$4,441,100.00
Amount of Annual Amortization:	\$298,850.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	7.757%	\$835,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	173
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Gouverneur Gardens

Development No.: MBH 06-HA

Location: 305 Madison St New York, NY 10002

Number of Apts.: 781

Number of Rooms: 3348

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		01-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.34
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$194.11
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$194.11
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$16,411,100.00
Total Original Mortgage Issued:	\$14,253,718.00
Amount of Annual Amortization:	\$318,681.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$4,327,299.00
Second	HDC	No	0%	\$11,581,093.00
Third	HDC	No	6.25%	\$3,974,635.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	35
Sr. Citizen Rent Exemption, Number of Units	44
Disability Rent Exemption, Number of Units	7
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$374,623.19
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Hamilton House

Development No.: HO 72-73

Location: 141 W 73 St New York, NY 10023

Number of Apts.: 174

Number of Rooms: 568

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		10-72
Rent/CC/Room/Mo at Initial Occupancy	Excl. Electric Only	\$40.47
Rent/CC/Room/Mo as of 1/01/2020	Excl. Electric Only	\$320.69
Rent/CC/Room/Mo as of 12/31/2020	Excl. Electric Only	\$320.69
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$6,193,900.00
Total Original Mortgage Issued:	\$4,880,536.00
Amount of Annual Amortization:	\$134,367.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.50%	\$961,164.00
Second	HDC	No	6.50%	\$2,599,800.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$146,729.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	56
Sr. Citizen Rent Exemption, Number of Units	30
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	92

2021 Annual Report to the Legislature

Development Name: Highlawn Terrace

Development No.: MBH 06-13

Location: 225 Avenue T Brooklyn, NY 11223

Number of Apts.: 124

Number of Rooms: 561

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		04-60
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.46
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$150.10
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$150.10
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$1,854,063.00
Total Original Mortgage Issued:	\$1,642,000.00
Amount of Annual Amortization:	\$60,134.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	3%	\$757,936.00
Second	HPD	No	3%	\$278,685.00
Third	HPD	No	0%	\$157,450.00
Fourth	HPD	No	0%	\$496,835.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	5
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$37,021.29
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Hutchinson Parkway Apartments

Development No.: MBH 06-17

Location: 1950 Hutchinson River Pkwy Bronx, NY 10461

Number of Apts.: 156

Number of Rooms: 819

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		10-61
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.20
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$116.74
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$116.74
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,666,975.00
Total Original Mortgage Issued:	\$2,318,900.00
Amount of Annual Amortization:	\$41,007.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	1%	\$511,427.00
Second	HPD	No	1%	\$49,176.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$65,265.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Independence House
Development No.: MBH 14-WS
Location: 176 W 94 St New York, NY 10025

Number of Apts.: 120
Number of Rooms: 423
Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		03-67
Rent/CC/Room/Mo at Initial Occupancy	Excl. Electric Only	\$33.28
Rent/CC/Room/Mo as of 1/01/2020	Excl. Electric Only	\$634.66
Rent/CC/Room/Mo as of 12/31/2020	Excl. Electric Only	\$634.66
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,016,631.00
Total Original Mortgage Issued:	\$2,212,093.00
Amount of Annual Amortization:	\$699,992.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.41%	\$7,260,000.00
Second	HDC	No	2.50%	\$8,273,137.00
Third	HPD	No	1%	\$25,000,000.00
Fourth	NYS	No	1%	\$1,150,000.00
Fifth	PVT	No	2.25%	\$2,786,069.00
Sixth	PVT	No	2.25%	\$101,239,865.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	80
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$30,200.63
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	83

2021 Annual Report to the Legislature

Development Name: Jefferson Towers
Development No.: MBH 12-WS
Location: 700 Columbus Ave New York, NY 10025

Number of Apts.: 189
Number of Rooms: 942
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		10-68
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$31.48
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$95.35
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$95.35
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,255,000.00
Total Original Mortgage Issued:	\$3,619,160.00
Amount of Annual Amortization:	\$168,226.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$1,110,639.00
Second	HDC	No	0%	\$2,482,118.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$188,650.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Keith Plaza

Development No.: HO 71-06

Location: 2475 Southern Blvd Bronx, NY 10458

Number of Apts.: 310

Number of Rooms: 1339

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		09-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$62.85
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$425.44
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$425.44
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$15,579,800.00
Total Original Mortgage Issued:	\$14,800,800.00
Amount of Annual Amortization:	\$693,536.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.70%	\$28,079,865.00
Second	HDC	No	3.70%	\$2,379,534.00
Third	HDC	No	4.58%	\$1,524,382.00
Fourth	HDC	No	2.55%	\$6,260,536.00
Fifth	HDC	No	5.85%	\$2,939,739.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$456,745.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	282
Rental Supplements, Number of Units	0
Section 8, Number of Units	5
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$36,870.84
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Kelly Towers

Development No.: HO 68-28

Location: 2375 Southern Blvd Bronx, NY 10458

Number of Apts.: 301

Number of Rooms: 929

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		01-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$66.00
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$476.71
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$476.71
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$10,491,500.00
Total Original Mortgage Issued:	\$9,966,900.00
Amount of Annual Amortization:	\$686,387.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5%	\$10,419,169.00
Second	HDC	No	3.70%	\$1,797,755.00
Third	HDC	No	3.75%	\$999,270.00
Fourth	HDC	No	4.58%	\$1,012,277.00
Fifth	HDC	No	2.55%	\$5,633,209.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$311,320.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	251
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$10,471.14
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$ 98,240.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Kings Bay 1

Development No.: MBH 06-02

Location: 2520 Batchelder St Brooklyn, NY 11235

Number of Apts.: 538

Number of Rooms: 2394

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		12-58
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.55
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$125.14
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$125.14
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$7,118,240.00
Total Original Mortgage Issued:	\$6,276,840.00
Amount of Annual Amortization:	\$85,541.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	3.5%	\$1,624,431.00
Second	HPD	No	0%	\$2,642,000.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	10
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$218,190.88
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Kings Bay 2

Development No.: MBH 06-2A

Location: 2533 Batchelder St Brooklyn, NY 11235

Number of Apts.: 356

Number of Rooms: 1807

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		04-62
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$22.57
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$121.35
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$121.35
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,942,375.00
Total Original Mortgage Issued:	\$5,129,000.00
Amount of Annual Amortization:	\$84,451.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	3.00%	\$325,266.00
Second	HPD	No	0%	\$263,634.00
Third	HPD	No	3.00%	\$111,390.00
Fourth	HPD	No	1.00%	\$91,460.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	3
Sr. Citizen Rent Exemption, Number of Units	15
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$215,469.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	0

2021 Annual Report to the Legislature

Development Name: Kingsbridge Arms

Development No.: MBH 01-12

Location: 2865 Kingsbridge Ter Bronx, NY 10463

Number of Apts.: 105

Number of Rooms: 519

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		02-65
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.88
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$195.98
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$195.98
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,312,500.00
Total Original Mortgage Issued:	\$1,917,135.00
Amount of Annual Amortization:	\$78,854.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.50%	\$574,764.00
Second	HDC	No	0%	\$1,547,621.00
Third	HPD		2.00%	\$1,502,930.00
Fourth	HPD	No	0%	\$829,322.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	4
Sr. Citizen Rent Exemption, Number of Units	4
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$20,914.20
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Lincoln Amsterdam

Development No.: HRB 66-1C

Location: 110 West End Ave New York, NY 10023

Number of Apts.: 185

Number of Rooms: 839

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		01-77
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$68.09
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$296.13
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$296.13
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$10,311,000.00
Total Original Mortgage Issued:	\$9,795,000.00
Amount of Annual Amortization:	\$333,337.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$2,602,031.00
Second	HDC	No	0%	\$1,886,822.00
Third	HDC	No	6.25%	\$3,355,471.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$203,909.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020

Admission Income Range:	0BR:	3BR:
	\$113,750.00	\$153,500.00

Percentage of Units Occupied as of 12/31/2020	0
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2021 Annual Report to the Legislature

Development Name: Lind-Ric Apartments

Development No.: MBH 09-27

Location: 2410 Barker Ave Bronx, NY 10467

Number of Apts.: 173

Number of Rooms: 855

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		10-63
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$23.15
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$173.13
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$173.13
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,083,500.00
Total Original Mortgage Issued:	\$2,656,000.00
Amount of Annual Amortization:	\$41,182.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	3.00%	\$334,338.00
Second	HPD	No	1.00%	\$1,119,738.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	2
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$76,457.83
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Linden Plaza

Development No.: MBH 04-11

Location: 675 Lincoln Ave Brooklyn, NY 11208

Number of Apts.: 1524

Number of Rooms: 7007

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		10-71
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$36.85
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$355.70
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$355.70
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$52,973,045.00
Total Original Mortgage Issued:	\$50,345,451.00
Amount of Annual Amortization:	\$3,398,517.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.325%	\$50,073,522.00
Second	HDC	No	5.195%	\$1,307,201.00
Third	NYSERDA	No	8%	\$2,666,840.00
Fourth	HPD	No	0.25%	\$2,335,811.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$1,084,680.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	587
Sr. Citizen Rent Exemption, Number of Units	13
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$19,487.00
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	95

2021 Annual Report to the Legislature

Development Name: Lindsay Park

Development No.: MBH 01-14

Location: 202 Union Ave Brooklyn, NY 11211

Number of Apts.: 2702

Number of Rooms: 11673

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		07-64
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$24.26
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$231.96
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$231.96
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$47,343,000.00
Total Original Mortgage Issued:	\$47,618,886.00
Amount of Annual Amortization:	\$909,373.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.75%	\$7,167,398.00
Second	NYSGML	No	0%	\$2,290,906.00
Third	HDC	No	3.17%	\$106,163,418.00
Fourth	HDC	No	4.75%	\$2,315,000.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	665
Sr. Citizen Rent Exemption, Number of Units	136
Disability Rent Exemption, Number of Units	16
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$293,339.15
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Lindville

Development No.: MBH 02-41

Location: 3555 Olinville Ave Bronx, NY 10467

Number of Apts.: 142

Number of Rooms: 707

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		03-66
Rent/CC/Room/Mo at Initial Occupancy	Excl. Electric Only	\$27.78
Rent/CC/Room/Mo as of 1/01/2020	Excl. Electric Only	\$203.84
Rent/CC/Room/Mo as of 12/31/2020	Excl. Electric Only	\$203.84
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,991,860.00
Total Original Mortgage Issued:	\$2,638,000.00
Amount of Annual Amortization:	\$97,379.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	6.00%	\$2,895,549.00
Second	PVT	No	1.00%	\$832,253.00
Third	HPD	No	1%	\$504,417.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	2
Sr. Citizen Rent Exemption, Number of Units	7
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$55,313.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Luna Park

Development No.: MBH 00-12

Location: 2879 W 12 St Brooklyn, NY 11224

Number of Apts.: 1576

Number of Rooms: 7338

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		09-61
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$24.22
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$245.95
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$245.95
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$26,144,139.00
Total Original Mortgage Issued:	\$28,042,274.00
Amount of Annual Amortization:	\$1,136,420.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	6.69%	\$41,030,686.00
Second	PVT	No	5.69%	\$11,601,129.00
Third	HDC	No	1%	\$4,933,664.00
Fourth	HPD	No	1%	\$10,770,261.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	247
Sr. Citizen Rent Exemption, Number of Units	160
Disability Rent Exemption, Number of Units	24
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$293,339.15
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	95

2021 Annual Report to the Legislature

Development Name: Manhattan Plaza
Development No.: HO 71-15
Location: 400 W 43 St New York, NY 10001

Number of Apts.: 1685
Number of Rooms: 6111
Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		06-77
Rent/CC/Room/Mo at Initial Occupancy	Excl. Gas Only	\$156.95
Rent/CC/Room/Mo as of 1/01/2020	Excl. Gas Only	\$358.80
Rent/CC/Room/Mo as of 12/31/2020	Excl. Gas Only	\$358.80
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$95,498,300.00
Total Original Mortgage Issued:	\$87,991,260.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	3.71%	\$448,876,204.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	1520
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Masaryk Towers

Development No.: MBH 07-8A

Location: 61 Columbia St New York, NY 10002

Number of Apts.: 1108

Number of Rooms: 5085

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		04-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.80
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$241.11
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$253.74
Percentage Increase for the Year		5.24%

Project Financial Statistics

Total Project Cost:	\$28,186,000.00
Total Original Mortgage Issued:	\$30,963,400.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.05%	\$17,917,103.00
Second	HDC	No	0%	\$8,127,886.00
Third	HPD	No	0%	\$68,055,562.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	152
Sr. Citizen Rent Exemption, Number of Units	91
Disability Rent Exemption, Number of Units	13
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$377,356.46
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Mins Plaza

Development No.: HO 73-35

Location: 443-45 St Ann's Ave Bronx, NY 10455

Number of Apts.: 83

Number of Rooms: 450

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		05-77
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$54.54
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$368.65
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$368.65
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,478,000.00
Total Original Mortgage Issued:	\$2,830,205.00
Amount of Annual Amortization:	\$56,272.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	3.3%	\$4,531,719.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$191,492.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	43
Rental Supplements, Number of Units	0
Section 8, Number of Units	40
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	92

2021 Annual Report to the Legislature

Development Name: Montefiore Staff Housing2

Development No.: HO 68-17

Location: 3450 Wayne Ave Bronx, NY 10413

Number of Apts.: 398

Number of Rooms: 1491

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		07-72
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$62.44
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$254.04
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$241.95
Percentage Increase for the Year		-4.76%

Project Financial Statistics

Total Project Cost:	\$15,622,000.00
Total Original Mortgage Issued:	\$14,578,002.00
Amount of Annual Amortization:	\$186,970.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.50%	\$4,999,942.00
Second	HDC	No	0%	\$12,776,566.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: N/A 3BR: N/A
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Northside Gardens
Development No.: HO 73-62
Location: 114 N 5 St Brooklyn, NY 11211

Number of Apts.: 41
Number of Rooms: 170
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		11-74
Rent/CC/Room/Mo at Initial Occupancy	Excl. All Util.	\$23.94
Rent/CC/Room/Mo as of 1/01/2020	Excl. All Util.	\$188.70
Rent/CC/Room/Mo as of 12/31/2020	Excl. All Util.	\$184.23
Percentage Increase for the Year		-2.37%

Project Financial Statistics

Total Project Cost:	\$1,240,000.00
Total Original Mortgage Issued:	\$1,242,620.00
Amount of Annual Amortization:	\$105,533.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	8.00%	\$474,561.00
Second	HPD	No	1.00%	\$572,461.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$63,290.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	9
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$8,767.55
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: O.U.B. Houses

Development No.: HO 73-637

Location: 370 Brook Ave Bronx, NY 10454

Number of Apts.: 360

Number of Rooms: 1856

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		02-77
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$56.14
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$349.12
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$349.12
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$16,315,358.00
Total Original Mortgage Issued:	\$13,585,358.00
Amount of Annual Amortization:	\$82,541.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.7%	\$20,488,595.00
Second	HPD	No	3%	\$195,416.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$920,964.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	159
Rental Supplements, Number of Units	0
Section 8, Number of Units	189
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	93

2021 Annual Report to the Legislature

Development Name: Phipps Plaza East

Development No.: HO 68-109

Location: 479 First Ave New York, NY 10016

Number of Apts.: 103

Number of Rooms: 402

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		08-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$53.53
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$135.58
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$135.58
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,441,000.00
Total Original Mortgage Issued:	\$5,152,034.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	8.5%	\$2,984,134.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	0

2021 Annual Report to the Legislature

Development Name: Pratt Towers

Development No.: MBH 00-55

Location: 333 Lafayette Ave Brooklyn, NY 11238

Number of Apts.: 326

Number of Rooms: 1454

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		11-65
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$25.27
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$170.21
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$170.21
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,455,824.00
Total Original Mortgage Issued:	\$4,700,436.00
Amount of Annual Amortization:	\$163,568.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	1%	\$1,526,015.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	7
Sr. Citizen Rent Exemption, Number of Units	6
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$220,792.04
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	93

2021 Annual Report to the Legislature

Development Name: R.N.A. House

Development No.: MBH 08-WS

Location: 150-160 W 96 St New York, NY 10025

Number of Apts.: 207

Number of Rooms: 980

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		04-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$30.03
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$161.39
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$161.39
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,852,100.00
Total Original Mortgage Issued:	\$4,158,729.00
Amount of Annual Amortization:	\$54,408.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.50%	\$1,258,380.00
Second	HDC	No	0%	\$3,047,286.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	4
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$210,262.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	94

2021 Annual Report to the Legislature

Development Name: River Terrace

Development No.: MBH 08-44

Location: 157-10 Riverside Dr West New York, NY 10032

Number of Apts.: 430

Number of Rooms: 2137

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		04-64
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$24.07
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$195.79
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$195.79
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$7,991,670.00
Total Original Mortgage Issued:	\$8,677,438.00
Amount of Annual Amortization:	\$289,424.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.70%	\$12,585,000.00
Second	HDC	No	0%	\$5,500,000.00
Third	HPD	No	3.00%	\$1,054,958.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	13
Sr. Citizen Rent Exemption, Number of Units	10
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$107,982.18
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Riverbend Houses

Development No.: MBH 01-38

Location: 2289 Fifth Ave New York, NY 10037

Number of Apts.: 624

Number of Rooms: 2851

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		06-68
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$32.64
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$229.70
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$229.70
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$14,648,300.00
Total Original Mortgage Issued:	\$13,391,945.00
Amount of Annual Amortization:	\$266,739.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.50%	\$10,779,043.00
Second	HPD	No	1.00%	\$590,780.00
Third	HPD	No	0%	\$1,192,879.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	14
Sr. Citizen Rent Exemption, Number of Units	23
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$206,954.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Roberto Clemente Plaza
Development No.: HO 70-32
Location: 60 Division Ave Brooklyn, NY 11211

Number of Apts.: 532
Number of Rooms: 2828
Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		10-76
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$56.48
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$345.80
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$345.80
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$27,104,200.00
Total Original Mortgage Issued:	\$26,562,100.00
Amount of Annual Amortization:	\$389,992.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.09%	\$34,186,459.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	511
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	9% 532

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Rosalie Manning

Development No.: MBH 07-15

Location: 230 E 88 St New York, NY 10128

Number of Apts.: 108

Number of Rooms: 501

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		07-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$31.49
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$184.39
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$191.96
Percentage Increase for the Year		4.11%

Project Financial Statistics

Total Project Cost:	\$2,407,160.00
Total Original Mortgage Issued:	\$1,908,790.00
Amount of Annual Amortization:	\$23,617.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.50%	\$665,811.00
Second	HDC	No	0%	\$1,187,315.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	10
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$5,867.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Rosedale Gardens

Development No.: MBH 03-HA

Location: 1810 Bruckner Blvd Bronx, NY 10473

Number of Apts.: 406

Number of Rooms: 1878

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		11-61
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$20.46
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$193.36
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$193.36
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$6,563,600.00
Total Original Mortgage Issued:	\$5,718,500.00
Amount of Annual Amortization:	\$332,845.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	5.51%	\$4,482,286.00
Second	HPD	No	1.00%	\$3,074,863.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	13
Sr. Citizen Rent Exemption, Number of Units	19
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$9,870.29
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Ruppert Homes

Development No.: HO 70-37

Location: 1779 Second Ave New York, NY 10128

Number of Apts.: 650

Number of Rooms: 2882

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		07-75
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$51.41
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$274.46
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$274.46
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$27,822,600.00
Total Original Mortgage Issued:	\$26,100,000.00
Amount of Annual Amortization:	\$521,738.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	Yes	4.75%	\$6,865,057.00
Second	HUD	Yes	3.99%	\$2,358,549.00
Third	HUD	Yes	0%	\$12,552,791.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$57,301.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	7
Sr. Citizen Rent Exemption, Number of Units	13
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$395,738.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Ryerson Towers

Development No.: MBH 05-5B

Location: 309 Lafayette Ave Brooklyn, NY 11238

Number of Apts.: 326

Number of Rooms: 1454

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		01-64
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$25.10
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$207.48
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$207.48
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,415,610.00
Total Original Mortgage Issued:	\$4,665,800.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.25%	\$9,375,000.00
Second	HDC	No	1%	\$1,636,776.00
Third	HDC	No	1%	\$13,994.00
Fourth	HDC	No	2.70%	\$136,859.00
Fifth	HDC	No	2.70%	\$2,473,666.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	3
Sr. Citizen Rent Exemption, Number of Units	13
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$156,016.05
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Sam Burt Houses
Development No.: MBH 00-62
Location: 2675 W 36 St Brooklyn, NY 11224

Number of Apts.: 147
Number of Rooms: 695
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		06-66
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.03
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$252.54
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$252.54
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$3,201,800.00
Total Original Mortgage Issued:	\$2,816,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.55%	\$13,018,427.00
Second	HDC	No	0%	\$7,327,689.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	31
Sr. Citizen Rent Exemption, Number of Units	9
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$32,550.48
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Scott Towers

Development No.: MBH 14-2A

Location: 3400 Paul Ave Bronx, NY 10468

Number of Apts.: 351

Number of Rooms: 1812

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		05-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$29.30
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$162.85
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$162.85
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$7,935,130.00
Total Original Mortgage Issued:	\$6,584,416.00
Amount of Annual Amortization:	\$80,769.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.50%	\$1,960,920.00
Second	HDC	No	0%	\$5,098,129.00
Third	HDC	No	5.05%	\$7,229,800.00
Fourth	HDC	No	2.00%	\$2,490,000.00
Fifth	HDC	No	4.75%	\$369,600.00
Sixth	HDC	No	2.24%	\$1,687,022.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	1
Sr. Citizen Rent Exemption, Number of Units	26
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$130,187.96
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Seaview Towers

Development No.: MBH 05-22

Location: 331 Beach 31 St Queens, NY 11691

Number of Apts.: 461

Number of Rooms: 1926

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		04-76
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$62.85
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$533.36
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$533.36
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$24,665,400.00
Total Original Mortgage Issued:	\$23,432,100.00
Amount of Annual Amortization:	\$735,673.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	Yes	6.04%	\$12,687,075.00
Second	HDC	No	1.0%	\$8,921,900.00
Third	HDC	No	6.25%	\$1,664,050.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$597,763.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	375
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 459

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: St. James Towers
Development No.: MBH 05-5A
Location: 21 St James Pl Brooklyn, NY 11205

Number of Apts.: 326
Number of Rooms: 1546
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		10-63
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$23.60
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$162.51
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$162.51
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,352,810.00
Total Original Mortgage Issued:	\$4,603,000.00
Amount of Annual Amortization:	\$364,970.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	2.75%	\$781,901.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	1
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$260,782.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: St. Martin's Guild
Development No.: MBH 31-WS
Location: 65 W 90 St New York, NY 10024

Number of Apts.: 179
Number of Rooms: 848
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		03-71
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$49.78
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$172.05
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$172.05
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,805,826.00
Total Original Mortgage Issued:	\$5,153,787.00
Amount of Annual Amortization:	\$294,743.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	3.00%	\$1,978,488.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$280,668.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	100

2021 Annual Report to the Legislature

Development Name: Stevenson Commons
Development No.: HO 68-49
Location: 755 White Plains Rd Bronx, NY 10473

Number of Apts.: 947
Number of Rooms: 4378
Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		04-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$55.09
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$648.25
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$648.25
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$42,820,500.00
Total Original Mortgage Issued:	\$40,679,000.00
Amount of Annual Amortization:	\$149,611.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.2%	\$101,127,101.00
Second	HDC	No	3.7%	\$4,796,355.00
Third	HDC	No	2.65%	\$2,822,570.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$1,221,293.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	579
Sr. Citizen Rent Exemption, Number of Units	9
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$7,427.00
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Strykers Bay

Development No.: MBH 17-WS

Location: 66 W 94 St New York, NY 10025

Number of Apts.: 233

Number of Rooms: 1086

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		05-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$24.53
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$194.29
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$214.20
Percentage Increase for the Year		10.25%

Project Financial Statistics

Total Project Cost:	\$4,832,647.00
Total Original Mortgage Issued:	\$4,177,685.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.05%	\$2,438,450.00
Second	HDC	No	2.47%	\$291,203.00
Third	HDC	No	5.05%	\$9,176,550.00
Fourth	HDC	No	2.47%	\$3,068,797.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	4
Sr. Citizen Rent Exemption, Number of Units	21
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$251,495.66
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Tanya Towers

Development No.: HO 68-46

Location: 620 E 13 St New York, NY 10009

Number of Apts.: 137

Number of Rooms: 458

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		06-73
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$49.59
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$319.07
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$319.07
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,327,500.00
Total Original Mortgage Issued:	\$5,309,215.00
Amount of Annual Amortization:	\$214,382.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.00%	\$3,889,073.00
Second	HDC	No	0%	\$2,660,760.00
Third	HPD	No	0%	\$1,315,170.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	100%
236 Subsidy, Annual Contract Amount	\$181,530.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	51
Sr. Citizen Rent Exemption, Number of Units	4
Disability Rent Exemption, Number of Units	44
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Tilden Towers 1

Development No.: MBH 02-64

Location: 3511 Barnes Ave Bronx, NY 10467

Number of Apts.: 125

Number of Rooms: 593

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		12-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$28.51
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$248.45
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$248.45
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,853,650.00
Total Original Mortgage Issued:	\$2,500,000.00
Amount of Annual Amortization:	\$- 0

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.75%	\$7,131,535.00
Second	HDC	No	4.75%	\$8,499,002.00
	HPD			\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	13
Sr. Citizen Rent Exemption, Number of Units	4
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$19,818.20
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Tilden Towers 2
Development No.: MBH 26-4A
Location: 801 Tilden St Bronx, NY 10467

Number of Apts.: 265
Number of Rooms: 1189
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		01-71
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$25.81
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$214.18
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$214.18
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$7,741,000.00
Total Original Mortgage Issued:	\$6,991,000.00
Amount of Annual Amortization:	\$478,570.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.25%	\$834,246.00
Second	HDC	No	6.25%	\$3,089,500.00
Third	HDC	No	6.25%	\$3,470,398.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$440,933.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	
Sr. Citizen Rent Exemption, Number of Units	5
Disability Rent Exemption, Number of Units	3
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$86,427.00
Admission Income Range:	
0BR:	3BR:
\$113,750.00	\$153,500.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Tivoli Towers

Development No.: HRB 67-11

Location: 49-57 Crown St Brooklyn, NY 11225

Number of Apts.: 320

Number of Rooms: 1420

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		10-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$51.40
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$538.32
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$538.32
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$13,878,300.00
Total Original Mortgage Issued:	\$13,138,311.00
Amount of Annual Amortization:	\$853,440.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.35%	\$21,902,422.00
Second	HDC	No	5.50%	\$5,536,286.00
Third	HDC	No	4.00%	\$4,050,000.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$288,876.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	14
Rental Supplements, Number of Units	0
Section 8, Number of Units	141
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$42,257.90
Admission Income Range:	0BR: 3BR:
	\$72,800.00 \$98,240.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Development Name: Tower West

Development No.: MBH 05-WS

Location: 741 Columbus Ave New York, NY 10025

Number of Apts.: 216

Number of Rooms: 1038

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		12-71
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$33.92
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$114.03
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$114.03
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$6,869,500.00
Total Original Mortgage Issued:	\$6,467,905.00
Amount of Annual Amortization:	\$325,032.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HUD	No	3.9%	\$18,001,286.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	115
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4% 216

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$- 0
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Tracey Towers

Development No.: HRB 67-5

Location: 40 W Moshoulu Pkwy Bronx, NY 10468

Number of Apts.: 869

Number of Rooms: 4179

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		01-74
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$65.56
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$274.88
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$274.88
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$42,880,000.00
Total Original Mortgage Issued:	\$39,332,351.00
Amount of Annual Amortization:	\$467,378.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.40%	\$38,311,304.00
Second	HDC	No	0.00%	\$147,801,791.00
Third	HPD	No	1.00%	\$3,567,060.00
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	190
Sr. Citizen Rent Exemption, Number of Units	21
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Number of Units	4% 222

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$18,890.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Tri-Faith House

Development No.: MBH 01-52

Location: 1646 First Ave New York, NY 10028

Number of Apts.: 147

Number of Rooms: 740

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		09-68
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$35.36
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$131.66
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$113.35
Percentage Increase for the Year		-13.91%

Project Financial Statistics

Total Project Cost:	\$4,260,196.00
Total Original Mortgage Issued:	\$3,545,969.00
Amount of Annual Amortization:	\$43,219.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$1,037,468.00
Second	HDC	No	0%	\$2,673,205.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$189,008.84
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	95

2021 Annual Report to the Legislature

Development Name: Trinity House

Development No.: MBH 24-WS

Location: 100 W 92 St New York, NY 10025

Number of Apts.: 199

Number of Rooms: 833

Type of Project: RENT

Rent / Carrying Charge Information

Date of Initial Occupancy		12-69
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$50.12
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$180.44
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$180.44
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,585,600.00
Total Original Mortgage Issued:	\$4,257,057.00
Amount of Annual Amortization:	\$96,167.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	7.25%	\$2,540,500.00
Second	HPD	No	7.667%	\$1,716,557.00
Third	HDC	No	5.53%	\$585,881.00
Fourth	HDC	No	1.00%	\$318,881.00
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	5
Sr. Citizen Rent Exemption, Number of Units	6
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$221,636.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Village East Towers
Development No.: MBH 04-14
Location: 411 E 10 St New York, NY 10009

Number of Apts.: 432
Number of Rooms: 2016
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		07-68
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$31.55
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$172.57
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$160.99
Percentage Increase for the Year		-6.71%

Project Financial Statistics

Total Project Cost:	\$10,156,000.00
Total Original Mortgage Issued:	\$8,838,460.00
Amount of Annual Amortization:	\$50,250.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$5,249,561.00
Second	HDC	No	0%	\$7,882,246.00
	HPD	No	2%	\$1,535,219.00
	HPD	No	0%	\$2,501,027.00
Third	HDC	No	0%	\$369,568.00
Fourth	HDC	No	0%	\$9,950,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	3
Sr. Citizen Rent Exemption, Number of Units	15
Disability Rent Exemption, Number of Units	7
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$253,152.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	96

2021 Annual Report to the Legislature

Development Name: Village View

Development No.: MBH 08-HA

Location: 174 E 4 St New York, NY 10009

Number of Apts.: 1234

Number of Rooms: 5556

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		06-64
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$27.33
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$153.20
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$159.39
Percentage Increase for the Year		4.04%

Project Financial Statistics

Total Project Cost:	\$23,839,000.00
Total Original Mortgage Issued:	\$20,514,000.00
Amount of Annual Amortization:	\$616,758.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	5.87%	\$18,717,631.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	22
Sr. Citizen Rent Exemption, Number of Units	60
Disability Rent Exemption, Number of Units	6
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$1,155,995.47
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	98

2021 Annual Report to the Legislature

Development Name: Washington Sq. South East
Development No.: MBH 01-29
Location: 505 LaGuardia Pl New York, NY 10012

Number of Apts.: 174
Number of Rooms: 899
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		03-67
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$36.12
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$177.78
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$177.78
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,739,050.00
Total Original Mortgage Issued:	\$3,918,356.00
Amount of Annual Amortization:	\$66,966.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	0%	\$2,420,779.00
Second	HDC	No	5.60%	\$2,074,466.00
Third	HDC	No	5.6%	\$3,045,086.00
Fourth	HDC	No	0%	\$1,026,000.00
Fifth		No	4.75%	\$3,353,829.00
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	0
Sr. Citizen Rent Exemption, Number of Units	5
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$245,800.07
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: Woodstock Terrace
Development No.: MBH 05-HA
Location: 920 Trinity Ave Bronx, NY 10456

Number of Apts.: 319
Number of Rooms: 1466
Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		11-62
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$24.14
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$163.77
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$163.77
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$6,135,300.00
Total Original Mortgage Issued:	\$5,331,416.00
Amount of Annual Amortization:	\$63,995.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.50%	\$1,536,236.00
Second	HDC	No	0%	\$4,546,700.00
Third	HPD	No	1.00%	\$4,971,103.00

\$- 0
\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	3
Sr. Citizen Rent Exemption, Number of Units	7
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$143,296.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	99

2021 Annual Report to the Legislature

Development Name: York Hill Apartments

Development No.: MBH 07-14

Location: 1540 York Ave New York, NY 10028

Number of Apts.: 296

Number of Rooms: 1205

Type of Project: COOP

Rent / Carrying Charge Information

Date of Initial Occupancy		04-63
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$24.50
Rent/CC/Room/Mo as of 1/01/2020	Incl. All Util.	\$125.09
Rent/CC/Room/Mo as of 12/31/2020	Incl. All Util.	\$125.09
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,532,964.00
Total Original Mortgage Issued:	\$4,208,536.00
Amount of Annual Amortization:	\$36,135.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	3%	\$335,852.00
				\$- 0
				\$- 0
				\$- 0
				\$- 0
				\$- 0

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$- 0
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	1
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2020	\$321,063.17
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2020	97

2021 Annual Report to the Legislature

Projects Dissolved in 2020

Development Name: *Kingsley House*

Development No.: HCLP 085

Location: 41 Barker Ave White Plains, NY 10601

Number of Apts.: 165

Type of Project: Rental

Dissolved Date: 11/18/2020

Number of Rooms: 636

Date of Initial Occupancy

6-68

Original Project Cost

\$3,139,000.00

Original Mortgage Issued

\$2,825,000.00

Original Rent/CC/Room/Mo

\$31.80

Last Rent/CC/Room/Mo

\$216.43

Last Occupancy Rate

96%

Last Maximum Income – 0 bedroom

\$55,272.00

Last Maximum Income – 3 bedroom

\$89,880.00

Details

Changed to Article XI ownership in 2020.

Refinanced with 4% tax credits.

Affordability of units preserved under Article XI.

2021 Annual Report to the Legislature *Projects Dissolved in 2020*

Development Name: *Pines of Perinton*
Development No.: UDC 104
Location: 1 White Pine Circle Perinton, NY 14450

Number of Apts.: 508
Type of Project: Rental
Dissolved Date: 7/6/2020

Number of Rooms: 2208

<i>Date of Initial Occupancy</i>	11-75	<i>Original Rent/CC/Room/Mo</i>	\$36.49
<i>Original Project Cost</i>	\$11,273,684.00	<i>Last Rent/CC/Room/Mo</i>	\$161.09
<i>Original Mortgage Issued</i>	\$10,710,000.00	<i>Last Occupancy Rate</i>	96%
		<i>Last Maximum Income – 0 bedroom</i>	\$37,020.00
		<i>Last Maximum Income – 3 bedroom</i>	\$53,700.00

Details Changed to Article XI ownership in 2020.
 Affordability of units preserved under Article XI.

Listing of Developments by Development Name

Development Name	Development ID	Page	Development Name	Development ID	Page
Adee Towers	MBH 08-21	123	Cadman Plaza North	MBH 02-76	138
Admiral Halsey Senior Hsg	HCNP 174	57	Cadman Towers	HRB 67-33	139
Aguilar Gardens	MBH 08-14	124	Cambray Court	HCNP 122A	64
Albany Executive House	HCLP 080	58	Canaan House	UDC 118	4
Albert Einstein Staff Hsg	MBH 01-04	125	Cannon Heights	MBH 00-20	140
Arlington Terrace	HO 71-44	126	Carnes McKinney	HCLP 070	5
Arverne (Nordeck)	HCLP 010	127	Carol Gardens	MBH 01-36	141
Arverne View (Ocean)	UDC 033	128	Castelton Park (St Marks)	HCUR 164	142
Atlantic Terminal 1	HO 68-03	129	Cathedral Parkway	UDC 087	6
Atlantic Terminal 2	HO 68-04	130	Cedar Manor	MBH 04-HA	143
Baptist Manor	HCNP 170	59	Centerville Court	UDC 126	65
Barker Terrace(Mt. Kisco)	HCLP 084	60	Charles Monica(Valley Dm)	HCNP 171	66
Bay Towers	MBH 05-13	131	Chatham Gardens	HCLP 021	67
Bayridge Air Rights	HCNP 099	1	Chatterton Terrace	MBH 08-45	144
Bedford Gardens	HO 70-23	132	Children's Village Staff	HCNP 101	68
Bedford-Stuyvesant Restor	UDC 237	2	Clayton Apartments	MBH 00-02	145
Bernardine Apts.	HCNP 130	61	Clinton Towers	HO 70-38	146
Bethune Towers	MBH 03-10	133	Co-op City (Riverbay)	HCNP 081	8
Big Six Towers	MBH 07-41	134	College Hill	UDC 037	69
Bridgeview 3	MBH 00-00	135	Concourse Village	HCLP 028	7
Brighton House	MBH 07-19	136	Confucius Plaza	HO 68-05	147
Brighton Towers (A&B)	HCNP 103	62	Contello 2	MBH 08-41	148
Broadway East	UDC 025	63	Creek Bend Heights	UDC 189	70
Bronxwood Tower	MBH 09-32	137	Crown Gardens	HRB 67-2	149
Brookdale Village	HCNP 162	3	Dayton Beach Park	MBH 02-21	150

Listing of Developments by Development Name

Development Name	Development ID	Page	Development Name	Development ID	Page
Dayton Towers	MBH 22-1A	151	Goodwill Terrace Aparts.	MBH 03-23	161
DCA Central Brooklyn No.1	HO 70-31	152	Gorman Apartments	HCLP 020	12
De Chantal Apts.	HCNP 136	71	Gouverneur Gardens	MBH 06-HA	162
Dennis Lane Apartments	MBH 06-14	153	Hamilton House	HO 72-73	163
Denton Green	HCNP 131	72	Harbor View	UDC 089	13
Dunn Tower Apartments	HCNP 154	73	Highlawn Terrace	MBH 06-13	164
Earl W. Jimerson	HCLP 006	9	Hutchinson Parkway Aparts	MBH 06-17	165
East Gate Homes	UDC 192	74	Independence House	MBH 14-WS	166
East Midtown Plaza	HRB 66-14	154	Inwood Gardens	HCLP 042	14
Eleven Ninety-Nine Plaza	HO 68-70	155	Inwood Heights	HCLP 013	15
Ellicott 1	UDC 019A	75	Inwood Terrace	HCLP 012	16
Ellicott 2	UDC 019B	76	Inwood Tower	HCLP 043	17
Embury Apartments	HCNP 117	77	James Lenox House, Inc.	HCNP 169	18
English Road/Orchard Plac	UDC 103	78	Jamie Towers	HCNP 082	19
Esplanade Gardens	HRB 00-37	156	Jefferson Towers	MBH 12-WS	167
Essex Terrace	HRB 02-70	157	Jewish Hosp of Brooklyn	HCLP 063	20
Evergreen Gardens	HRB 00-50	158	Jonas Bronck Apartments	HCNP 148	21
Fairport Apartments	HCNP 128	79	Keith Plaza	HO 71-06	168
Fellowship Hall	HCLP 045	80	Kelly Towers	HO 68-28	169
Findlay House (Weinstein)	HCNP 111	10	Kennedy Plaza (High Rise)	UDC 001B	83
Finian Sullivan Tower	HCNP 168	81	Kennedy Plaza (Low Rise)	UDC 001A	84
Franklin Plaza	MBH 02-HA	159	Kings Bay 1	MBH 06-02	170
Fulton Park Plaza	UDC 084	11	Kings Bay 2	MBH 06-2A	171
Genesee Gateway	UDC 021	82	Kingsbridge Arms	MBH 01-12	172
Goddard-Riverside Towers	MBH 11-WS	160	Kingsley House	HCLP 085	215

Listing of Developments by Development Name

Development Name	Development ID	Page	Development Name	Development ID	Page
Kissena I & II	HCLP 65-91	22	Mutual Apartments	HCLP 008	28
Kittay (W.Kingsbridge)	HCLP 093	23	Nagle House	HCLP 030	29
Limestone Gardens (Creek)	HCNP 160	85	Nathan Hale Sr. Village	HCNP 121	94
Lincoln Amsterdam	HRB 66-1C	173	Northbay Estates	UDC 090	30
Lind-Ric Apartments	MBH 09-27	174	Northside Gardens	HO 73-62	183
Linden Plaza	MBH 04-11	175	O.U.B. Houses	HO 73-637	184
Lindsay Park	MBH 01-14	176	Oak Towers (Oak Drive)	HCLP 031	31
Lindville	MBH 02-41	177	Orloff Towers	HCLP 029	32
Los Flamboyanes	UDC 101	86	Park Drive Manor	UDC 081	95
Luna Park	MBH 00-12	178	Park Regent Apartments	HCLP 015	96
Madison Plaza	UDC 175	87	Park Reservoir Apartments	HCLP 002	33
Madison Towers (Manor)	UDC 228	88	Parkedge	UDC 281	97
Manhattan Plaza	HO 71-15	179	Parkside Apartments	HCLP 005	34
Maple Court Homes	UDC 197	89	Parkside Houses	UDC 096	98
Marcus Garvey Village	UDC 180	24	Phipps Plaza East	HO 68-109	185
Marien-Heim Tower	HCNP 157	25	Pines of Perinton	UDC 104	216
Masaryk Towers	MBH 07-8A	180	Plymouth Gardens	HCLP 053	99
Maurice Schwartz Towers	HCNP 120	90	Pratt Towers	MBH 00-55	186
Mayfield Apartments	HCNP 146	91	R.N.A. House	MBH 08-WS	187
Mayflower Terrace	HCLP 055	26	Radisson Lys. (Greenway)	UDC 187	100
McGraw House	HCNP 115	92	River Park Towers	UDC 018	35
Michaelangelo	UDC 092	27	River Terrace	MBH 08-44	188
Midtown Manor	UDC 039	93	River View Towers	HCLP 044	36
Mins Plaza	HO 73-35	181	Riverbend Houses	MBH 01-38	189
Montefiore Staff Housing2	HO 68-17	182	Riverview 1	UDC 059	101

Listing of Developments by Development Name

Development Name	Development ID	Page	Development Name	Development ID	Page
Riverview 2	UDC 116	102	St. Simeon Foundation	HCNP 126	109
Roberto Clemente Plaza	HO 70-32	190	St. Simons Terrace	UDC 102	110
Rochdale Village	HCLP 025	37	Starrett City	HCUR 147	45
Rosalie Manning	MBH 07-15	191	Stevenson Commons	HO 68-49	200
Rosedale Gardens	MBH 03-HA	192	Stratford Towers	HCLP 078	46
Ruppert Homes	HO 70-37	193	Strykers Bay	MBH 17-WS	201
Rutland Road	UDC 085	38	Stuypark House	HCNP 152	47
Ryerson Towers	MBH 05-5B	194	Sunnyside Manor	HCLP 066	111
Sam Burt Houses	MBH 00-62	195	Sunset Green Apartments	HCLP 007	112
Scheuer House	UDC 004	39	Tanya Towers	HO 68-46	202
Scott Towers	MBH 14-2A	196	Tilden Towers 1	MBH 02-64	203
Sea Rise 1	UDC 065	40	Tilden Towers 2	MBH 26-4A	204
Sea Rise 2	UDC 066	41	Tivoli Towers	HRB 67-11	205
Seaview Towers	MBH 05-22	197	Tompkins Terrace	UDC 035	113
Seneca Towers	HCLP 088	103	Tower Gardens	HCLP 019	48
Shore Hill	HCNP 177	42	Tower West	MBH 05-WS	206
Shoreline 1	UDC 003	104	Towpath Towers (Fulton)	HCNP 165	114
Simeon DeWitt Apts.	HCNP 161	105	Tracey Towers	HRB 67-5	207
Sixty Six Washington St.	HCNP 150	106	Tri-Faith House	MBH 01-52	208
Smith-Woodward	UDC 083	43	Trinity House	MBH 24-WS	209
South East Towers	HCNP 175	107	Trinity Towers	HCNP 123	115
Springbrook Apts	HCNP 129	108	Twin Parks N.E. 2	UDC 031	49
St. James Towers	MBH 05-5A	198	Twin Parks N.E. 6 & 8	UDC 017	50
St. Martin's Guild	MBH 31-WS	199	Twin Parks N.W. 4,5 & 11	UDC 010	51
St. Philip's House	HCNP 132	44	Twin Parks S.E. 3 & 4	UDC 014	52

Listing of Developments by Development Name

Development Name	Development ID	Page
Twin Parks S.W.	UDC 009	53
Valley Vista	UDC 109	116
Van Rensselaer Village	UDC 044	117
Village East Towers	MBH 04-14	210
Village Square Apartments	UDC 196	118
Village View	MBH 08-HA	211
Waldo Apartments	HCLP 073	54
Warbasse Houses	HCLP 047	55
Washington Sq. South East	MBH 01-29	212
Wesley Hall	HCUR 151	119
West Village (Elm Maple U850)	UDC 050	120
Wilcox Lane Sr Citizen	HCNP 159	121
Woodbrook Hse (Oak Creek)	UDC 049	122
Woodlawn Veterans Mutual	HCLP 003	56
Woodstock Terrace	MBH 05-HA	213
York Hill Apartments	MBH 07-14	214

Listing of Developments by Development ID

Development Name	Development ID	Page	Development Name	Development ID	Page
Park Reservoir Apartments	HCLP 002	33	Jewish Hosp of Brooklyn	HCLP 063	20
Woodlawn Veterans Mutual	HCLP 003	56	Sunnyside Manor	HCLP 066	111
Parkside Apartments	HCLP 005	34	Carnes McKinney	HCLP 070	5
Earl W. Jimerson	HCLP 006	9	Waldo Apartments	HCLP 073	54
Sunset Green Apartments	HCLP 007	112	Stratford Towers	HCLP 078	46
Mutual Apartments	HCLP 008	28	Albany Executive House	HCLP 080	58
Arverne (Nordeck)	HCLP 010	127	Barker Terrace(Mt. Kisco)	HCLP 084	60
Inwood Terrace	HCLP 012	16	Kingsley House	HCLP 085	215
Inwood Heights	HCLP 013	15	Seneca Towers	HCLP 088	103
Park Regent Apartments	HCLP 015	96	Kittay (W.Kingsbridge)	HCLP 093	23
Tower Gardens	HCLP 019	48	Kissena I & II	HCLP 65-91	22
Gorman Apartments	HCLP 020	12	Co-op City (Riverbay)	HCNP 081	8
Chatham Gardens	HCLP 021	67	Jamie Towers	HCNP 082	19
Rochdale Village	HCLP 025	37	Bayridge Air Rights	HCNP 099	1
Concourse Village	HCLP 028	7	Children's Village Staff	HCNP 101	68
Orloff Towers	HCLP 029	32	Brighton Towers (A&B)	HCNP 103	62
Nagle House	HCLP 030	29	Findlay House (Weinstein)	HCNP 111	10
Oak Towers (Oak Drive)	HCLP 031	31	McGraw House	HCNP 115	92
Inwood Gardens	HCLP 042	14	Embury Apartments	HCNP 117	77
Inwood Tower	HCLP 043	17	Maurice Schwartz Towers	HCNP 120	90
River View Towers	HCLP 044	36	Nathan Hale Sr. Village	HCNP 121	94
Fellowship Hall	HCLP 045	80	Cambray Court	HCNP 122A	64
Warbasse Houses	HCLP 047	55	Trinity Towers	HCNP 123	115
Plymouth Gardens	HCLP 053	99	St. Simeon Foundation	HCNP 126	109
Mayflower Terrace	HCLP 055	26	Fairport Apartments	HCNP 128	79

Listing of Developments by Development ID

Development Name	Development ID	Page	Development Name	Development ID	Page
Springbrook Apts	HCNP 129	108	Castelton Park (St Marks)	HCUR 164	142
Bernardine Apts.	HCNP 130	61	Atlantic Terminal 1	HO 68-03	129
Denton Green	HCNP 131	72	Atlantic Terminal 2	HO 68-04	130
St. Philip's House	HCNP 132	44	Confucius Plaza	HO 68-05	147
De Chantal Apts.	HCNP 136	71	Phipps Plaza East	HO 68-109	185
Mayfield Apartments	HCNP 146	91	Montefiore Staff Housing2	HO 68-17	182
Jonas Bronck Apartments	HCNP 148	21	Kelly Towers	HO 68-28	169
Sixty Six Washington St.	HCNP 150	106	Tanya Towers	HO 68-46	202
Stuypark House	HCNP 152	47	Stevenson Commons	HO 68-49	200
Dunn Tower Apartments	HCNP 154	73	Eleven Ninety-Nine Plaza	HO 68-70	155
Marien-Heim Tower	HCNP 157	25	Bedford Gardens	HO 70-23	132
Wilcox Lane Sr Citizen	HCNP 159	121	DCA Central Brooklyn No.1	HO 70-31	152
Limestone Gardens (Creek)	HCNP 160	85	Roberto Clemente Plaza	HO 70-32	190
Simeon DeWitt Apts.	HCNP 161	105	Ruppert Homes	HO 70-37	193
Brookdale Village	HCNP 162	3	Clinton Towers	HO 70-38	146
Towpath Towers (Fulton)	HCNP 165	114	Keith Plaza	HO 71-06	168
Finian Sullivan Tower	HCNP 168	81	Manhattan Plaza	HO 71-15	179
James Lenox House, Inc.	HCNP 169	18	Arlington Terrace	HO 71-44	126
Baptist Manor	HCNP 170	59	Hamilton House	HO 72-73	163
Charles Monica(Valley Dm)	HCNP 171	66	Mins Plaza	HO 73-35	181
Admiral Halsey Senior Hsg	HCNP 174	57	Northside Gardens	HO 73-62	183
South East Towers	HCNP 175	107	O.U.B. Houses	HO 73-637	184
Shore Hill	HCNP 177	42	Esplanade Gardens	HRB 00-37	156
Starrett City	HCUR 147	45	Evergreen Gardens	HRB 00-50	158
Wesley Hall	HCUR 151	119	Essex Terrace	HRB 02-70	157

Listing of Developments by Development ID

Development Name	Development ID	Page	Development Name	Development ID	Page
East Midtown Plaza	HRB 66-14	154	Goodwill Terrace Aparts.	MBH 03-23	161
Lincoln Amsterdam	HRB 66-1C	173	Rosedale Gardens	MBH 03-HA	192
Tivoli Towers	HRB 67-11	205	Linden Plaza	MBH 04-11	175
Crown Gardens	HRB 67-2	149	Village East Towers	MBH 04-14	210
Cadman Towers	HRB 67-33	139	Cedar Manor	MBH 04-HA	143
Tracey Towers	HRB 67-5	207	Bay Towers	MBH 05-13	131
Bridgeview 3	MBH 00-00	135	Seaview Towers	MBH 05-22	197
Clayton Apartments	MBH 00-02	145	St. James Towers	MBH 05-5A	198
Luna Park	MBH 00-12	178	Ryerson Towers	MBH 05-5B	194
Cannon Heights	MBH 00-20	140	Woodstock Terrace	MBH 05-HA	213
Pratt Towers	MBH 00-55	186	Tower West	MBH 05-WS	206
Sam Burt Houses	MBH 00-62	195	Kings Bay 1	MBH 06-02	170
Albert Einstein Staff Hsg	MBH 01-04	125	Highlawn Terrace	MBH 06-13	164
Kingsbridge Arms	MBH 01-12	172	Dennis Lane Apartments	MBH 06-14	153
Lindsay Park	MBH 01-14	176	Hutchinson Parkway Aparts	MBH 06-17	165
Washington Sq. South East	MBH 01-29	212	Kings Bay 2	MBH 06-2A	171
Carol Gardens	MBH 01-36	141	Gouverneur Gardens	MBH 06-HA	162
Riverbend Houses	MBH 01-38	189	York Hill Apartments	MBH 07-14	214
Tri-Faith House	MBH 01-52	208	Rosalie Manning	MBH 07-15	191
Dayton Beach Park	MBH 02-21	150	Brighton House	MBH 07-19	136
Lindville	MBH 02-41	177	Big Six Towers	MBH 07-41	134
Tilden Towers 1	MBH 02-64	203	Masaryk Towers	MBH 07-8A	180
Cadman Plaza North	MBH 02-76	138	Aguilar Gardens	MBH 08-14	124
Franklin Plaza	MBH 02-HA	159	Adee Towers	MBH 08-21	123
Bethune Towers	MBH 03-10	133	Contello 2	MBH 08-41	148

Listing of Developments by Development ID

Development Name	Development ID	Page	Development Name	Development ID	Page
River Terrace	MBH 08-44	188	Ellicott 2	UDC 019B	76
Chatterton Terrace	MBH 08-45	144	Genesee Gateway	UDC 021	82
Village View	MBH 08-HA	211	Broadway East	UDC 025	63
R.N.A. House	MBH 08-WS	187	Twin Parks N.E. 2	UDC 031	49
Lind-Ric Apartments	MBH 09-27	174	Arverne View (Ocean)	UDC 033	128
Bronxwood Tower	MBH 09-32	137	Tompkins Terrace	UDC 035	113
Goddard-Riverside Towers	MBH 11-WS	160	College Hill	UDC 037	69
Jefferson Towers	MBH 12-WS	167	Midtown Manor	UDC 039	93
Scott Towers	MBH 14-2A	196	Van Rensselaer Village	UDC 044	117
Independence House	MBH 14-WS	166	Woodbrook Hse (Oak Creek)	UDC 049	122
Strykers Bay	MBH 17-WS	201	West Village (Elm Maple U850)	UDC 050	120
Dayton Towers	MBH 22-1A	151	Riverview 1	UDC 059	101
Trinity House	MBH 24-WS	209	Sea Rise 1	UDC 065	40
Tilden Towers 2	MBH 26-4A	204	Sea Rise 2	UDC 066	41
St. Martin's Guild	MBH 31-WS	199	Park Drive Manor	UDC 081	95
Kennedy Plaza (Low Rise)	UDC 001A	84	Smith-Woodward	UDC 083	43
Kennedy Plaza (High Rise)	UDC 001B	83	Fulton Park Plaza	UDC 084	11
Shoreline 1	UDC 003	104	Rutland Road	UDC 085	38
Scheuer House	UDC 004	39	Cathedral Parkway	UDC 087	6
Twin Parks S.W.	UDC 009	53	Harbor View	UDC 089	13
Twin Parks N.W. 4,5 & 11	UDC 010	51	Northbay Estates	UDC 090	30
Twin Parks S.E. 3 & 4	UDC 014	52	Michaelangelo	UDC 092	27
Twin Parks N.E. 6 & 8	UDC 017	50	Parkside Houses	UDC 096	98
River Park Towers	UDC 018	35	Los Flamboyanes	UDC 101	86
Ellicott 1	UDC 019A	75	St. Simons Terrace	UDC 102	110

Listing of Developments by Development ID

Development Name	Development ID	Page	Development Name	Development ID	Page
English Road/Orchard Plac	UDC 103	78	Radisson Lys. (Greenway)	UDC 187	100
Pines of Perinton	UDC 104	216	Creek Bend Heights	UDC 189	70
Valley Vista	UDC 109	116	East Gate Homes	UDC 192	74
Riverview 2	UDC 116	102	Village Square Apartments	UDC 196	118
Canaan House	UDC 118	4	Maple Court Homes	UDC 197	89
Centerville Court	UDC 126	65	Madison Towers (Manor)	UDC 228	88
Madison Plaza	UDC 175	87	Bedford-Stuyvesant Restor	UDC 237	2
Marcus Garvey Village	UDC 180	24	Parkedge	UDC 281	97