



**Homes and
Community Renewal**

New York State Division of Housing and Community Renewal
presents

2022 Annual Report

Mitchell-Lama Housing Companies in New York State

Based Upon Certified Financial Statements for 2021

Kathy Hochul, Governor

RuthAnne Visnauskas, Commissioner



Kathy Hochul
Governor



RuthAnne Visnauskas
Commissioner

New York State Division of Housing and Community Renewal

25 Beaver Street
New York, NY 10004

July 12, 2022

Commissioner's Message

I am pleased to provide you with the 2022 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.

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

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 on rents, carrying charges, rental subsidies, and income limits.

This year's report marks the conclusion of the State's first five-year housing plan (April 2017 – March 2022). During this time HCR preserved 23,391 units of Mitchell-Lama housing across the state, keeping this crucial housing stock in good condition and affordable for middle-income New Yorkers for years to come.

The new five-year housing plan, now underway, dedicates \$120 million to preserving Mitchell-Lama housing. To this important end, HCR will continue to seek opportunities to work closely with the housing industry and tenant representatives to improve the quality of life for Mitchell-Lama residents and preserve more apartments as affordable over the long-term.

Sincerely,

A handwritten signature in blue ink, reading "RuthAnne Visnauskas", is positioned above the printed name and title.

RuthAnne Visnauskas
Commissioner

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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

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

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

Mortgagee The lender to whom the property is mortgaged

HFA: 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.

SLF: Mortgage is financed through the sale of New York State bonds.

UDC: Mortgage is financed through the sale of bonds/notes by this public benefit corporation which was created in 1968.

HPD: Mortgage is financed through the sale of New York City bonds/notes.

HDC: Mortgage is financed through the sale of bonds/notes by this public benefit corporation which was created in 1971.

FHL: Mortgage is financed through Federal Home Loan Bank

ESDC: 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.

2022 Annual Report to the Legislature

Summary Based Upon 2021 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>	213	121	55	66	92	0
<i>Number of Apartments</i>	102,892	58,500	47,491	11,009	44,392	0
<i>Number of Rental Rooms</i>	461,963.5	260492.5	216,647	43,845.5	201,417	0
<i>Total Project Cost</i>	\$3,131,855,120.00	\$1,842,608,963.00	\$1,548,337,788.00	\$294,271,175.00	\$1,289,246,157.00	\$0.00
<i>Total Mortgage Issued</i>	\$2,916,937,463.00	\$1,719,071,292.00	\$1,438,344,906.00	\$280,726,386.00	\$1,197,866,171.00	\$0.00
<i>Amount of Annual Amortization</i>	\$512,473,781.33	\$483,210,573.58	\$471,423,525.98	\$11,787,047.60	\$29,263,207.75	\$0.00
Housing Subsidies						
<i>236 Subsidy, Annual Contract Amount</i>	\$81,659,545.63	\$67,205,789.50	\$65,422,432.50	\$1,783,357.00	\$14,453,756.13	\$0.00
<i>Capital Grant, # of Units</i>	17	8	7	1	9	0
<i>Rent Assistance Payments, # of Units</i>	1,523	472	330	142	1,051	0
<i>Rent Supplement, # of Units</i>	955	2	2	0	953	0
<i>Section 8, # of Units</i>	22,774	13,007	8,925	4,082	9,767	0
<i>Sr. Citizen Rent Exemption, # of Units</i>	4,142	2,779	2,779	0	1,363	0
<i>Disability Rent Exemption, # of Units</i>	509	334	334	0	175	0
<i>Low Inc. Housing Tax Credits, # of Units</i>	14,794	12,984	7,470	5,514	1,810	0
Surcharge & Occupancy Rate						
<i>Surcharges Collected for the 12-mo. period</i>	\$25,045,992.54	\$10,057,888.62	\$9,775,750.86	\$282,137.76	\$14,988,103.92	\$0.00
<i>Avg % of Apts. Occupied</i>	96.3	96.0	96.7	95.4	96.6	0

*HCR total projects accounts for 1 less than 2021 report due to a 2012 project restructuring

**See Glossary for Definition

Summary

2022 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 1/01/2021	Incl. All Util.	\$160.98
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$160.98
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$22,016,000.00
Total Original Mortgage Issued:	\$19,705,000.00
Amount of Annual Amortization:	\$577,156.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	5.74%	\$11,565,979.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	4
Sr. Citizen Rent Exemption, Number of Units	24
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$484,686.00
Admission Income Range:	0BR: 3BR:
	\$47,029.00 \$110,428.00
Percentage of Units Occupied as of 12/31/2021	99.90%

2022 Annual Report to the Legislature

Development Name: Bedford-Stuyvesant Restoration
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 1/01/2021	Incl. All Util.	\$499.15
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$510.55
Percentage Increase for the Year		2.28%

Project Financial Statistics

Total Project Cost:	\$13,653,279.00
Total Original Mortgage Issued:	\$12,970,000.00
Amount of Annual Amortization:	\$678,141.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	0.87%	\$20,311,261.00
Second	PVT	No	2.50%	\$1,160,241.00
Third	ESDC	No	2.50%	\$3,367,000.00
Fourth	HPD	No	1.00%	\$2,500,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 245

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$85,920.00
	\$66,880.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$290.57
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$290.57
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$18,450,000.00
Total Original Mortgage Issued:	\$17,895,000.00
Amount of Annual Amortization:	\$6,518,066.91

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.75%	\$6,343,177.83
Second	NYSHFA	No	1.00%	\$1,307,981.00

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	101
Sr. Citizen Rent Exemption, Number of Units	4
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$72,800.00
	\$72,800.00
Percentage of Units Occupied as of 12/31/2021	94.87%

2022 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 1/01/2021	Incl. All Util.	\$367.6
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$367.6
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$7,753,684.00
Total Original Mortgage Issued:	\$7,366,000.00
Amount of Annual Amortization:	\$976,623.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.63%	\$8,377,454.00
Second	NYSHFA	No	1.00%	\$1,376,557.00
Third	NYSHFA	No	0.00%	\$381,400.00
Fourth	PVT	No	5.00%	\$146,000.00

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		0
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%: 9%:	103

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$63,060.00
	\$49,020.00
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 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 1/01/2021	Incl. All Util.	\$259.84
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$259.84
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$1,890,000.00
Total Original Mortgage Issued:	\$1,701,000.00
Amount of Annual Amortization:	\$52,769.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	3.26%	\$1,879,569.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	2
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$19,604.00
Admission Income Range:	0BR: 3BR:
	\$88,865.00 \$160,773.00
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 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 1/01/2021	Incl. All Util.	\$503.28
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$503.28
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$15,464,706.00
Total Original Mortgage Issued:	\$12,844,906.00
Amount of Annual Amortization:	\$0.00

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$94,416.00 \$274,596.00
Percentage of Units Occupied as of 12/31/2021	93.00%

2022 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 1/01/2021	Incl. All Util.	\$234.58
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$234.58
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$42,152,500.00
Total Original Mortgage Issued:	\$37,195,000.00
Amount of Annual Amortization:	\$0.00

<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	0.00%	\$1,000,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	11
Sr. Citizen Rent Exemption, Number of Units	184
Disability Rent Exemption, Number of Units	13
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$466,135.74
Admission Income Range:	0BR: 3BR: \$87,344.00
	\$74,000.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$229.63
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$229.63
Percentage Increase for the Year		0%

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	2.40%	\$551,500,000.00
	SONY	Yes	2.40%	\$55,000,000.00
	HDC	Yes	2.40%	\$15,000,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	79
Sr. Citizen Rent Exemption, Number of Units	1161
Disability Rent Exemption, Number of Units	146
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$4,925,726.00
Admission Income Range:	0BR: 3BR: \$164,107.00
	\$87,374.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$188.72
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$188.72
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$6,457,000.00
Total Original Mortgage Issued:	\$5,786,000.00
Amount of Annual Amortization:	\$155,299.00

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$0.00
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	19
Disability Rent Exemption, Number of Units	6
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$102,478.00
Admission Income Range:	0BR: 3BR:
	\$55,789.00 \$125,577.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$369.81
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$369.81
Percentage Increase for the Year		0%

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	5.30%	\$4,478,000.00
First	NYSHFA	Yes	Var.	\$1,145,000.00

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	16
Rental Supplements, Number of Units	0
Section 8, Number of Units	72
Sr. Citizen Rent Exemption, Number of Units	19
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$83,600.00 \$107,400.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$345.94
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$345.94
Percentage Increase for the Year		0%

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$88,550.00
	\$53,450.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$199.2
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$199.2
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$5,844,000.00
Total Original Mortgage Issued:	\$5,100,000.00
Amount of Annual Amortization:	\$12,439.21

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	0.04%	\$8,226,057.12

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	22
Disability Rent Exemption, Number of Units	3
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$99,171.15
Admission Income Range:	0BR: 3BR:
	\$58,794.12 \$129,088.32
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$394.11
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$394.11
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$10,178,856.00
Total Original Mortgage Issued:	\$9,670,000.00
Amount of Annual Amortization:	\$719,918.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	SONYMA	Yes	5.75%	\$9,393,212.00
Second	NYSHFA	No	1.00%	\$4,982,628.00
Third	NYSHFA	No	0.00%	\$22,100,000.00
Fourth	NYSHFA	No	0.00%	\$1,480,031.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$597,349.00
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	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 206

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$8,511.00
Admission Income Range:	0BR: 3BR: \$83,040.00
	\$50,160.00
Percentage of Units Occupied as of 12/31/2021	98.70%

2022 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 1/01/2021	Incl. All Util.	\$178.72
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$178.72
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$4,251,550.00
Total Original Mortgage Issued:	\$3,624,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.13%	\$4,452,461.75

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
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	0
Sr. Citizen Rent Exemption, Number of Units	33
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$69,677.05
Admission Income Range:	0BR: 3BR:
	\$69,496.56 \$119,830.08
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 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 1/01/2021	Incl. All Util.	\$150.18
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$150.18
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,109,480.00
Total Original Mortgage Issued:	\$2,718,000.00
Amount of Annual Amortization:	\$0.00

<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		0.00%	\$1,500,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
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	0
Sr. Citizen Rent Exemption, Number of Units	16
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$53,783.00 \$100,200.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$166.2
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$170.16
Percentage Increase for the Year		2.38%

Project Financial Statistics

Total Project Cost:	\$3,152,400.00
Total Original Mortgage Issued:	\$2,735,000.00
Amount of Annual Amortization:	\$68,789.99

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	4.25%	\$2,579,720.11

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
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	0
Sr. Citizen Rent Exemption, Number of Units	8
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$199,327.74
Admission Income Range:	0BR: \$0.00 3BR: \$108,290.88
Percentage of Units Occupied as of 12/31/2021	90.00%

2022 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 1/01/2021	Incl. All Util.	\$153.31
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$169.36
Percentage Increase for the Year		10.47%

Project Financial Statistics

Total Project Cost:	\$3,555,540.00
Total Original Mortgage Issued:	\$3,013,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	CPC	No	3.13%	\$1,050,109.65

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
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	0
Sr. Citizen Rent Exemption, Number of Units	20
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$120,734.08
Admission Income Range:	0BR: 3BR:
	\$58,022.16 \$113,928.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$427.01
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$427.01
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$4,600,000.00
Total Original Mortgage Issued:	\$3,655,000.00
Amount of Annual Amortization:	\$58,077.92

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
Refinance	PVT	No	4.00%	\$2,492,433.28

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	1
Sr. Citizen Rent Exemption, Number of Units	27
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$29,682.11
Admission Income Range:	0BR: 3BR:
	\$107,606.52 \$125,541.36
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 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.	\$28.5
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$229.06
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$229.06
Percentage Increase for the Year		0%

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$0.00
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	6
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$126,255.00
Admission Income Range:	0BR: 3BR:
	\$72,000.00 \$160,000.00
Percentage of Units Occupied as of 12/31/2021	94.00%

2022 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 1/01/2021	Incl. All Util.	\$270.47
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$270.47
Percentage Increase for the Year		0%

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	5.20%	\$455,756.00
Second	NYSHFA	No	0.00%	\$1,000,000.00

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	0
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$98,818.00
	\$43,473.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$226
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$226
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$6,784,000.00
Total Original Mortgage Issued:	\$6,580,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.17%	\$539,882.00
Second	NYSHFA	No	0.00%	\$675,000.00
Third	NYSHFA	No	0.00%	\$484,326.00

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	4
Sr. Citizen Rent Exemption, Number of Units	55
Disability Rent Exemption, Number of Units	5
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$63,700.00
	\$55,750.00
Percentage of Units Occupied as of 12/31/2021	89.00%

2022 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		0
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$0
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$386.91
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$386.91
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$7,378,237.00
Total Original Mortgage Issued:	\$6,989,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.40%	\$7,322,120.00
Second	NYSHFA	No	1.00%	\$5,820,000.00
Third	PVT	No	4.10%	\$9,641,616.00
Fourth	PVT	No	4.10%	\$3,625,421.00

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	30
Sr. Citizen Rent Exemption, Number of Units	110
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 423

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: \$0.00 3BR: \$0.00
Percentage of Units Occupied as of 12/31/2021	91.23%

2022 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 1/01/2021	Incl. All Util.	\$480.68
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$480.68
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$5,743,000.00
Total Original Mortgage Issued:	\$5,685,000.00
Amount of Annual Amortization:	\$304,913.00

<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)	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	0
Sr. Citizen Rent Exemption, Number of Units	29
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$5,742.48
Admission Income Range:	0BR: 3BR:
	\$142,347.00 \$182,312.00
Percentage of Units Occupied as of 12/31/2021	62.70%

2022 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 1/01/2021	Incl. All Util.	\$357.32
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$357.32
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$31,635,929.00
Total Original Mortgage Issued:	\$30,556,000.00
Amount of Annual Amortization:	\$1,889,162.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.75%	\$20,851,344.00
Second	NYSHFA	No	3.75%	\$7,194,721.00
Third	NYSHFA	No	2.26%	\$76,481,215.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 522

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: \$0.00 3BR: \$0.00
Percentage of Units Occupied as of 12/31/2021	98.30%

2022 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 1/01/2021	Incl. All Util.	\$398.16
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$398.16
Percentage Increase for the Year		0%

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	3.00%	\$806,531.06

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	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%: 9%: 179

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$51,200.00
	\$39,800.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$152.67
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$152.67
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,190,000.00
Total Original Mortgage Issued:	\$1,971,000.00
Amount of Annual Amortization:	\$0.00

<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)	SR
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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$68,546.23
Admission Income Range:	0BR: 3BR:
	\$79,600.00 \$105,100.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Incl. All Util.	\$436.06
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$436.06
Percentage Increase for the Year		0%

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-first	NYSHFA	Yes	3.60%	\$33,700,000.00
Co-first	NYSHFA	Yes	4.65%	\$7,637,441.00
Second	NYSHFA	No	1.00%	\$34,104,882.00
Third	PVT	No	3.00%	\$23,223,067.00

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%: 9%: 417

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: \$0.00 3BR: \$0.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$198.63
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$198.63
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,543,500.00
Total Original Mortgage Issued:	\$2,300,000.00
Amount of Annual Amortization:	\$125,804.21

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	8
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$38,293.56
Admission Income Range:	0BR: 3BR:
	\$83,600.00 \$119,300.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$178.99
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$178.99
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,857,000.00
Total Original Mortgage Issued:	\$2,560,000.00
Amount of Annual Amortization:	\$66,654.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	3.77%	\$2,609,107.47
Second	PVT	No	4.00%	\$1,000,000.00
Third	PVT	No	4.25%	\$1,497,789.89

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
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	0
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$89,354.54
Admission Income Range:	0BR: 3BR:
	\$95,500.00 \$138,400.00
Percentage of Units Occupied as of 12/31/2021	98.80%

2022 Annual Report to the Legislature

Development Name: Northbay Estates
Development No.: UDC 090
Location: 2730 W 33rd St 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 1/01/2021	Incl. All Util.	\$472.61
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$472.61
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$24,742,105.00
Total Original Mortgage Issued:	\$23,505,000.00
Amount of Annual Amortization:	\$1,963,540.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	0.01%	\$8,445,000.00
Second	PVT	No	0.00%	\$4,465,291.00
Third	HDC	No	0.01%	\$42,357,124.00

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	376	
Sr. Citizen Rent Exemption, Number of Units	0	
Disability Rent Exemption, Number of Units	0	
Low-Income Housing Tax Credit, Number of Units	4%: 9%:	400

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$34,892.00
Admission Income Range:	0BR: 3BR: \$83,040.00
	\$50,160.00
Percentage of Units Occupied as of 12/31/2021	94.65%

2022 Annual Report to the Legislature

Development Name: Oak Towers (Oak Drive)
Development No.: HCLP 031
Location: 1200 Zerega 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 1/01/2021	Incl. All Util.	\$202.5
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$202.5
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,305,000.00
Total Original Mortgage Issued:	\$2,021,000.00
Amount of Annual Amortization:	\$68,282.00

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	5
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$17,311.20
Admission Income Range:	0BR: 3BR:
	\$83,600.00 \$119,300.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$197.66
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$197.66
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$4,010,000.00
Total Original Mortgage Issued:	\$3,491,000.00
Amount of Annual Amortization:	\$25,154.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.13%	\$1,853,583.37

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
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	0
Sr. Citizen Rent Exemption, Number of Units	20
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$71,879.16
Admission Income Range:	0BR: 3BR:
	\$78,680.64 \$105,261.12
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Incl. All Util.	\$245.39
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$245.39
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,767,500.00
Total Original Mortgage Issued:	\$3,000,000.00
Amount of Annual Amortization:	\$482,021.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	SLF	No	4.91%	\$4,266,711.27

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
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	1
Sr. Citizen Rent Exemption, Number of Units	35
Disability Rent Exemption, Number of Units	6
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$63,570.74
Admission Income Range:	0BR: 3BR:
	\$119,308.00 \$194,833.00
Percentage of Units Occupied as of 12/31/2021	97.40%

2022 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 1/01/2021	Incl. All Util.	\$175.76
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$175.76
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,564,033.00
Total Original Mortgage Issued:	\$2,347,000.00
Amount of Annual Amortization:	\$73,611.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.12%	\$5,530,755.43

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	80%
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	0
Sr. Citizen Rent Exemption, Number of Units	8
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$41,393.52
Admission Income Range:	0BR: 3BR:
	\$56,700.00 \$105,000.00
Percentage of Units Occupied as of 12/31/2021	97.59%

2022 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 1/01/2021	Incl. All Util.	\$338.01
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$347.24
Percentage Increase for the Year		2.73%

Project Financial Statistics

Total Project Cost:	\$75,908,508.00
Total Original Mortgage Issued:	\$71,986,000.00
Amount of Annual Amortization:	\$4,556,609.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.38%	\$86,813,051.00
Second	NYSHFA	No	1.00%	\$9,706,330.00
Third	NYSESDC	No	2.40%	\$56,381,713.00
Fourth	NYSESDC	No	2.40%	\$6,982,695.00

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	957
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	7
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 1543

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$115,187.00
Admission Income Range:	0BR: 3BR: \$88,800.00
	\$57,300.00
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 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 1/01/2021	Incl. All Util.	\$192.85
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$192.85
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$7,772,600.00
Total Original Mortgage Issued:	\$6,762,000.00
Amount of Annual Amortization:	\$250,638.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	5.63%	\$2,522,330.72
Second	PVT	No	6.65%	\$2,760,496.62

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	12
Disability Rent Exemption, Number of Units	3
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$173,534.81
Admission Income Range:	0BR: 3BR:
	\$89,400.00 \$105,000.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$223.57
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$223.57
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$105,757,800.00
Total Original Mortgage Issued:	\$94,221,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	5.30%	\$130,000,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	36
Sr. Citizen Rent Exemption, Number of Units	409
Disability Rent Exemption, Number of Units	40
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$1,447,879.25
Admission Income Range:	0BR: 3BR: \$202,021.00
	\$117,658.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$372.54
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$372.54
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$20,676,324.00
Total Original Mortgage Issued:	\$19,642,500.00
Amount of Annual Amortization:	\$15,719.00

<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		1.00%	\$8,432,929.00
Fourth	PVT		4.50%	\$20,832,548.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$0.00
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%: 9%: 349

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$83,040.00
	\$51,060.00
Percentage of Units Occupied as of 12/31/2021	95.00%

2022 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 1/01/2021	Incl. All Util.	\$375.49
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$372.64
Percentage Increase for the Year		-0.075%

Project Financial Statistics

Total Project Cost:	\$7,256,649.00
Total Original Mortgage Issued:	\$7,049,000.00
Amount of Annual Amortization:	\$8,259,371.74

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
Refinance	PVT	Yes	3.72%	\$8,085,589.59
Second	NYSHFA	Yes	1.00%	\$1,020,608.00

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	105
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$72,800.00
	\$72,800.00
Percentage of Units Occupied as of 12/31/2021	96.43%

2022 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.	\$55.7
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$359.42
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$359.42
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$17,269,209.00
Total Original Mortgage Issued:	\$16,406,000.00
Amount of Annual Amortization:	\$277,792.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.50%	\$20,808,394.00
Co-first	NYSHFA	Yes	3.50%	\$2,851,512.00
Second	NYSHFA	No	2.50%	\$282,678.00
Third	NYSHFA	No	2.50%	\$58,928,537.00
Fourth	NYSHFA	No	0.00%	\$837,000.00

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	57
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 294

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$29,797.00
Admission Income Range:	0BR: 3BR: \$83,040.00
	\$50,160.00
Percentage of Units Occupied as of 12/31/2021	96.70%

2022 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 1/01/2021	Incl. All Util.	\$362.8
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$362.8
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$17,976,694.00
Total Original Mortgage Issued:	\$17,078,000.00
Amount of Annual Amortization:	\$297,189.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.50%	\$20,598,444.00
Co-first	NYSHFA	Yes	3.50%	\$3,199,685.00
Second	NYSHFA	No	2.50%	\$594,838.00
Third	NYSHFA	No	2.50%	\$59,609,702.00
Fourth	NYSHFA	No	0.00%	\$1,158,652.00

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	39
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 292

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$27,944.00
Admission Income Range:	0BR: 3BR: \$83,040.00
	\$50,160.00
Percentage of Units Occupied as of 12/31/2021	96.40%

2022 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 1/01/2021	Incl. All Util.	\$690
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$690
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$23,250,926.00
Total Original Mortgage Issued:	\$22,550,000.00
Amount of Annual Amortization:	\$530,133.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	0.05%	\$99,839,023.00

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	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%: 9%: 552

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$57,300.00
	\$50,160.00
Percentage of Units Occupied as of 12/31/2021	98.74%

2022 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 1/01/2021	Incl. All Util.	\$367.65
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$367.65
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$6,193,684.00
Total Original Mortgage Issued:	\$5,884,000.00
Amount of Annual Amortization:	\$1,569,059.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.90%	\$9,540,096.00
Second	NYSHFA	No	0.07%	\$23,214,844.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	88
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 98

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$83,040.00
	\$57,300.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$335.35
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$359.55
Percentage Increase for the Year		7.22%

Project Financial Statistics

Total Project Cost:	\$381,811,000.00
Total Original Mortgage Issued:	\$362,720,000.00
Amount of Annual Amortization:	\$35,625,986.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	0.04%	\$470,000,000.00
Second	PVT	Yes	0.03%	\$567,567,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$49,881,216.00
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	31
Disability Rent Exemption, Number of Units	3
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$85,680.00 \$158,676.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$476.13
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$476.13
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,075,800.00
Total Original Mortgage Issued:	\$1,867,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	4.19%	\$16,678,999.99

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	84
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$41,800.00 \$102,720.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 Annual Report to the Legislature

Development Name: Stuy Park 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 1/01/2021	Incl. All Util.	\$391.22
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$392.3
Percentage Increase for the Year		0.28%

Project Financial Statistics

Total Project Cost:	\$3,716,000.00
Total Original Mortgage Issued:	\$3,605,000.00
Amount of Annual Amortization:	\$143,639.00

<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	0.05%	\$1,500,000.00

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	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%: 9%: 87

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$85,920.00
	\$66,880.00
Percentage of Units Occupied as of 12/31/2021	96.00%

2022 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 1/01/2021	Incl. All Util.	\$163.63
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$163.63
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,684,800.00
Total Original Mortgage Issued:	\$3,300,000.00
Amount of Annual Amortization:	\$75,126.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	3.69%	\$4,702,717.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	11
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$103,340.25
Admission Income Range:	0BR: 3BR:
	\$55,074.00 \$102,682.00
Percentage of Units Occupied as of 12/31/2021	95.00%

2022 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.	\$48.4
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$322.53
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$354.87
Percentage Increase for the Year		10.02%

Project Financial Statistics

Total Project Cost:	\$10,051,053.00
Total Original Mortgage Issued:	\$9,976,000.00
Amount of Annual Amortization:	\$315,860.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	3.50%	\$9,740,295.00
Second	NYSHFA	No	1.00%	\$720,172.00
3rd-4th	NYSESDC	No	0.00%	\$15,934,912.00
Fifth	HUD	No	1.00%	\$472,162.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 240

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$24,337.00
Admission Income Range:	0BR: 3BR: \$88,800.00
	\$57,300.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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.	\$48.8
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$304.72
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$331.12
Percentage Increase for the Year		8.66%

Project Financial Statistics

Total Project Cost:	\$11,667,369.00
Total Original Mortgage Issued:	\$11,084,000.00
Amount of Annual Amortization:	\$427,055.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	3.75%	\$13,572,718.00
Second	NYSESDC	No	0.00%	\$18,154,414.00
Third	NYSESDC	No	0.00%	\$592,144.00
Fourth	HUD	No	1.00%	\$816,231.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	162
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 256

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$88,800.00
	\$57,300.00
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 Annual Report to the Legislature

Development Name: Twin Parks N.W. 4,5 & 11

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 1/01/2021	Incl. All Util.	\$386.74
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$386.74
Percentage Increase for the Year		0%

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	1.00%	\$11,101,921.00
Third	PVT	No	3.27%	\$13,385,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 283

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$73,680.00
	\$54,600.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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.	\$46.8
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$389.34
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$389.34
Percentage Increase for the Year		0%

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	1.00%	\$12,073,943.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 490

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$72,600.00 \$50,100.00
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 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.	\$47.6
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$359.28
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$359.28
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$24,475,141.00
Total Original Mortgage Issued:	\$23,251,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	0.06%	\$31,751,517.49
Second	NYSHFA	No	1.00%	\$25,400,000.00
Third	PVT	No	3.12%	\$28,600,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 491

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$27,716.00
Admission Income Range:	0BR: 3BR: \$72,600.00
	\$50,100.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$153.43
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$169.5
Percentage Increase for the Year		10.47%

Project Financial Statistics

Total Project Cost:	\$3,269,000.00
Total Original Mortgage Issued:	\$2,883,000.00
Amount of Annual Amortization:	\$88,989.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	5.50%	\$932,728.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$0.00
Capital Grant, Number of Units	1
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	6
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$93,154.18
Admission Income Range:	0BR: 3BR: \$85,627.00
	\$58,450.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Incl. All Util.	\$261.46
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$261.46
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$45,375,000.00
Total Original Mortgage Issued:	\$38,700,000.00
Amount of Annual Amortization:	\$0.00

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	0.85
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	106
Sr. Citizen Rent Exemption, Number of Units	422
Disability Rent Exemption, Number of Units	75
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$645,309.00
Admission Income Range:	0BR: \$0.00 3BR: \$0.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Excl. All Util.	\$145.1
Rent/CC/Room/Mo as of 12/31/2021	Excl. All Util.	\$157.39
Percentage Increase for the Year		8.47%

Project Financial Statistics

Total Project Cost:	\$1,743,761.00
Total Original Mortgage Issued:	\$1,550,000.00
Amount of Annual Amortization:	\$33,317.00

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$4,581.07
Admission Income Range:	0BR: 3BR: \$70,154.00
	\$33,072.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Incl. All Util.	\$232.09
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$237.13
Percentage Increase for the Year		2.17%

Project Financial Statistics

Total Project Cost:	\$4,226,340.00
Total Original Mortgage Issued:	\$4,095,000.00
Amount of Annual Amortization:	\$0.00

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	PILOT
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	54
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 116

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$76,140.00
	\$49,140.00
Percentage of Units Occupied as of 12/31/2021	97.50%

2022 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 1/01/2021	Incl. All Util.	\$124.34
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$124.34
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,511,140.00
Total Original Mortgage Issued:	\$2,385,000.00
Amount of Annual Amortization:	\$0.00

<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)	50%
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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$29,821.00
Admission Income Range:	0BR: 3BR: \$0.00
	\$31,374.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 Annual Report to the Legislature

Development Name: Baptist Manor

Development No.: HCNP 170

Location: 276 Linwood Ave Buffalo, NY 14209

Number of Apts.: 127

Number of Rooms: 445.5

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 1/01/2021	Incl. All Util.	\$189.47
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$200.35
Percentage Increase for the Year		5.74%

Project Financial Statistics

Total Project Cost:	\$3,902,070.00
Total Original Mortgage Issued:	\$3,785,000.00
Amount of Annual Amortization:	\$75,035.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	No	0.00%	\$6,029,657.00

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	112
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$44,200.00
	\$44,200.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Incl. All Util.	\$199.39
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$199.39
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$1,781,000.00
Total Original Mortgage Issued:	\$1,691,000.00
Amount of Annual Amortization:	\$39,557.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	7.40%	\$2,000,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	50%
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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$6,185.00
Admission Income Range:	0BR: 3BR:
	\$50,219.00 \$124,438.00
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 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 1/01/2021	Incl. All Util.	\$179.39
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$179.39
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$5,424,000.00
Total Original Mortgage Issued:	\$5,250,000.00
Amount of Annual Amortization:	\$0.00

<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)	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	31
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$52,080.00
	\$44,940.00
Percentage of Units Occupied as of 12/31/2021	81.00%

2022 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 1/01/2021	Incl. All Util.	\$152.15
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$152.15
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$12,787,361.00
Total Original Mortgage Issued:	\$12,390,000.00
Amount of Annual Amortization:	\$417,214.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.75%	\$5,979,103.00
Second	NYSHFA	No	1.00%	\$6,088,633.00
Third	PVT	No	4.00%	\$9,091,959.00
Fourth	PVT	No	6.00%	\$2,204,656.00
Fifth	NYSHFA	No	2.89%	\$1,210,000.00

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	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%: 9%: 508

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$47,700.00
	\$33,420.00
Percentage of Units Occupied as of 12/31/2021	93.00%

2022 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 1/01/2021	Incl. All Util.	\$231.13
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$231.13
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$4,534,000.00
Total Original Mortgage Issued:	\$4,134,000.00
Amount of Annual Amortization:	\$0.00

<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	5.50%	\$2,100,000.00
Third	HFA	No	1.00%	\$4,591,318.00
Fourth	HFA	No	3.75%	\$112,423.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$58,260.00
	\$40,200.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$190.67
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$190.67
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,415,930.00
Total Original Mortgage Issued:	\$2,340,000.00
Amount of Annual Amortization:	\$0.00

<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)	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	28
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$27,800.00
	\$27,800.00
Percentage of Units Occupied as of 12/31/2021	64.30%

2022 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 1/01/2021	Incl. All Util.	\$174.9
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$174.9
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,273,931.00
Total Original Mortgage Issued:	\$3,110,000.00
Amount of Annual Amortization:	\$55,661.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	6.93%	\$3,112,836.00
Second	HTFC	Yes	1.00%	\$2,274,255.00
Third	ESDC	Yes	0.00%	\$360,000.00
Fourth	PVT	Yes	0.00%	\$450,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	94
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 135

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$39,750.00
	\$31,800.00
Percentage of Units Occupied as of 12/31/2021	97.30%

2022 Annual Report to the Legislature

Development Name: Charles Monica (Valley Dream)

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	\$0.00
	Util.	
Rent/CC/Room/Mo as of 1/01/2021	Incl. All	\$308.78
	Util.	
Rent/CC/Room/Mo as of 12/31/2021	Incl. All	\$311.49
	Util.	
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$6,074,000.00
Total Original Mortgage Issued:	\$5,890,000.00
Amount of Annual Amortization:	\$0.00

<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)	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	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 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$66,450.00 \$75,950.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Incl. All Util.	\$151.48
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$151.48
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,247,000.00
Total Original Mortgage Issued:	\$2,922,000.00
Amount of Annual Amortization:	\$202,168.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	CPC	Yes	4.83%	\$2,957,249.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	50%
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	21
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$5,717.00
Admission Income Range:	0BR: 3BR: \$76,992.00
	\$46,452.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$221.06
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$231.49
Percentage Increase for the Year		4.72%

Project Financial Statistics

Total Project Cost:	\$2,750,000.00
Total Original Mortgage Issued:	\$2,540,000.00
Amount of Annual Amortization:	\$37,837.71

<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	0.00%	\$3,000,000.00

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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$55,584.00 \$122,112.00
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 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.	\$33.3
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$212.48
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$212.48
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,133,843.00
Total Original Mortgage Issued:	\$2,027,150.00
Amount of Annual Amortization:	\$22,395.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	6.90%	\$984,670.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 75

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$68,280.00
	\$48,213.00
Percentage of Units Occupied as of 12/31/2021	96.00%

2022 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 1/01/2021	Incl. All Util.	\$175.72
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$175.72
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,439,167.00
Total Original Mortgage Issued:	\$3,267,000.00
Amount of Annual Amortization:	\$53,161.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.50%	\$1,512,766.00
Second	NYSHFA	No	0.00%	\$4,750,000.00

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%: 9%:	124

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$42,375.00
Admission Income Range:	0BR: 3BR: \$54,960.00
	\$33,180.00
Percentage of Units Occupied as of 12/31/2021	95.38%

2022 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 1/01/2021	Incl. All Util.	\$140
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$140
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,285,000.00
Total Original Mortgage Issued:	\$3,185,000.00
Amount of Annual Amortization:	\$0.00

<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)	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	35
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$3,243.00
Admission Income Range:	0BR: 3BR: \$67,250.00
	\$58,875.00
Percentage of Units Occupied as of 12/31/2021	85.40%

2022 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 1/01/2021	Incl. All Util.	\$203.58
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$203.58
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,372,532.00
Total Original Mortgage Issued:	\$2,300,000.00
Amount of Annual Amortization:	\$0.00

<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)	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	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%: 9%: 91

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$732.00
Admission Income Range:	0BR: 3BR:
	\$91,000.00 \$104,000.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$129.38
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$129.38
Percentage Increase for the Year		0%

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%	\$1,563,651.00

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	85
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$51,350.00
	\$44,950.00
Percentage of Units Occupied as of 12/31/2021	84.00%

2022 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 1/01/2021	Incl. All Util.	\$166.09
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$166.09
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,304,452.00
Total Original Mortgage Issued:	\$2,189,000.00
Amount of Annual Amortization:	\$109,962.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
Refinance	PHA	Yes	6.25%	\$3,325,000.00
	UDC	Yes	0.00%	\$494,922.00
	UDC	Yes	4.91%	\$420,401.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 101

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$50,400.00
	\$39,200.00
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 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		0
Rent/CC/Room/Mo at Initial Occupancy		\$0
Rent/CC/Room/Mo as of 1/01/2021	Excl. All Util.	\$106.42
Rent/CC/Room/Mo as of 12/31/2021	Excl. All Util.	\$106.42
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$0.00
Total Original Mortgage Issued:	\$0.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HTFC	No	1.00%	\$1,896,486.00
Second	PVT	No	5.57%	\$350,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 64

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$8,088.00
Admission Income Range:	0BR: 3BR: \$39,450.00 \$31,600.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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		0	
Rent/CC/Room/Mo at Initial Occupancy		\$0	
Rent/CC/Room/Mo as of 1/01/2021	Excl. All Util.	\$106.42	
Rent/CC/Room/Mo as of 12/31/2021	Excl. All Util.	\$106.42	
Percentage Increase for the Year		0%	

Project Financial Statistics

Total Project Cost:		\$0.00	
Total Original Mortgage Issued:		\$0.00	
Amount of Annual Amortization:		\$0.00	

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HTFC	No	1.00%	\$2,000,000.00
Second	PVT	No	0.50%	\$352,000.00
Third	PVT	No	1.00%	\$672,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	50
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 84

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$39,450.00 \$31,600.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 Annual Report to the Legislature

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

Number of Apts.: 192
Number of Rooms: 652
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 1/01/2021	Incl. All Util.	\$254.39
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$254.39
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$6,246,832.00
Total Original Mortgage Issued:	\$6,030,000.00
Amount of Annual Amortization:	\$3,191,495.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	6.00%	\$5,525,000.00
	PVT	No	6.00%	\$4,925,000.00

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	157
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 192

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$68,850.00
	\$38,250.00
Percentage of Units Occupied as of 12/31/2021	96.00%

2022 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.	\$35.3
Rent/CC/Room/Mo as of 1/01/2021	Excl. All Util.	\$161.69
Rent/CC/Room/Mo as of 12/31/2021	Excl. All Util.	\$161.69
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$14,671,309.00
Total Original Mortgage Issued:	\$13,938,000.00
Amount of Annual Amortization:	\$1,530,527.04

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	N/A	0.58%	\$2,054,593.85

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	200
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 548

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$58,500.00 \$40,320.00
Percentage of Units Occupied as of 12/31/2021	94.00%

2022 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 1/01/2021	Incl. All Util.	\$142.27
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$142.27
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,375,000.00
Total Original Mortgage Issued:	\$2,300,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	0.07%	\$267,988.76
Second	HTFC	No	1.00%	\$330,760.00
Third	HFA	No	0.00%	\$625,000.00
Fourth	2500 (Monroe Cty, HOME)	No	1.00%	\$250,000.00
Fifth	PVT	No	0.04%	\$3,449,904.00
Sixth	PVT	No	0.00%	\$795,000.00

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	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%: 9%: 102

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$32,100.00
	\$32,100.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$176.57
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$183.34
Percentage Increase for the Year		3.83%

Project Financial Statistics

Total Project Cost:	\$985,000.00
Total Original Mortgage Issued:	\$886,000.00
Amount of Annual Amortization:	\$55,526.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	0.04%	\$644,474.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	2
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$3,392.00
Admission Income Range:	0BR: 3BR: \$75,016.00
	\$54,734.00
Percentage of Units Occupied as of 12/31/2021	96.00%

2022 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 1/01/2021	Incl. All Util.	\$281.44
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$281.44
Percentage Increase for the Year		0%

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	5.10%	\$6,079,464.00

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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$70,260.00
	\$56,220.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$164.99
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$164.99
Percentage Increase for the Year		0%

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 202

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$50,400.00
	\$35,280.00
Percentage of Units Occupied as of 12/31/2021	96.00%

2022 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		0
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$0
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$117.63
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$117.63
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$0.00
Total Original Mortgage Issued:	\$0.00
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	0.04%	\$3,089,238.00
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	113
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 204

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$39,120.00
	\$30,420.00
Percentage of Units Occupied as of 12/31/2021	95.00%

2022 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		0
Rent/CC/Room/Mo at Initial Occupancy	Incl. All Util.	\$0
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$256.8
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$256.8
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$4,966,236.00
Total Original Mortgage Issued:	\$4,966,236.00
Amount of Annual Amortization:	\$0.00

<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	0.01%	\$1,320,000.00

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		0
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	4%:	9%: 88

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$49,920.00
	\$34,440.00
Percentage of Units Occupied as of 12/31/2021	92.00%

2022 Annual Report to the Legislature

Development Name: Limestone Gardens (Creek)
Development No.: HCNP 160
Location: 7626 Highbridge Rd Manlius, NY 13104

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.	\$46.3
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$147.75
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$147.75
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,497,601.00
Total Original Mortgage Issued:	\$3,375,000.00
Amount of Annual Amortization:	\$0.00

<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)	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$63,264.00
	\$37,296.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$212.4
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$217.34
Percentage Increase for the Year		2.32%

Project Financial Statistics

Total Project Cost:	\$4,533,876.00
Total Original Mortgage Issued:	\$4,307,000.00
Amount of Annual Amortization:	\$30,340.00

<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	5.50%	\$2,302,181.00
Second	NYSHFA	No	0.00%	\$196,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	153
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 153

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$48,750.00
	\$33,600.00
Percentage of Units Occupied as of 12/31/2021	90.00%

2022 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 1/01/2021	Incl. All Util.	\$179.05
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$179.05
Percentage Increase for the Year		0%

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	5.70%	\$2,372,506.00
Second	NYSHFA	No	1.00%	\$4,020,592.00
Third	NYSHFA	No	1.00%	\$265,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	65
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 126

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$50,400.00
	\$30,420.00
Percentage of Units Occupied as of 12/31/2021	94.00%

2022 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 1/01/2021	Incl. All Util.	\$241.59
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$241.59
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$10,294,877.00
Total Original Mortgage Issued:	\$9,780,000.00
Amount of Annual Amortization:	\$0.00

<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	0.01%	\$6,896,324.00
Third	HFA/ESDC	Yes	0.01%	\$14,630,914.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$81,900.00 \$123,360.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$168.6
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$168.6
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,259,823.00
Total Original Mortgage Issued:	\$2,147,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSESDC	No	8.50%	\$1,731,273.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$65,450.00
	\$39,500.00
Percentage of Units Occupied as of 12/31/2021	92.00%

2022 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.	\$36.6
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$99.02
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$99.02
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$4,052,000.00
Total Original Mortgage Issued:	\$3,925,000.00
Amount of Annual Amortization:	\$0.00

<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)	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	7
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$4,536.00
Admission Income Range:	0BR: 3BR: \$53,750.00
	\$41,800.00
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 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.	\$38.6
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$165.07
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$171.53
Percentage Increase for the Year		3.91%

Project Financial Statistics

Total Project Cost:	\$3,822,000.00
Total Original Mortgage Issued:	\$3,705,000.00
Amount of Annual Amortization:	\$92,460.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.25%	\$2,077,721.00
Second	NYSHFA	No	0.50%	\$13,150,000.00
Third	NYSHFA	No	1.00%	\$925,000.00
Fourth	PVT	No	3.31%	\$3,902,508.00

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	82
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 128

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$38,850.00
	\$38,850.00
Percentage of Units Occupied as of 12/31/2021	98.70%

2022 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 1/01/2021	Incl. All Util.	\$177.8
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$177.8
Percentage Increase for the Year		0%

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	6.20%	\$2,900,000.00
Second	HTFC	No	1.00%	\$2,400,000.00
Third	FHLB	No	0.00%	\$515,000.00

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	35
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 98

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$3,397.60
Admission Income Range:	0BR: 3BR: \$62,160.00
	\$50,148.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Incl. All Util.	\$153.29
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$153.29
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$5,387,661.00
Total Original Mortgage Issued:	\$5,118,000.00
Amount of Annual Amortization:	\$0.00

<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)	SR
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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$43,092.00
	\$34,272.00
Percentage of Units Occupied as of 12/31/2021	97.50%

2022 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 1/01/2021	Incl. All Util.	\$422.84
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$435.53
Percentage Increase for the Year		3.00%

Project Financial Statistics

Total Project Cost:	\$3,068,059.00
Total Original Mortgage Issued:	\$2,970,000.00
Amount of Annual Amortization:	\$98,233.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.47%	\$2,782,234.00

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	124
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$1,700.00
Admission Income Range:	0BR: 3BR: \$98,760.00
	\$83,520.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Excl. All Util.	\$126.25
Rent/CC/Room/Mo as of 12/31/2021	Excl. All Util.	\$126.25
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,866,315.00
Total Original Mortgage Issued:	\$2,723,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.85%	\$1,888,095.00
Second	NYSHFA	No	1.00%	\$2,992,596.00
Third	NYSHFA	No	0.00%	\$384,779.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 101

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$50,400.00
	\$30,420.00
Percentage of Units Occupied as of 12/31/2021	96.00%

2022 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 1/01/2021	Incl. All Util.	\$265.95
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$265.95
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$1,504,750.00
Total Original Mortgage Issued:	\$1,354,000.00
Amount of Annual Amortization:	\$0.00

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	0%
236 Subsidy, Annual Contract Amount	\$0.00
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	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$6,700.00
Admission Income Range:	0BR: 3BR:
	\$79,100.00 \$132,177.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Excl. All Util.	\$156.12
Rent/CC/Room/Mo as of 12/31/2021	Excl. All Util.	\$182.09
Percentage Increase for the Year		16.63%

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	7.50%	\$4,691,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	39
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 94

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$2,653.10
Admission Income Range:	0BR: 3BR: \$50,400.00
	\$30,420.00
Percentage of Units Occupied as of 12/31/2021	71.00%

2022 Annual Report to the Legislature

Development Name: Parkside Houses - NOI filed in 2021

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 1/01/2021	Incl. All Util.	\$198.74
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$198.74
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$4,686,421.00
Total Original Mortgage Issued:	\$4,625,000.00
Amount of Annual Amortization:	\$0.00

<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	\$0.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	122
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 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$73,280.00
	\$50,560.00
Percentage of Units Occupied as of 12/31/2021	90.00%

2022 Annual Report to the Legislature

Development Name: Plymouth Gardens

Development No.: HCLP 053

Location: 1400 S Plymouth Ave Rochester, NY 14611

Number of Apts.: 364

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 1/01/2021	Incl. All Util.	\$155
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$155
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$4,242,300.00
Total Original Mortgage Issued:	\$3,817,000.00
Amount of Annual Amortization:	\$268,583.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	CPC	Yes	6.71%	\$2,880,142.00

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	45
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$21,444.00
Admission Income Range:	0BR: 3BR: \$62,664.00
	\$31,808.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Excl. Electric Only	\$192.34
Rent/CC/Room/Mo as of 12/31/2021	Excl. Electric Only	\$192.34
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$6,773,540.00
Total Original Mortgage Issued:	\$6,435,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	3.75%	\$5,862,737.00
Second	NYSESDC	No	1.00%	\$2,990,000.00
Third	NYSESDC	No	1.00%	\$881,909.00

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	92
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 208

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$42,960.00
	\$33,420.00
Percentage of Units Occupied as of 12/31/2021	95.00%

2022 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 1/01/2021	Incl. All Util.	\$412
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$412
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$20,190,526.00
Total Original Mortgage Issued:	\$19,181,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	4.50%	\$48,630,560.00
Subord	NYSHFA	No	3.19%	\$38,495,392.00
Third	NYSHFA	No	6.00%	\$11,425,245.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	410
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$66,880.00 \$110,720.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$321.46
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$324.98
Percentage Increase for the Year		1.09%

Project Financial Statistics

Total Project Cost:	\$16,491,579.00
Total Original Mortgage Issued:	\$15,667,000.00
Amount of Annual Amortization:	\$1,318,692.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	4.56%	\$18,055,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$0.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	142
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%: 9%: 331

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$23,700.00
Admission Income Range:	0BR: 3BR:
	\$71,550.00 \$103,650.00
Percentage of Units Occupied as of 12/31/2021	95.70%

2022 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 1/01/2021	Incl. All Util.	\$149.43
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$149.43
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$8,060,000.00
Total Original Mortgage Issued:	\$7,760,000.00
Amount of Annual Amortization:	\$314,740.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	Yes	5.98%	\$5,225,512.00

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	45
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$5,051.00
Admission Income Range:	0BR: 3BR: \$59,976.00
	\$30,660.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$155.25
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$155.25
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$4,173,685.00
Total Original Mortgage Issued:	\$3,965,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	ESDC	Yes	5.50%	\$5,617,237.00
First	ESDC	Yes	3.88%	\$2,401,281.00
Second	NYSHTF	No	1.00%	\$3,000,000.00
Third	NYSHFA	No	0.00%	\$275,087.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	48
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 88

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$54,960.00
	\$37,920.00
Percentage of Units Occupied as of 12/31/2021	92.00%

2022 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 1/01/2021	Incl. All Util.	\$112.07
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$112.07
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$4,309,500.00
Total Original Mortgage Issued:	\$4,180,000.00
Amount of Annual Amortization:	\$0.00

<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)	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	22
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$288.00
Admission Income Range:	0BR: 3BR: \$33,096.00
	\$28,140.00
Percentage of Units Occupied as of 12/31/2021	99.20%

2022 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 1/01/2021	Incl. All Util.	\$194.81
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$194.81
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,993,862.00
Total Original Mortgage Issued:	\$3,870,000.00
Amount of Annual Amortization:	\$1,657,342.00

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

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	135
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$41,760.00
	\$28,080.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$245.72
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$245.72
Percentage Increase for the Year		0%

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	4.60%	\$4,053,560.98

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	102
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 104

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$0.00
	\$49,140.00
Percentage of Units Occupied as of 12/31/2021	96.26%

2022 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 1/01/2021	Incl. All Util.	\$135.64
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$135.64
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,404,925.00
Total Original Mortgage Issued:	\$3,300,000.00
Amount of Annual Amortization:	\$0.00

<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)	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	17
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$39,816.00
	\$34,188.00
Percentage of Units Occupied as of 12/31/2021	95.80%

2022 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
Rent/CC/Room/Mo as of 1/01/2021	Incl. All Util.	\$159.99
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$159.99
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,670,000.00
Total Original Mortgage Issued:	\$2,585,000.00
Amount of Annual Amortization:	\$0.00

<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)	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	20
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$54,684.00
	\$46,620.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$144.61
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$144.61
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$7,340,420.00
Total Original Mortgage Issued:	\$6,973,000.00
Amount of Annual Amortization:	\$103,452.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.85%	\$1,451,715.00
Second	NYSHFA	No	0.00%	\$5,195,038.00
Third	NYSESDC	No	0.00%	\$613,246.00
Fourth	NYSESDC	No	0.00%	\$630,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	83
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 254

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$58,500.00
	\$40,320.00
Percentage of Units Occupied as of 12/31/2021	92.00%

2022 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 1/01/2021	Incl. All Util.	\$225.79
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$225.79
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,470,000.00
Total Original Mortgage Issued:	\$2,199,000.00
Amount of Annual Amortization:	\$171,425.00

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	50%
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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$37,610.42
Admission Income Range:	0BR: 3BR:
	\$83,279.00 \$152,413.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$208.55
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$208.55
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$1,368,000.00
Total Original Mortgage Issued:	\$1,215,000.00
Amount of Annual Amortization:	\$58,265.00

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	50%
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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$27,227.64
Admission Income Range:	0BR: 3BR:
	\$83,600.00 \$119,300.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Excl. All Util.	\$240.74
Rent/CC/Room/Mo as of 12/31/2021	Excl. All Util.	\$240.74
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$5,186,085.00
Total Original Mortgage Issued:	\$4,926,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	0.04%	\$17,440,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 193

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$62,280.00
	\$37,560.00
Percentage of Units Occupied as of 12/31/2021	99.00%

2022 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 1/01/2021	Incl. All Util.	\$122.91
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$122.91
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,600,812.00
Total Original Mortgage Issued:	\$3,490,000.00
Amount of Annual Amortization:	\$0.00

<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)	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	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%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$36,288.00
	\$30,744.00
Percentage of Units Occupied as of 12/31/2021	93.30%

2022 Annual Report to the Legislature

Development Name: Trinity Tower

Development No.: HCNP 123

Location: 33 Linwood Ave Buffalo, NY 14209

Number of Apts.: 83

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 1/01/2021	Incl. All Util.	\$180.2
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$194.22
Percentage Increase for the Year		7.78%

Project Financial Statistics

Total Project Cost:	\$2,205,000.00
Total Original Mortgage Issued:	\$2,125,000.00
Amount of Annual Amortization:	\$9,286.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	BMHA	No	5.90%	\$2,675,000.00
Second	BMHA	No	3.32%	\$2,034,609.00
Third	PVT	No	3.32%	\$977,118.00
Fourth	NYSHFA	No	3.32%	\$1,371,661.00

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	82
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 83

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$47,340.00
	\$37,920.00
Percentage of Units Occupied as of 12/31/2021	94.00%

2022 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 1/01/2021	Incl. All Util.	\$186.35
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$190.33
Percentage Increase for the Year		2.13%

Project Financial Statistics

Total Project Cost:	\$3,279,390.00
Total Original Mortgage Issued:	\$3,115,000.00
Amount of Annual Amortization:	\$27,902.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.50%	\$1,440,035.00
Second	NYSHFA	No	1.00%	\$4,217,203.00
Third	NYSHFA	No	2.57%	\$2,245,150.00
Fourth	HUD	No	0.00%	\$1,867,883.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	87
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 118

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$55,380.00
	\$38,160.00
Percentage of Units Occupied as of 12/31/2021	95.00%

2022 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 1/01/2021	Excl. All Util.	\$104.33
Rent/CC/Room/Mo as of 12/31/2021	Excl. All Util.	\$104.33
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,657,896.00
Total Original Mortgage Issued:	\$2,525,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHTF	No	6.27%	\$3,830,907.00
Second	PVT	No	6.10%	\$2,869,560.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	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%: 9%: 81

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$56,300.00
	\$38,800.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Incl. All Util.	\$193.55
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$193.55
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,097,184.00
Total Original Mortgage Issued:	\$1,992,000.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	3.75%	\$2,460,481.00
Second	NYSHFA	No	1.00%	\$349,565.00
Third	PVT	No	2.67%	\$488,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	64
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 64

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$29,640.00
	\$29,640.00
Percentage of Units Occupied as of 12/31/2021	97.00%

2022 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 1/01/2021	Incl. All Util.	\$242.11
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$241.85
Percentage Increase for the Year		-0.11%

Project Financial Statistics

Total Project Cost:	\$3,857,000.00
Total Original Mortgage Issued:	\$3,515,000.00
Amount of Annual Amortization:	\$61,582.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	6.75%	\$2,257,654.00
Second	NYSHFA	No	1.00%	\$3,826,860.00
Third	NYSHTFC	No	1.00%	\$3,045,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	PILOT
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	65
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 115

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$94,860.00
	\$61,200.00
Percentage of Units Occupied as of 12/31/2021	98.30%

2022 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.	\$0
Rent/CC/Room/Mo as of 1/01/2021	Excl. All Util.	\$227.39
Rent/CC/Room/Mo as of 12/31/2021	Excl. All Util.	\$235.17
Percentage Increase for the Year		3.42%

Project Financial Statistics

Total Project Cost:	\$0.00
Total Original Mortgage Issued:	\$0.00
Amount of Annual Amortization:	\$263,719.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	No	Var.	\$5,200,000.00
Second	NYSHFA	No	0.00%	\$4,209,201.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	PILOT
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	176
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 222

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$66,720.00
	\$43,020.00
Percentage of Units Occupied as of 12/31/2021	99.60%

2022 Annual Report to the Legislature

Development Name: Wilcox Lane Sr Citizen
Development No.: HCNP 159
Location: 40 Wilcox Ln Canandaigua, 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 1/01/2021	Incl. All Util.	\$156.44
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$156.44
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$2,982,224.00
Total Original Mortgage Issued:	\$2,890,000.00
Amount of Annual Amortization:	\$155,845.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	5.45%	\$1,909,686.00
Second	NYSHFA	No	1.00%	\$1,510,022.00

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	47
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%:

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR: \$48,120.00
	\$38,520.00
Percentage of Units Occupied as of 12/31/2021	100.00%

2022 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 1/01/2021	Excl. All Util.	\$127.07
Rent/CC/Room/Mo as of 12/31/2021	Excl. All Util.	\$127.07
Percentage Increase for the Year		0%

Project Financial Statistics

Total Project Cost:	\$3,282,105.00
Total Original Mortgage Issued:	\$3,118,000.00
Amount of Annual Amortization:	\$127,673.13

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	NYSHFA	Yes	0.06%	\$2,670,818.57
Second	NYSHFA	No	1.00%	\$3,520,437.52
Third	HUD	No	3.37%	\$1,428,662.00
Fourth	NYSHFA	No	3.37%	\$2,694,876.54
Fifth	FHLB	No	1.00%	\$500,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	76
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Number of Units	4%: 9%: 140

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$48,277.00
Admission Income Range:	0BR: 3BR: \$53,750.00
	\$41,800.00
Percentage of Units Occupied as of 12/31/2021	98.00%

2022 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 1/01/2021	Incl. All Util.	\$168.07
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$168.07
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:	\$1,342,672.60

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	3%	\$7,372,223.00
Second	HDC	No	4.75%	\$4,857,185.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	18
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$138,094.94
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	97

2022 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 1/01/2021	Incl. All Util.	\$119.40
Rent/CC/Room/Mo as of 12/31/2021	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>
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Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	1
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$138,479.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$286.45
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$286.19
Percentage Increase for the Year		-0.09%

Project Financial Statistics

Total Project Cost:	\$22,463,100.00
Total Original Mortgage Issued:	\$21,393,100.00
Amount of Annual Amortization:	\$270,801.00

<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

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	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	100

2022 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 1/01/2021	Incl. All Util.	\$246.92
Rent/CC/Room/Mo as of 12/31/2021	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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	19
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$89,382.14
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	95

2022 Annual Report to the Legislature

Development Name: Arverne View (Ocean Village)
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 1/01/2021	Incl. All Util.	\$423.02
Rent/CC/Room/Mo as of 12/31/2021	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:	N/A
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6%	\$67,579,587.00
Second	HDC	No	3.5%	\$9,389,211.00
Third	HDC	No	3%	\$4,014,685.00
Fourth	HDC	No	3.32%	\$143,453,513.00
Fifth	HDC	No	5%	\$7,904,626.00

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	284
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$551.91
Rent/CC/Room/Mo as of 12/31/2021	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

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	30
Sr. Citizen Rent Exemption, Number of Units	5
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$57,302.58
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	97

2022 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 1/01/2021	Incl. All Util.	\$275.42
Rent/CC/Room/Mo as of 12/31/2021	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

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, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$17,233.37
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	97

2022 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 1/01/2021	Incl. All Util.	\$189.07
Rent/CC/Room/Mo as of 12/31/2021	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:	\$451,490.00

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

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	319
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 375

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$254.18
Rent/CC/Room/Mo as of 12/31/2021	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:	\$2,302,424.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	3.4%	\$24,073,615.00

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	360
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$308.63
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$308.63
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,804,000.00
Total Original Mortgage Issued:	\$2,523,000.00
Amount of Annual Amortization:	\$85,623.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$1,123,013.00
Second	HDC	No	0%	\$2,708,100.00
Third	HDC	No	6.25%	\$1,235,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	35
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$1,780.64
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$134,250.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$217.80
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$227.76
Percentage Increase for the Year		4.57%

Project Financial Statistics

Total Project Cost:	\$16,621,300.00
Total Original Mortgage Issued:	\$9,913,800.00
Amount of Annual Amortization:	\$549,516.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.43%	\$38,449,351.00
Second	HDC	No	5.00%	\$1,532,170.00
Third	HDC	No	0%	\$12,289,720.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$0.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	2
Rental Supplements, Number of Units	0
Section 8, Number of Units	28
Sr. Citizen Rent Exemption, Number of Units	23
Disability Rent Exemption, Number of Units	5
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$456,776.18
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	75

2022 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 1/01/2021	Excl. Electric Only	\$184.92
Rent/CC/Room/Mo as of 12/31/2021	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:	\$0.00

<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)	SR
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	14
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: \$59,760.00 3BR: \$99,040.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$116.15
Rent/CC/Room/Mo as of 12/31/2021	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:	\$14,011.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$1,020,551.88
Second	HDC	No	0%	\$1,972,447.00
Third	HDC	No	3%	\$940,925.93
Fourth	HDC	No	0%	\$16,143,706.91

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	58
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$17,704.99
Admission Income	0BR: 3BR: \$161,125.00
Range:	\$119,375.00
Percentage of Units Occupied as of 12/31/2021	99.98999999999995

2022 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 1/01/2021	Incl. All Util.	\$141.96
Rent/CC/Room/Mo as of 12/31/2021	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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	1
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$45,799.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	100

2022 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 1/01/2021	Incl. All Util.	\$151.74
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$151.74
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,884,200.00
Total Original Mortgage Issued:	\$4,936,489.00
Amount of Annual Amortization:	\$61,488.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$250,033.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$214.18
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$214.18
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$22,108,100.00
Total Original Mortgage Issued:	\$20,106,850.00
Amount of Annual Amortization:	\$350,692.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	26
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$423,307.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$172.77
Rent/CC/Room/Mo as of 12/31/2021	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%	\$1,036,935.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	2
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$40,522.09
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$549.04
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$549.04
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$6,828,249.00
Total Original Mortgage Issued:	\$5,729,802.00
Amount of Annual Amortization:	\$184,492.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.2%	\$21,342,570.00
Second	HDC	No	2.57%	\$3,720,565.00
Third	HDC	No	2.57%	\$17,587,064.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$0.00
Capital Grant, Number of Units	9
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	101
Sr. Citizen Rent Exemption, Number of Units	26
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$14,389.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$196.43
Rent/CC/Room/Mo as of 12/31/2021	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:	\$1,553,051.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.95%	\$46,462,925.00
Second	HDC	No	4.5%	\$6,362,318.00
Third	HDC	No	4%	\$1,236,897.00
Fourth	HDC	No	3%	\$2,219,326.00
Fifth	HDC	No	0%	\$5,365,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	323
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$400.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	97

2022 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 1/01/2021	Incl. All Util.	\$152.26
Rent/CC/Room/Mo as of 12/31/2021	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:	\$32,317.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	8
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$114,659.10
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$148.77
Rent/CC/Room/Mo as of 12/31/2021	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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$34,295.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$251.49
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$251.49
Percentage Increase for the Year		0.00%

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	5.5%	\$4,837,136.00
Second	HDC	No	1%	\$1,256,017.00
Third	HDC	No	3%	\$209,541.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	4
Sr. Citizen Rent Exemption, Number of Units	8
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$39,595.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	94

2022 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 1/01/2021	Incl. All Util.	\$363.83
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$398.39
Percentage Increase for the Year		9.50%

Project Financial Statistics

Total Project Cost:	\$17,610,100.00
Total Original Mortgage Issued:	\$17,136,287.00
Amount of Annual Amortization:	\$515,255.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$540,802.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	61
Sr. Citizen Rent Exemption, Number of Units	16
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$201.19
Rent/CC/Room/Mo as of 12/31/2021	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

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, Units	4%: 0 9%: 237

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$511,981.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$153.28
Rent/CC/Room/Mo as of 12/31/2021	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:	\$133,028.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	3.0%	\$6,675,421.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	26
Sr. Citizen Rent Exemption, Number of Units	20
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$211,707.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$258.13
Rent/CC/Room/Mo as of 12/31/2021	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

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	8
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$33,020.14
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	88

2022 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 1/01/2021	Incl. All Util.	\$195.11
Rent/CC/Room/Mo as of 12/31/2021	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:	\$580,947.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	4.94%	\$42,454,134.00
Second	HDC	No	0%	\$55,000,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	11
Sr. Citizen Rent Exemption, Number of Units	64
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$404,942.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$195.58
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$195.58
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	6.3%	\$33,378,068.00
Second	HDC	No	0%	\$24,196,596.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	60
Sr. Citizen Rent Exemption, Number of Units	51
Disability Rent Exemption, Number of Units	20
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$825,692.33
Admission Income	0BR: 3BR: \$161,125.00
Range:	\$119,375.00
Percentage of Units Occupied as of 12/31/2021	98.96999999999999

2022 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 1/01/2021	Incl. All Util.	\$384.01
Rent/CC/Room/Mo as of 12/31/2021	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

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	151
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$18,895.55
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$216.20
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$216.20
Percentage Increase for the Year		0.00%

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	38
Sr. Citizen Rent Exemption, Number of Units	13
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$92,165.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$187.18
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$187.18
Percentage Increase for the Year		0.00%

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%	\$30,263,907.14
Second	PVT	No	5.76%	\$19,926,042.44

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	32
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$989,921.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$209.45
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$214.68
Percentage Increase for the Year		2.50%

Project Financial Statistics

Total Project Cost:	\$80,611,000.00
Total Original Mortgage Issued:	\$76,580,400.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$19,643,255.00
Second	HDC	No	0%	\$25,326,809.00
Third	HDC	No	3.39%	\$3,517,285.00
Fourth	HDC	No	3.39%	\$5,054,485.00
Fifth	HDC	No	0%	\$2,350,258.00

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	423
Sr. Citizen Rent Exemption, Number of Units	32
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$431,015.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$187.53
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$202.53
Percentage Increase for the Year		8.00%

Project Financial Statistics

Total Project Cost:	\$37,364,500.00
Total Original Mortgage Issued:	\$34,378,622.00
Amount of Annual Amortization:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.75%	\$49,969,868.00
Second	HDC	No	0%	\$28,730,568.00
Third	HDC	No	1%	\$39,574,084.00
Fourth	HDC	No	1%	\$69,690,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	96
Sr. Citizen Rent Exemption, Number of Units	179
Disability Rent Exemption, Number of Units	6
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$966,306.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	95

2022 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 1/01/2021	Excl. Electric Only	\$176.72
Rent/CC/Room/Mo as of 12/31/2021	Excl. Electric Only	\$176.72
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$2,269,000.00
Total Original Mortgage Issued:	\$2,074,166.00
Amount of Annual Amortization:	\$158,305.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.7%	\$6,933,056.00
Second	HDC	No	4.257%	\$515,220.00
Third	HDC	No	3.7%	\$108,741.00
Fourth	HDC	No	4.25%	\$343,480.00
Fifth	HDC	No	2.58%	\$1,036,051.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$219,061.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	50
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	95

2022 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 1/01/2021	Excl. Electric Only	\$191.45
Rent/CC/Room/Mo as of 12/31/2021	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	PVT	No	6.5%	\$49,118.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	17
Sr. Citizen Rent Exemption, Number of Units	12
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$4,789.00
Admission Income Range:	0BR: 3BR:
	\$113,750.00 \$153,500.00
Percentage of Units Occupied as of 12/31/2021	95

2022 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 1/01/2021	Incl. All Util.	\$248.81
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$248.81
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$31,759,300.00
Total Original Mortgage Issued:	\$28,459,000.00
Amount of Annual Amortization:	\$189,810.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.7%	\$36,731,600.00
Second	HPD	No	1%	\$59,404,090.00
Third	HDC	No	4.75%	\$15,268,000.00
Fourth	HDC	No	0%	\$3,000,000.00
Fifth	HDC	No	1%	\$3,634,551.00
Sixth	HPD	No	0%	\$10,100,617.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	363
Sr. Citizen Rent Exemption, Number of Units	119
Disability Rent Exemption, Number of Units	20
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$20,928.33
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	94

2022 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 1/01/2021	Incl. All Util.	\$115.61
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$115.61
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$5,670,365.00
Total Original Mortgage Issued:	\$4,847,464.00
Amount of Annual Amortization:	\$74,668.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$1,633,787.00
Second	HDC	No	0%	\$3,097,903.00
Third	HPD	No	1%	\$913,801.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$105,626.01
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$293.83
Rent/CC/Room/Mo as of 12/31/2021	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:	\$297,469.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.75%	\$28,202,531.00

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	156
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	93

2022 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 1/01/2021	Incl. All Util.	\$194.11
Rent/CC/Room/Mo as of 12/31/2021	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:	\$399,611.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	40
Sr. Citizen Rent Exemption, Number of Units	38
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$457,920.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	97

2022 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 1/01/2021	Excl. Electric Only	\$320.69
Rent/CC/Room/Mo as of 12/31/2021	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:	\$143,366.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$614,779.00
Second	HDC	No	6.5%	\$353,730.00
Third	HPD	No	0%	\$2,599,800.00

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, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: \$76,400.00 3BR: \$85,920.00
Percentage of Units Occupied as of 12/31/2021	90

2022 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 1/01/2021	Incl. All Util.	\$150.10
Rent/CC/Room/Mo as of 12/31/2021	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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	1
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$26,877.22
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$116.74
Rent/CC/Room/Mo as of 12/31/2021	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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$65,265.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Excl. Electric Only	\$634.66
Rent/CC/Room/Mo as of 12/31/2021	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:	\$76,586.00

<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	2.5%	\$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	\$0.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	58
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$119,375.00
Percentage of Units Occupied as of 12/31/2021	80

2022 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 1/01/2021	Excl. Electric Only	\$95.35
Rent/CC/Room/Mo as of 12/31/2021	Excl. Electric Only	\$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:	\$50,759.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$1,056,480.00
Second	HDC	No	0%	\$2,482,118.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$191,592.91
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$425.44
Rent/CC/Room/Mo as of 12/31/2021	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:	\$760,670.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.7%	\$28,079,865.00
Second	HDC	No	3.7%	\$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

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	7
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$36,870.84
Admission Income	0BR: 3BR: \$103,120.00
Range:	\$85,920.00
Percentage of Units Occupied as of 12/31/2021	98.700000000000003

2022 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 1/01/2021	Incl. All Util.	\$476.71
Rent/CC/Room/Mo as of 12/31/2021	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:	\$744,099.00

<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	3.7%	\$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

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	240
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$10,471.14
Admission Income Range:	0BR: 3BR:
	\$85,920.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	97

2022 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 1/01/2021	Incl. All Util.	\$125.14
Rent/CC/Room/Mo as of 12/31/2021	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:	\$90,824.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	44
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$252,454.46
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$121.35
Rent/CC/Room/Mo as of 12/31/2021	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:	\$87,013.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HPD	No	3%	\$325,266.00
Second	HPD	No	0%	\$263,634.00
Third	HPD	No	3%	\$111,390.00
Fourth	HPD	No	1%	\$91,460.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$0.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	1
Rental Supplements, Number of Units	0
Section 8, Number of Units	1
Sr. Citizen Rent Exemption, Number of Units	16
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$119,887.04
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	100

2022 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 1/01/2021	Incl. All Util.	\$195.98
Rent/CC/Room/Mo as of 12/31/2021	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:	\$81,431.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$552,147.00
Second	HDC	No	0%	\$1,547,621.00
Third	HPD	No	2%	\$1,444,116.00
Fourth	HPD	No	0%	\$791,626.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	4
Sr. Citizen Rent Exemption, Number of Units	4
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$17,781.06
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	92

2022 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 1/01/2021	Incl. All Util.	\$296.13
Rent/CC/Room/Mo as of 12/31/2021	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:	\$346,035.00

<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

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	9
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$365,124.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	100

2022 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 1/01/2021	Incl. All Util.	\$173.13
Rent/CC/Room/Mo as of 12/31/2021	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%	\$334,338.00
Second	HPD	No	1%	\$1,119,738.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	2
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	2
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$75,375.73
Admission Income	0BR: 3BR: \$161,125.00
Range:	\$119,375.00
Percentage of Units Occupied as of 12/31/2021	97.170000000000002

2022 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 1/01/2021	Incl. All Util.	\$286.97
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$286.97
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%	\$4,938,933.00
Fourth	HPD	No	2.5%	\$2,335,811.00

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	625
Sr. Citizen Rent Exemption, Number of Units	13
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$19,487.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	93.5

2022 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 1/01/2021	Incl. All Util.	\$231.96
Rent/CC/Room/Mo as of 12/31/2021	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:	\$0.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	650
Sr. Citizen Rent Exemption, Number of Units	74
Disability Rent Exemption, Number of Units	14
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$689,024.16
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Excl. Electric Only	\$203.84
Rent/CC/Room/Mo as of 12/31/2021	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:	\$104,813.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	6%	\$2,783,646.00
Second	PVT	No	1%	\$771,223.00
Third	HPD	No	1%	\$471,541.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	2
Sr. Citizen Rent Exemption, Number of Units	7
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$41,962.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	95

2022 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 1/01/2021	Incl. All Util.	\$245.95
Rent/CC/Room/Mo as of 12/31/2021	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:	\$1,292,392.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	342
Sr. Citizen Rent Exemption, Number of Units	155
Disability Rent Exemption, Number of Units	21
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$250,177.05
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	95

2022 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	\$156.95
	Only	
Rent/CC/Room/Mo as of 1/01/2021	Excl. Gas	\$358.80
	Only	
Rent/CC/Room/Mo as of 12/31/2021	Excl. Gas	\$358.80
	Only	
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:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	3.71%	\$448,876,204.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	1520
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$85,920.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$253.74
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$253.74
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$28,186,000.00
Total Original Mortgage Issued:	\$30,963,400.00
Amount of Annual Amortization:	\$0.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	142
Sr. Citizen Rent Exemption, Number of Units	69
Disability Rent Exemption, Number of Units	13
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$392,528.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$368.65
Rent/CC/Room/Mo as of 12/31/2021	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:	\$61,808.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	3.3%	\$4,531,719.00

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	83
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, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	93

2022 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 1/01/2021	Incl. All Util.	\$241.95
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$241.95
Percentage Increase for the Year		0.00%

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	6.5%	\$4,999,942.00
Second	HDC	No	0%	\$12,776,566.00

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	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: N/A 3BR: N/A
Percentage of Units Occupied as of 12/31/2021	99

2022 Annual Report to the Legislature

Development Name: North Shore Plaza / 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 1/01/2021	Incl. All Util.	\$475.71
Rent/CC/Room/Mo as of 12/31/2021	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:	\$477,581.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	0.04%	\$33,785,000.00
Second	PVT	No	3.5%	\$1,409,818.00

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, Units	4%: 9%: 0
	520

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	90

2022 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	\$23.94
	Util.	
Rent/CC/Room/Mo as of 1/01/2021	Excl. All	\$188.90
	Util.	
Rent/CC/Room/Mo as of 12/31/2021	Excl. All	\$188.90
	Util.	
Percentage Increase for the Year		0.00%

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%	\$319,051.53
Second	HPD	No	1%	\$441,421.38

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	8
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$5,442.79
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	100

2022 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 1/01/2021	Incl. All Util.	\$349.12
Rent/CC/Room/Mo as of 12/31/2021	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:	\$87,638.00

<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

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	166
Rental Supplements, Number of Units	359
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, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	91

2022 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 1/01/2021	Incl. All Util.	\$135.58
Rent/CC/Room/Mo as of 12/31/2021	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:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	8.5%	\$2,984,134.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	100

2022 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 1/01/2021	Incl. All Util.	\$170.21
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$184.68
Percentage Increase for the Year		8.50%

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	7
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$235,180.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	97

2022 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 1/01/2021	Incl. All Util.	\$168.87
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$168.87
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	6.5%	\$1,258,380.00
Second	HDC	No	0%	\$3,047,286.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$195,836.37
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$195.79
Rent/CC/Room/Mo as of 12/31/2021	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:	\$258,049.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.7%	\$12,290,405.00
Second	HDC	No	0%	\$5,500,000.00
Third	HPD	No	3%	\$870,970.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	12
Sr. Citizen Rent Exemption, Number of Units	8
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$223,204.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$229.70
Rent/CC/Room/Mo as of 12/31/2021	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:	\$217,860.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	3.55%	\$21,060,000.00
Second	HPD	No	0%	\$4,848,014.00
Third	HPD	No	1%	\$566,748.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	15
Sr. Citizen Rent Exemption, Number of Units	12
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$271,435.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$345.80
Rent/CC/Room/Mo as of 12/31/2021	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:	\$409,946.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	4.09%	\$34,186,459.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)		SR
236 Subsidy, Annual Contract Amount	\$1,598,791.00	
Capital Grant, Number of Units	0	
Rental Assistance Payments, Number of Units	0	
Rental Supplements, Number of Units	511	
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, Units	4%: 0	9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$191.96
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$199.44
Percentage Increase for the Year		3.90%

Project Financial Statistics

Total Project Cost:	\$2,407,160.00
Total Original Mortgage Issued:	\$1,908,790.00
Amount of Annual Amortization:	\$69,371.88

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$652,546.81
Second	HDC	No	0%	\$1,187,315.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	7
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$70,682.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	100

2022 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 1/01/2021	Incl. All Util.	\$193.36
Rent/CC/Room/Mo as of 12/31/2021	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:	\$344,338.00

<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%	\$3,074,863.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$0.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	7
Rental Supplements, Number of Units	0
Section 8, Number of Units	1
Sr. Citizen Rent Exemption, Number of Units	12
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$129,084.23
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$274.46
Rent/CC/Room/Mo as of 12/31/2021	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

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	6
Sr. Citizen Rent Exemption, Number of Units	12
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$381,574.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$207.48
Rent/CC/Room/Mo as of 12/31/2021	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:	\$162,479.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.25%	\$9,207,595.00
Second	HDC	No	1%	\$1,563,240.00
Third	HDC	No	1%	\$2,606,842.00
	HDC	No		\$136,859.00
	HDC	No		

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	4
Sr. Citizen Rent Exemption, Number of Units	14
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$126,413.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$252.54
Rent/CC/Room/Mo as of 12/31/2021	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:	\$0.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	33
Sr. Citizen Rent Exemption, Number of Units	4
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$32,550.48
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$162.40
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$162.40
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	6.5%	\$1,863,213.50
Second	HDC	No	5.05%	\$7,229,800.00
Third	HDC	No	4.55%	\$369,600.00
Fourth	HDC	No	0%	\$7,172,980.15

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	1
Sr. Citizen Rent Exemption, Number of Units	19
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$153,072.51
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$533.36
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$714.70
Percentage Increase for the Year		34.00%

Project Financial Statistics

Total Project Cost:	\$24,665,400.00
Total Original Mortgage Issued:	\$23,432,100.00
Amount of Annual Amortization:	\$1,016,918.00

<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

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, Units	4%: 9%: 0
	459

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$162.51
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$170.63
Percentage Increase for the Year		5.00%

Project Financial Statistics

Total Project Cost:	\$5,352,810.00
Total Original Mortgage Issued:	\$4,603,000.00
Amount of Annual Amortization:	\$375,134.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	2.75%	\$396,320.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	1
Sr. Citizen Rent Exemption, Number of Units	7
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$274,269.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$159.98
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$164.68
Percentage Increase for the Year		3.00%

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%	\$1,978,488.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	2
Disability Rent Exemption, Number of Units	3
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$280,668.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	97

2022 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 1/01/2021	Incl. All Util.	\$648.25
Rent/CC/Room/Mo as of 12/31/2021	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

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	565
Sr. Citizen Rent Exemption, Number of Units	9
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$7,427.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	97

2022 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 1/01/2021	Incl. All Util.	\$214.20
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$214.20
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$4,832,647.00
Total Original Mortgage Issued:	\$4,177,685.00
Amount of Annual Amortization:	\$0.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	4
Sr. Citizen Rent Exemption, Number of Units	16
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$275,515.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$319.07
Rent/CC/Room/Mo as of 12/31/2021	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:	\$234,518.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6%	\$35,422,455.00
Second	HDC	No	0%	\$2,660,760.00
Third	HPD	No	0%	\$1,315,170.00

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	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	-
Admission Income Range:	0BR: 3BR: \$85,920.00
	\$76,400.00
Percentage of Units Occupied as of 12/31/2021	94

2022 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 1/01/2021	Incl. All Util.	\$248.45
Rent/CC/Room/Mo as of 12/31/2021	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:	\$0.00

<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			

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	19
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$39,827.04
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$214.18
Rent/CC/Room/Mo as of 12/31/2021	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:	\$513,976.00

<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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	5
Disability Rent Exemption, Number of Units	3
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$110,527.70
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$538.32
Rent/CC/Room/Mo as of 12/31/2021	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:	\$66,516.27

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	5.35%	\$22,143,644.88
Second	HDC	No	5.5%	\$4,316,301.45
Third	HDC	No	4%	\$4,050,000.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
236 Subsidy, Annual Contract Amount	\$0.00
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, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$114.03
Rent/CC/Room/Mo as of 12/31/2021	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:	\$0.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HUD	No	3.9%	\$18,001,286.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	115
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$0.00
Admission Income Range:	0BR: 3BR:
	\$76,400.00 \$103,120.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$274.88
Rent/CC/Room/Mo as of 12/31/2021	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:	\$493,251.00

<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%	\$147,801,791.00
Third	HPD	No	1%	\$3,567,060.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	286
Sr. Citizen Rent Exemption, Number of Units	18
Disability Rent Exemption, Number of Units	4
Low-Income Housing Tax Credit, Units	4%: 9%: 0
	219

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$237,325.96
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	97

2022 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 1/01/2021	Incl. All Util.	\$113.35
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$116.75
Percentage Increase for the Year		3.00%

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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	0
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$181,519.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	94

2022 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 1/01/2021	Incl. All Util.	\$182.89
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$182.89
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%	\$318,881.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	5
Sr. Citizen Rent Exemption, Number of Units	7
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$109,376.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$160.99
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$160.99
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$10,156,000.00
Total Original Mortgage Issued:	\$8,838,460.00
Amount of Annual Amortization:	\$117,779.00

<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	\$0.00
Capital Grant, Number of Units	0
Rental Assistance Payments, Number of Units	0
Rental Supplements, Number of Units	0
Section 8, Number of Units	3
Sr. Citizen Rent Exemption, Number of Units	9
Disability Rent Exemption, Number of Units	6
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$261,845.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	96

2022 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 1/01/2021	Incl. All Util.	\$159.39
Rent/CC/Room/Mo as of 12/31/2021	Incl. All Util.	\$159.39
Percentage Increase for the Year		0.00%

Project Financial Statistics

Total Project Cost:	\$23,839,000.00
Total Original Mortgage Issued:	\$20,514,000.00
Amount of Annual Amortization:	\$667,728.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	PVT	No	5.87%	\$18,717,631.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	20
Sr. Citizen Rent Exemption, Number of Units	42
Disability Rent Exemption, Number of Units	5
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$1,172,851.24
Admission Income Range:	0BR: 3BR: \$161,125.00
	\$119,275.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$177.78
Rent/CC/Room/Mo as of 12/31/2021	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	0.00%	\$2,420,779.00
Second	HDC	No	5.6%	\$2,074,466.00
Third	HDC	No	5.6%	\$3,045,086.00
Fourth	HDC	No	0%	\$1,026,000.00
Fifth	0	No	4.75%	\$3,353,829.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	0
Sr. Citizen Rent Exemption, Number of Units	3
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$235,006.00
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	98

2022 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 1/01/2021	Incl. All Util.	\$163.77
Rent/CC/Room/Mo as of 12/31/2021	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:	\$68,282.00

<u>Mortgage</u>	<u>Mortgagee</u>	<u>Insured</u>	<u>Rate</u>	<u>Amount</u>
First	HDC	No	6.5%	\$1,536,236.00
Second	HDC	No	0%	\$4,546,700.00
Third	HPD	No	1%	\$4,971,103.00

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	3
Sr. Citizen Rent Exemption, Number of Units	4
Disability Rent Exemption, Number of Units	1
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$146,870.43
Admission Income Range:	0BR: 3BR:
	\$119,275.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

2022 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 1/01/2021	Incl. All Util.	\$125.09
Rent/CC/Room/Mo as of 12/31/2021	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

Housing Subsidies (Federal, State, and City)

Tax Exemption Level (Exemption)	SR
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	1
Sr. Citizen Rent Exemption, Number of Units	1
Disability Rent Exemption, Number of Units	0
Low-Income Housing Tax Credit, Units	4%: 0 9%: 0

Tenant / Cooperator Income and Surcharge Information

Surcharges Collected for Year Ending 12/31/2021	\$321,063.17
Admission Income Range:	0BR: 3BR:
	\$119,375.00 \$161,125.00
Percentage of Units Occupied as of 12/31/2021	99

Listing of Developments by Development Name

Development Name	Development ID	Page	Development Name	Development ID	Page
Adee Towers	MBH 08-21	122	Cadman Towers	HRB 67-33	137
Admiral Halsey Senior Hsg	HCNP 174	56	Cambray Court	HCNP 122A	63
Aguilar Gardens	MBH 08-14	123	Canaan House	UDC 118	4
Albany Executive House	HCLP 080	57	Cannon Heights	MBH 00-20	138
Albert Einstein Staff Hsg	MBH 01-04	124	Carnes McKinney	HCLP 070	5
Arverne (Nordeck)	HCLP 010	125	Carol Gardens	MBH 01-36	139
Arverne View (Ocean)	UDC 033	126	Castelton Park (St Marks)	HCUR 164	140
Atlantic Terminal 1	HO 68-03	127	Cathedral Parkway	UDC 087	6
Atlantic Terminal 2	HO 68-04	128	Cedar Manor	MBH 04-HA	141
Baptist Manor	HCNP 170	58	Centerville Court	UDC 126	64
Barker Terrace(Mt. Kisco)	HCLP 084	59	Charles Monica (Valley Dm)	HCNP 171	65
Bay Towers	MBH 05-13	129	Chatham Gardens	HCLP 021	66
Bayridge Air Rights	HCNP 099	1	Chatterton Terrace	MBH 08-45	142
Bedford Gardens	HO 70-23	130	Children's Village Staff	HCNP 101	67
Bedford-Stuyvesant Restor	UDC 237	2	Clayton Apartments	MBH 00-02	143
Bernardine Apts.	HCNP 130	60	Clinton Towers	HO 70-38	144
Bethune Towers	MBH 03-10	131	College Hill	UDC 037	68
Big Six Towers	MBH 07-41	132	Concourse Village	HCLP 028	7
Bridgeview 3	MBH 00-00	133	Confucius Plaza	HO 68-05	145
Brighton House	MBH 07-19	134	Contello 2	MBH 08-41	146
Brighton Towers (A&B)	HCNP 103	61	Co-op City (Riverbay)	HCNP 081	8
Broadway East	UDC 025	62	Creek Bend Heights	UDC 189	69
Bronxwood Tower	MBH 09-32	135	Crown Gardens	HRB 67-2	147
Brookdale Village	HCNP 162	3	Dayton Beach Park	MBH 02-21	148
Cadman Plaza North	MBH 02-76	136	Dayton Towers	MBH 22-1A	149

Listing of Developments by Development Name

Development Name	Development ID	Page	Development Name	Development ID	Page
DCA Central Brooklyn No.1	HO 70-31	150	Gorman Apartments	HCLP 020	12
De Chantal Apts.	HCNP 136	70	Gouverneur Gardens	MBH 06-HA	160
Dennis Lane Apartments	MBH 06-14	151	Hamilton House	HO 72-73	161
Denton Green	HCNP 131	71	Harbor View	UDC 089	13
Dunn Tower Apartments	HCNP 154	72	Highlawn Terrace	MBH 06-13	162
Earl W. Jimerson	HCLP 006	9	Hutchinson Parkway Aparts	MBH 06-17	163
East Gate Homes	UDC 192	73	Independence House	MBH 14-WS	164
East Midtown Plaza	HRB 66-14	152	Inwood Gardens	HCLP 042	14
Eleven Ninety-Nine Plaza	HO 68-70	153	Inwood Heights	HCLP 013	15
Ellicott 1	UDC 019A	74	Inwood Terrace	HCLP 012	16
Ellicott 2	UDC 019B	75	Inwood Tower	HCLP 043	17
Embury Apartments	HCNP 117	76	James Lenox House, Inc.	HCNP 169	18
English Road/Orchard Plac	UDC 103	77	Jamie Towers	HCNP 082	19
Esplanade Gardens	HRB 00-37	154	Jefferson Towers	MBH 12-WS	165
Essex Terrace	HRB 02-70	155	Jewish Hosp of Brooklyn	HCLP 063	20
Evergreen Gardens	HRB 00-50	156	Jonas Bronck Apartments	HCNP 148	21
Fairport Apartments	HCNP 128	78	Keith Plaza	HO 71-06	166
Fellowship Hall	HCLP 045	79	Kelly Towers	HO 68-28	167
Findlay House (Weinstein)	HCNP 111	10	Kennedy Plaza (High Rise)	UDC 001B	82
Finian Sullivan Tower	HCNP 168	80	Kennedy Plaza (Low Rise)	UDC 001A	83
Franklin Plaza	MBH 02-HA	157	Kings Bay 1	MBH 06-02	168
Fulton Park Plaza	UDC 084	11	Kings Bay 2	MBH 06-2A	169
Genesee Gateway	UDC 021	81	Kingsbridge Arms	MBH 01-12	170
Goddard-Riverside Towers	MBH 11-WS	158	Kissena I & II	HCLP 65-91	22
Goodwill Terrace Aparts.	MBH 03-23	159	Kittay (W.Kingsbridge)	HCLP 093	23

Listing of Developments by Development Name

Development Name	Development ID	Page	Development Name	Development ID	Page
Limestone Gardens (Creek)	HCNP 160	84	Nathan Hale Sr. Village	HCNP 121	93
Lincoln Amsterdam	HRB 66-1C	171	North Shore Plaza / Arlington Ter	HO 71-44	181
Linden Plaza	MBH 04-11	173	Northbay Estates	UDC 090	30
Lind-Ric Apartments	MBH 09-27	172	Northside Gardens	HO 73-62	182
Lindsay Park	MBH 01-14	174	O.U.B. Houses	HO 73-637	183
Lindville	MBH 02-41	175	Oak Towers (Oak Drive)	HCLP 031	31
Los Flamboyanes	UDC 101	85	Orloff Towers	HCLP 029	32
Luna Park	MBH 00-12	176	Park Drive Manor	UDC 081	94
Madison Plaza	UDC 175	86	Park Regent Apartments	HCLP 015	95
Madison Towers (Manor)	UDC 228	87	Park Reservoir Apartments	HCLP 002	33
Manhattan Plaza	HO 71-15	177	Parkedge	UDC 281	96
Maple Court Homes	UDC 197	88	Parkside Apartments	HCLP 005	34
Marcus Garvey Village	UDC 180	24	Parkside Houses	UDC 096	97
Marien-Heim Tower	HCNP 157	25	Phipps Plaza East	HO 68-109	184
Masaryk Towers	MBH 07-8A	178	Plymouth Gardens	HCLP 053	98
Maurice Schwartz Towers	HCNP 120	89	Pratt Towers	MBH 00-55	185
Mayfield Apartments	HCNP 146	90	R.N.A. House	MBH 08-WS	186
Mayflower Terrace	HCLP 055	26	Radisson Lys. (Greenway)	UDC 187	99
McGraw House	HCNP 115	91	River Park Towers	UDC 018	35
Michaelangelo	UDC 092	27	River Terrace	MBH 08-44	187
Midtown Manor	UDC 039	92	River View Towers	HCLP 044	36
Mins Plaza	HO 73-35	179	Riverbend Houses	MBH 01-38	188
Montefiore Staff Housing2	HO 68-17	180	Riverview 1	UDC 059	100
Mutual Apartments	HCLP 008	28	Riverview 2	UDC 116	101
Nagle House	HCLP 030	29			

Listing of Developments by Development Name

Development Name	Development ID	Page	Development Name	Development ID	Page
Roberto Clemente Plaza	HO 70-32	189	Starrett City	HCUR 147	44
Rochdale Village	HCLP 025	37	Stevenson Commons	HO 68-49	199
Rosalie Manning	MBH 07-15	190	Stratford Towers	HCLP 078	45
Rosedale Gardens	MBH 03-HA	191	Strykers Bay	MBH 17-WS	200
Ruppert Homes	HO 70-37	192	Stuypark House	HCNP 152	46
Rutland Road	UDC 085	38	Sunnyside Manor	HCLP 066	110
Ryerson Towers	MBH 05-5B	193	Sunset Green Apartments	HCLP 007	111
Sam Burt Houses	MBH 00-62	194	Tanya Towers	HO 68-46	201
Scheuer House	UDC 004	39	Tilden Towers 1	MBH 02-64	202
Scott Towers	MBH 14-2A	195	Tilden Towers 2	MBH 26-4A	203
Sea Rise 1	UDC 065	40	Tivoli Towers	HRB 67-11	204
Sea Rise 2	UDC 066	41	Tompkins Terrace	UDC 035	112
Seaview Towers	MBH 05-22	196	Tower Gardens	HCLP 019	47
Seneca Towers	HCLP 088	102	Tower West	MBH 05-WS	205
Shore Hill	HCNP 177	42	Towpath Towers (Fulton)	HCNP 165	113
Shoreline 1	UDC 003	103	Tracey Towers	HRB 67-5	206
Simeon DeWitt Apts.	HCNP 161	104	Tri-Faith House	MBH 01-52	207
Sixty Six Washington St.	HCNP 150	105	Trinity House	MBH 24-WS	208
Smith-Woodward	UDC 083	43	Trinity Tower	HCNP 123	114
South East Towers	HCNP 175	106	Twin Parks N.E. 2	UDC 031	48
Springbrook Apts	HCNP 129	107	Twin Parks N.E. 6 & 8	UDC 017	49
St. James Towers	MBH 05-5A	197	Twin Parks N.W. 4,5 & 11	UDC 010	50
St. Martin's Guild	MBH 31-WS	198	Twin Parks S.E. 3 & 4	UDC 014	51
St. Simeon Foundation	HCNP 126	108	Twin Parks S.W.	UDC 009	52
St. Simons Terrace	UDC 102	109	Valley Vista	UDC 109	115

Listing of Developments by Development Name

Development Name	Development ID	Page
Van Rensselaer Village	UDC 044	116
Village East Towers	MBH 04-14	209
Village Square Apartments	UDC 196	117
Village View	MBH 08-HA	210
Waldo Apartments	HCLP 073	53
Warbasse Houses	HCLP 047	54
Washington Sq. South East	MBH 01-29	211
Wesley Hall	HCUR 151	118
West Village (Elm Maple U850)	UDC 050	119
Wilcox Lane Sr Citizen	HCNP 159	120
Woodbrook Hse (Oak Creek)	UDC 049	121
Woodlawn Veterans Mutual	HCLP 003	55
Woodstock Terrace	MBH 05-HA	212
York Hill Apartments	MBH 07-14	213

Listing of Developments by Development ID

Development Name	Development ID	Page	Development Name	Development ID	Page
Park Reservoir Apartments	HCLP 002	33	Plymouth Gardens	HCLP 053	98
Woodlawn Veterans Mutual	HCLP 003	55	Mayflower Terrace	HCLP 055	26
Parkside Apartments	HCLP 005	34	Jewish Hosp of Brooklyn	HCLP 063	20
Earl W. Jimerson	HCLP 006	9	Sunnyside Manor	HCLP 066	110
Sunset Green Apartments	HCLP 007	111	Carnes McKinney	HCLP 070	5
Mutual Apartments	HCLP 008	28	Waldo Apartments	HCLP 073	53
Arverne (Nordeck)	HCLP 010	125	Stratford Towers	HCLP 078	45
Inwood Terrace	HCLP 012	16	Albany Executive House	HCLP 080	57
Inwood Heights	HCLP 013	15	Barker Terrace(Mt. Kisco)	HCLP 084	59
Park Regent Apartments	HCLP 015	95	Seneca Towers	HCLP 088	102
Tower Gardens	HCLP 019	47	Kittay (W.Kingsbridge)	HCLP 093	23
Gorman Apartments	HCLP 020	12	Kissena I & II	HCLP 65-91	22
Chatham Gardens	HCLP 021	66	Co-op City (Riverbay)	HCNP 081	8
Rochdale Village	HCLP 025	37	Jamie Towers	HCNP 082	19
Concourse Village	HCLP 028	7	Bayridge Air Rights	HCNP 099	1
Orloff Towers	HCLP 029	32	Children's Village Staff	HCNP 101	67
Nagle House	HCLP 030	29	Brighton Towers (A&B)	HCNP 103	61
Oak Towers (Oak Drive)	HCLP 031	31	Findlay House (Weinstein)	HCNP 111	10
Inwood Gardens	HCLP 042	14	McGraw House	HCNP 115	91
Inwood Tower	HCLP 043	17	Embury Apartments	HCNP 117	76
River View Towers	HCLP 044	36	Maurice Schwartz Towers	HCNP 120	89
Fellowship Hall	HCLP 045	79	Nathan Hale Sr. Village	HCNP 121	93
Warbasse Houses	HCLP 047	54	Cambray Court	HCNP 122A	63

Listing of Developments by Development ID

Development Name	Development ID	Page	Development Name	Development ID	Page
Trinity Tower	HCNP 123	114	Starrett City	HCUR 147	44
St. Simeon Foundation	HCNP 126	108	Wesley Hall	HCUR 151	118
Fairport Apartments	HCNP 128	78	Castelton Park (St Marks)	HCUR 164	140
Springbrook Apts	HCNP 129	107	Atlantic Terminal 1	HO 68-03	127
Bernardine Apts.	HCNP 130	60	Atlantic Terminal 2	HO 68-04	128
Denton Green	HCNP 131	71	Confucius Plaza	HO 68-05	145
De Chantal Apts.	HCNP 136	70	Phipps Plaza East	HO 68-109	184
Mayfield Apartments	HCNP 146	90	Montefiore Staff Housing2	HO 68-17	180
Jonas Bronck Apartments	HCNP 148	21	Kelly Towers	HO 68-28	167
Sixty Six Washington St.	HCNP 150	105	Tanya Towers	HO 68-46	201
Stuypark House	HCNP 152	46	Stevenson Commons	HO 68-49	199
Dunn Tower Apartments	HCNP 154	72	Eleven Ninety-Nine Plaza	HO 68-70	153
Marien-Heim Tower	HCNP 157	25	Bedford Gardens	HO 70-23	130
Wilcox Lane Sr Citizen	HCNP 159	120	DCA Central Brooklyn No.1	HO 70-31	150
Limestone Gardens (Creek)	HCNP 160	84	Roberto Clemente Plaza	HO 70-32	189
Simeon DeWitt Apts.	HCNP 161	104	Ruppert Homes	HO 70-37	192
Brookdale Village	HCNP 162	3	Clinton Towers	HO 70-38	144
Towpath Towers (Fulton)	HCNP 165	113	Keith Plaza	HO 71-06	166
Finian Sullivan Tower	HCNP 168	80	Manhattan Plaza	HO 71-15	177
James Lenox House, Inc.	HCNP 169	18	North Shore Plaza / Arlington Ter	HO 71-44	181
Baptist Manor	HCNP 170	58	Hamilton House	HO 72-73	161
Charles Monica (Valley Dm)	HCNP 171	65	Mins Plaza	HO 73-35	179
Admiral Halsey Senior Hsg	HCNP 174	56	Northside Gardens	HO 73-62	182
South East Towers	HCNP 175	106	O.U.B. Houses	HO 73-637	183
Shore Hill	HCNP 177	42			

Listing of Developments by Development ID

Development Name	Development ID	Page	Development Name	Development ID	Page
Esplanade Gardens	HRB 00-37	154	Cadman Plaza North	MBH 02-76	136
Evergreen Gardens	HRB 00-50	156	Franklin Plaza	MBH 02-HA	157
Essex Terrace	HRB 02-70	155	Bethune Towers	MBH 03-10	131
East Midtown Plaza	HRB 66-14	152	Goodwill Terrace Aparts.	MBH 03-23	159
Lincoln Amsterdam	HRB 66-1C	171	Rosedale Gardens	MBH 03-HA	191
Tivoli Towers	HRB 67-11	204	Linden Plaza	MBH 04-11	173
Crown Gardens	HRB 67-2	147	Village East Towers	MBH 04-14	209
Cadman Towers	HRB 67-33	137	Cedar Manor	MBH 04-HA	141
Tracey Towers	HRB 67-5	206	Bay Towers	MBH 05-13	129
Bridgeview 3	MBH 00-00	133	Seaview Towers	MBH 05-22	196
Clayton Apartments	MBH 00-02	143	St. James Towers	MBH 05-5A	197
Luna Park	MBH 00-12	176	Ryerson Towers	MBH 05-5B	193
Cannon Heights	MBH 00-20	138	Woodstock Terrace	MBH 05-HA	212
Pratt Towers	MBH 00-55	185	Tower West	MBH 05-WS	205
Sam Burt Houses	MBH 00-62	194	Kings Bay 1	MBH 06-02	168
Albert Einstein Staff Hsg	MBH 01-04	124	Highlawn Terrace	MBH 06-13	162
Kingsbridge Arms	MBH 01-12	170	Dennis Lane Apartments	MBH 06-14	151
Lindsay Park	MBH 01-14	174	Hutchinson Parkway Aparts	MBH 06-17	163
Washington Sq. South East	MBH 01-29	211	Kings Bay 2	MBH 06-2A	169
Carol Gardens	MBH 01-36	139	Gouverneur Gardens	MBH 06-HA	160
Riverbend Houses	MBH 01-38	188	York Hill Apartments	MBH 07-14	213
Tri-Faith House	MBH 01-52	207	Rosalie Manning	MBH 07-15	190
Dayton Beach Park	MBH 02-21	148	Brighton House	MBH 07-19	134
Lindville	MBH 02-41	175	Big Six Towers	MBH 07-41	132
Tilden Towers 1	MBH 02-64	202	Masaryk Towers	MBH 07-8A	178

Listing of Developments by Development ID

Development Name	Development ID	Page	Development Name	Development ID	Page
Aguilar Gardens	MBH 08-14	123	Twin Parks N.E. 6 & 8	UDC 017	49
Adee Towers	MBH 08-21	122	River Park Towers	UDC 018	35
Contello 2	MBH 08-41	146	Ellicott 1	UDC 019A	74
River Terrace	MBH 08-44	187	Ellicott 2	UDC 019B	75
Chatterton Terrace	MBH 08-45	142	Genesee Gateway	UDC 021	81
Village View	MBH 08-HA	210	Broadway East	UDC 025	62
R.N.A. House	MBH 08-WS	186	Twin Parks N.E. 2	UDC 031	48
Lind-Ric Apartments	MBH 09-27	172	Arverne View (Ocean)	UDC 033	126
Bronxwood Tower	MBH 09-32	135	Tompkins Terrace	UDC 035	112
Goddard-Riverside Towers	MBH 11-WS	158	College Hill	UDC 037	68
Jefferson Towers	MBH 12-WS	165	Midtown Manor	UDC 039	92
Scott Towers	MBH 14-2A	195	Van Rensselaer Village	UDC 044	116
Independence House	MBH 14-WS	164	Woodbrook Hse (Oak Creek)	UDC 049	121
Strykers Bay	MBH 17-WS	200	West Village (Elm Maple U850)	UDC 050	119
Dayton Towers	MBH 22-1A	149	Riverview 1	UDC 059	100
Trinity House	MBH 24-WS	208	Sea Rise 1	UDC 065	40
Tilden Towers 2	MBH 26-4A	203	Sea Rise 2	UDC 066	41
St. Martin's Guild	MBH 31-WS	198	Park Drive Manor	UDC 081	94
Kennedy Plaza (Low Rise)	UDC 001A	83	Smith-Woodward	UDC 083	43
Kennedy Plaza (High Rise)	UDC 001B	82	Fulton Park Plaza	UDC 084	11
Shoreline 1	UDC 003	103	Rutland Road	UDC 085	38
Scheuer House	UDC 004	39	Cathedral Parkway	UDC 087	6
Twin Parks S.W.	UDC 009	52	Harbor View	UDC 089	13
Twin Parks N.W. 4,5 & 11	UDC 010	50	Northbay Estates	UDC 090	30
Twin Parks S.E. 3 & 4	UDC 014	51			

Listing of Developments by Development ID

Development Name	Development ID	Page	Development Name	Development ID	Page
Michaelangelo	UDC 092	27	Marcus Garvey Village	UDC 180	24
Parkside Houses	UDC 096	97	Radisson Lys. (Greenway)	UDC 187	99
Los Flamboyanes	UDC 101	85	Creek Bend Heights	UDC 189	69
St. Simons Terrace	UDC 102	109	East Gate Homes	UDC 192	73
English Road/Orchard Plac	UDC 103	77	Village Square Apartments	UDC 196	117
Valley Vista	UDC 109	115	Maple Court Homes	UDC 197	88
Riverview 2	UDC 116	101	Madison Towers (Manor)	UDC 228	87
Canaan House	UDC 118	4	Bedford-Stuyvesant Restor	UDC 237	2
Centerville Court	UDC 126	64	Parkedge	UDC 281	96
Madison Plaza	UDC 175	86			