



**HMFA**

Charles Richman  
Chairman

Anthony L. Marchetta  
Executive Director

April 20, 2017

Mr. Hubert Graham  
State Realty Agency, LLC  
1290 Springfield Avenue  
Irvington, NJ 07111-1927

**Re: Pilgrim Baptist Village I**  
**NJ 39-H085-098**  
**NJHMFA # 615**

Dear Mr. Graham:

The Management Division has determined in accordance with HUD regulations that your referenced development is entitled to a rent increase. The new contract rents noted below are effective as of June 4, 2017.

Please complete and sign three (3) original copies of the HUD-92458 Rent Schedule form reflecting the newly revised rents. After review and approval by this Agency, a signed copy will be returned to you. You are not authorized to submit a Gross Rent Change (GRC) for payment until you have received your copy of the executed rent schedule from this agency

	<u>Current</u> <u>Section 8</u> <u>Contract</u>	<u>AAF</u> <u>Register</u> <u>Dated 01/12/2017</u>	<u>New</u> <u>Section 8</u> <u>Rents</u>
One Bedroom	1,055	1.023/1.013	1,070
Two Bedrooms	1,256	1.023/1.013	1,276
Two Bedroom Enhanced	1,354	1.023/1.013	1,372
Three Bedrooms	1,618	1.023/1.013	1,641
Four Bedrooms	1,725	1.023/1.013	1,747

If you have any questions concerning this matter, please do not hesitate to contact me at 609-278-7621.

Sincerely,  
*D. A. Pandit*  
Darshana Pandit  
Accountant II

Cc: Rosie Jackson/ Lesley Lefler  
Carmen Santiago

**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

637 South Clinton Avenue ^ P.O. Box 18550 ^ Trenton, NJ 08650-2085  
TELEPHONE: (609) 278-7400 ^ WEB: www.njhousing.gov

PILGRIM BAPTIST

RENT SCHEDULE HISTORY

HAP Effective 9-29-80  
NJ39 H085-098

HMFA #615

	One Bedroom 30	Two Bedroom 34	Two Bedroom 52	Three Bedroom 30	Four Bedroom 5	Total 152
9-29-80 to 9-28-81	416	536	617	691	739	87,749
9-29-81 to 9-28-82	444	572	658	737	788	93,606
9-29-82 to 9-28-83	464	591	680	761	814	96,865
9-29-83 to 9-28-84	486	615	708	792	847	100,916
9-29-84 to 9-28-85	515	649	747	835	893	106,524
9-29-85 to 9-28-86	*536	670	771	861	921	110,057
9-29-86 to 12-31-89	558	696	801	894	956	114,352
1-1-90 to 9-28-90	585	725	825	920	984	118,345
9-29-90 to 9-28-91	617	753	857	948	1,006	122,899
9-29-91 to 9-28-92	653	790	890	974	1,034	127,910
9-29-92 to 9-28-93	687	824	911	997	1,058	132,022
9-29-93 to 9-28-94	707	838	926	1,013	1,075	134,457
9-29-94 to 9-28-95	729	860	955	1,044	1,108	138,490
9-29-95 to 9-28-96	752	887	985	1,076	1,142	142,815
9-29-96 to 9-28-97	770	908	1,009	1,102	1,169	146,253
11/20/2002 to 11-24-03	780	942	1,047	1,144	1,217	
11-25-03 to 11-7-04	803	972	1,078	1,181	1,254	
11/8/2004 to 10/28/2005	827	1,003	1,116	1,217	1,294	
10/29/2005 to 09/28/2006	862	1,044	1,161	1,266	1,346	
09/29/2006 to 12/30/2007	894	1,082	1,203	1,311	1,393	
12/31/2007 to 09/28/2009	940	1,094	1,216	1,376	1,464	
09/29/2009 to 09/28/2010	975	1,134	1,260	1,427	1,520	
09/29/2010 to 9/28/2011	1,011	1,177	1,306	1,481	1,581	177,228
9/29/2011 to 10/08/2012	1,022	1,204	1,312	1,553	1,658	183,736
10/09/2012 to 11-11-2014	1,022	1,217	1,312	1,569	1,674	190,595
11-12-2014 to 11-11-2015	1,033	1,230	1,326	1,585	1,691	194,700
11-12-2015 to 06-03-2017	1,055	1,256	1,354	1,618	1,725	195,702
06-04-2017 to	1,070	1,276	1,372	1,641	1,747	197,767
						201,927
						204,793

\*Highest cost utility not included in contract rent

PBE = 1 2 3 4  
\$72 \$91 \$119 \$141

#0615HST.WB1

H.C.U.I.  
Essex - V

## Annual Potential Income

04/11/2018

Page No: 1

Property/Project: 00615  
 Pilgrim Baptist I  
 Peter Mason  
 446 Bergen St

Owner:  
 Pilgrim Baptist Village Inc.  
 Mr. Michael Floyd, Pres.  
 637 S Clinton Ave

Newark, NJ 07108-2009

Trenton, NJ 08611-1811

City: NEWARK  
 Program: Section 8 New

County: Essex  
 HUD Area: ESSEX COUNTY

Effective Date: 06/04/2017

Unit Type	Units	Rent	Utilities	Market	Food	Services
2227 1 BR	30	1,070.00	72.00	.00	.00	.00
	<b>Potential</b>	<b>32,100.00</b>	<b>2,160.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
2228 2 BR	35	1,276.00	91.00	.00	.00	.00
	<b>Potential</b>	<b>44,660.00</b>	<b>3,185.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
2229 2 BR-TH	52	1,372.00	91.00	.00	.00	.00
	<b>Potential</b>	<b>71,344.00</b>	<b>4,732.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
2230 3 BR TH	30	1,641.00	119.00	.00	.00	.00
	<b>Potential</b>	<b>49,230.00</b>	<b>3,570.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
2231 4 BR	5	1,747.00	141.00	.00	.00	.00
	<b>Potential</b>	<b>8,735.00</b>	<b>705.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
2304 2 Bedroom Super Unit	1	.00	.00	.00	.00	.00
	<b>Potential</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>Total Potential</b>	<b>153</b>	<b>206,069.00</b>	<b>14,352.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>Yearly Potential</b>		<b>2,472,828.00</b>	<b>172,224.00</b>	<b>.00</b>	<b>.00</b>	