



HMFA

Charles Richman
Chairman

Anthony Marchetta
Executive Director

April 20, 2017

Mr. Hubert Graham
State Realty
1290 Springfield Avenue
Irvington, NJ 07111

**Re: Pilgrim Baptist II
NJHMFA # 618
NJ 39 H085-099**

**Essex I
Highest Cost
Utilities Included**

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

	Current Section 8 Contract	AAF Fed. Register Dated 01/12/17	New Section 8 Rents
One Bedroom	1,090	1.023/1.013	1,105
Two Bedroom	1,286	1.023/1.013	1,306
Two Bedroom TH	1,354	1.023/1.013	1,374
Three Bedroom	1,618	1.023/1.013	1,641
Four Bedroom	1,705	1.023/1.013	1,727

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

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

Carmen Santiago/ Rosie Jackson
Lesley Lefler

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 II

RENT SCHEDULE HISTORY

HAP Effective 12-14-81, 1-15-82, 2-15-82 NJ39 H085-099	1 BR	1 BR	2 BR	2 BR-W	2 BR	2 BR-T	3 BR	3 BR	4 BR	4 BR	4 BR	Total
	28	TOTAL	Walk-up	TOTAL	Townhouse	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	51
12-14-81 to 12-13-82	416		536		616		690		738		738	87,218
12-14-82 to 12-13-83	438		558		641		718		768		768	90,910
12-14-83 to 12-13-84	466		589		676		757		810		810	86,002
12-14-84 to 12-13-85	494		621		713		798		854		854	101,304
12-14-85 to 12-13-88	515		645		741		829		887		887	105,301
12-14-88 to 12-31-89	554		685		787		880		942		942	112,020
01-01-90 to 12-13-90	584		716		817		907		971		971	116,497
12-14-90 to 12-13-91	618		751		849		942		993		993	121,527
12-14-91 to 12-13-92	654		788		882		968		1,020		1,020	126,512
12-14-92 to 12-13-93	688		822		903		991		1,044		1,044	130,586
12-14-93 to 12-13-94	711		850		928		1,012		1,066		1,066	134,286
12-14-94 to 12-13-95	734		878		959		1,045		1,101		1,101	138,808
2-11-99 to	752	21,056	900	32,400	982	53,028	1,074	30,072	1,129	5,645	1,129	142,201
12/2/2002 12/13/2003	781	21,868	935	33,660	1020	55,080	1115	31,220	1178	5,890	1178	147,718
12-14-2003 to 12-13-04	804	22,512	964	34,704	1052	56,808	1148	32,144	1215	6,075	1215	152,243
12-14-04 to 12/13/2005	827	23,156	994	35,784	1085	58,590	1183	33,124	1251	6,255	1251	156,909
12/14/2005 to 12/13/06	860	24080	1036	37296	1129	60966	1230	34440	1301	6505	1301	163287
12/14/2006 to 12/13/2010	893	25004	1072	38592	1170	63180	1273	35644	1347	6735	1347	169155
12/14/2007 to 06/28/2009	938	26264	1094	39384	1216	65664	1338	37464	1416	7080	1416	175856
06/29/2009 to 12/13/2009	972	27216	1134	39690	1262	68148	1387	38836	1467	7335	1467	181225
12/14/2009 to 12/13/2010	1009	28252	1177	41195	1309	70686	1438	40264	1523	7615	1523	188012
12/14/2010 to 12/13/2011	1022	28616	1204	42140	1312	70848	1508	42224	1595	7975	1595	191803
12/14/2011 to 12/13/2012	1045	29260	1231	43085	1312	70848	1543	43204	1634	8170	1634	194567
12/14/2012 to 11/11/2014	1056	29568	1246	43610	1312	70848	1569	43932	1655	8275	1655	196233
11/12/2014 to 11/11/2015	1067	29876	1259	44065	1326	71604	1586	44408	1672	8360	1672	198313
11/12/2015 to 06/03/2017	1090	30520	1286	47582	1354	71762	1618	45304	1705	8525	1705	203693
06/04/2017 to	1105	30940	1306	48322	1374	72822	1641	45948	1727	8635	1727	206667
PBE \$72.00, \$91.00, \$119.00 and \$141.00												
DDS \$ 7.85, \$10.12, \$ 11.63, \$13.03 and \$13.93												

HMFA #618

0.030633

Note: Contract Rents include highest cost utility.

#0618HST.WB1

H.C.U.I.
Essex - V

Annual Potential Income

04/11/2018

Page No: 1

Property/Project: 00618
 Pilgrim Baptist Village II
 Rockea Christmas-McFadden
 5 Avon Ave

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

Newark, NJ 07108-2801

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
1101 1 Bedroom Sec. 8 #1	28	1,105.00	72.00	.00	.00	.00
	Potential	30,940.00	2,016.00	.00	.00	.00
1201 2 Bedroom Sec. 8 #1	38	1,306.00	91.00	.00	.00	.00
	Potential	49,628.00	3,458.00	.00	.00	.00
1202 2 Bedroom Sec. 8 #2	53	1,374.00	91.00	.00	.00	.00
	Potential	72,822.00	4,823.00	.00	.00	.00
1301 3 Bedroom Sec. 8 #1	28	1,641.00	119.00	.00	.00	.00
	Potential	45,948.00	3,332.00	.00	.00	.00
1401 4 Bedroom Sec. 8 #1	5	1,727.00	141.00	.00	.00	.00
	Potential	8,635.00	705.00	.00	.00	.00
2304 2 Bedroom Super Unit	1	.00	.00	.00	.00	.00
	Potential	.00	.00	.00	.00	.00
Total Potential	153	207,973.00	14,334.00	.00	.00	.00
Yearly Potential		2,495,676.00	172,008.00	.00	.00	