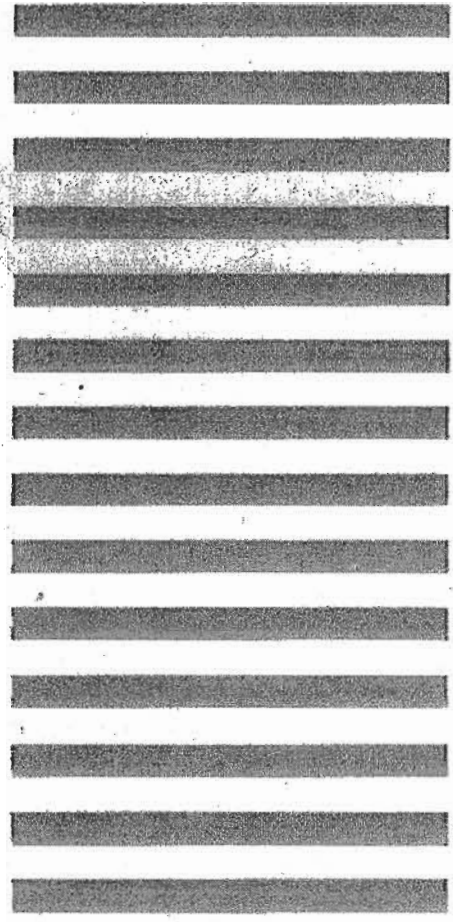




NEW YORK CITY HOUSING AUTHORITY

# DEVELOPMENT DATA



JANUARY 1999

# **NEW YORK CITY HOUSING AUTHORITY**

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**250 Broadway, New York, N.Y. 10007**

**KALMAN FINKEL**  
ACTING CHAIR

**EARL ANDREWS, JR.**  
MEMBER

**PAUL T. GRAZIANO**  
GENERAL MANAGER

---

**PREPARED AND PRODUCED BY THE ASSET MANAGEMENT DEPARTMENT**

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## SIGNIFICANT 1998-99 DATA CHANGES

THE 15 STATE DEVELOPMENTS, THE 6 CITY DEVELOPMENTS, THE 3 STATE DEVELOPMENTS (CHELSEA ADDITION, BUTLER & AUDUBON) THAT WERE FULLY FEDERALIZED IN JULY 1995 AND THE 2 CITY DEVELOPMENTS (CONEY ISLAND & HYLAN) THAT WERE FULLY FEDERALIZED IN JULY 1995 HAVE BEEN ASSIGNED NEW NY (DEVELOPMENT) NUMBERS.

4 BUILDINGS OF THE LOW INCOME HOUSING DEMONSTRATION GRANT WERE SOLD BY NYCHA IN 1998. THE OTHER 5 BUILDINGS OF THIS DEVELOPMENT WERE SOLD BY NYCHA IN 1997.

GREENE-QUINCY HOUSES WAS SOLD BY NYCHA IN DECEMBER 1998.

48 FHA HOUSES (49 UNITS) WERE SOLD BY NYCHA IN 1998. BREAKDOWN BY FHA GROUP IS AS FOLLOWS:  
I - 6; II - 6; III - 3; IV - 5; V - 14 (1 - 2 FAMILY HOUSE SOLD); VI - 3; VII - 3; VIII - 2; IX - 1; X - 5

ALL THE BRONX MHOP BUILDINGS INCLUDING THOSE THAT BECAME CONVENTIONAL PUBLIC RENTAL HOUSING ARE NOW BEING MANAGED BY KRAUS MANAGEMENT, A PRIVATE MANAGER.

A PRIVATE MANAGER (SCOTT/ROSENBERG) IS NOW MANAGING DOUGLASS & TAFT REHABS OF THE REHAB PROGRAM, METRO NORTH REHAB AND SAMUEL (MHOP) I & III. THEY ARE SCHEDULED TO TAKE OVER THE MANAGEMENT OF SAMUEL (MHOP) II IN THE 1ST QUARTER OF 1999. THE LISTING FOR SAMUEL II IN THIS BOOKLET REFLECTS THE EXPECTED CHANGE. THE MANAGEMENT FIRM FOR THESE DEVELOPMENTS IS BEING REFERRED TO AS METRO NORTH (PRIVATE) IN THIS PUBLICATION.

SEBCO WHO MANAGES WHAT IS KNOWN AS MURPHY PRIVATE HAS CHANGED THEIR NAME TO BUILDING MANAGEMENT ASSOCIATES, INC. THE MANAGING DEVELOPMENT FOR THESE DEVELOPMENTS IS BEING LISTED AS MURPHY PRIVATE (BUILDING MANAGEMENT ASSOCIATES) IN THE BLUEBOOK.

ADDITIONAL LAND WAS ACQUIRED AT 3 DEVELOPMENTS: SAMUEL (CITY), MARCY AVENUE-GREENE AVENUE SITE B AND STUYVESANT GARDENS I.

THIS BOOKLET REFLECTS CHANGES IN EITHER THE ACTUAL COSTS OR DEVELOPMENT BUDGETS FOR BERRY STREET-SOUTH 9TH STREET, HOWARD AVENUE-PARK PLACE, LOWER EAST SIDE III AND SUTTER AVENUE-UNION STREET.

THE OPERATING (AKA: PARENT) EDP# WAS CHANGED AT THE FOLLOWING DEVELOPMENTS: DOUGLASS AND TAFT REHABS OF THE REHABILITATION PROGRAM; LOWER EAST SIDE III; WEST TREMONT I, II & III; MORRIS HEIGHTS REHAB; MACOMBS ROAD REHAB; AND MARCY AVENUE-GREENE AVENUE A & B

THE DATA IN THIS BOOKLET, AND ADDITIONAL RELATED INFORMATION IS AVAILABLE FROM THE ASSET MANAGEMENT DEPARTMENT IN A WIDE VARIETY OF COMBINATIONS. PLEASE FEEL FREE TO CONTACT THE ASSET MANAGEMENT DEPARTMENT FOR ANY INFORMATION YOU CANNOT OBTAIN FROM THE DEVELOPMENT DATA BOOKLET.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	248	524	524	380	530	453	258
OPERATING EDP #	248	524	524	312	530	453	258
DEVELOPMENT (NY) #	NY005049	NY005216C	NY005216C	NY005186	NY36P005220A	NY36P005386	NY005059
T. D. S. #	118	031	085	265	022	187	150
DEVELOPMENT NAME	ADAMS	(A) ALBANY	(A) ALBANY II	45 ALLEN STREET	(A) AMSTERDAM	(B) AMSTERDAM ADDITION	830 AMSTERDAM AVENUE
PROGRAM METHOD TYPE	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL TURNKEY NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.
NUMBER OF CURRENT APTS.	925	824	396	104	1,080	175	159
NUMBER OF AS-BUILT APTS.	925	829	400	107	1,084	175	159
NO. OF RENTAL ROOMS	4,309.5	3,798.5	1,837.0	537.5	5,128.0	762.5	727.5
AVG. NO. R/R PER APT.	4.66	4.58	4.59	5.02	4.73	4.36	4.58
POPULATION (EST.)	2,364	2,027	974	287	2,373	937	406
RESIDENTIAL BUILDINGS	7	6	3	1	13	1	1
NUMBER OF STORIES	15-21	14	13-14	14	6-16	27	20
TOTAL AREA-SQ. FT.	408,888	388,389	214,594	39,609	446,172	40,866	28,690
ACRES	9.39	8.92	4.93	0.91	10.24	0.93	0.86
NET DEV. AREA-SQ. FT.	383,068	388,369	214,694	39,609	413,634	40,686	28,690
(EXCLUDING PARK) ACRES	8.79	8.92	4.93	0.91	9.49	0.93	0.86
BLDG. COVERAGE-SQ. FT.	56,283	58,455	26,053	8,031	100,358	17,562	7,750
CUBAGE-CU. FT.	8,181,502	7,082,630	3,249,689	950,162	8,233,310	1,825,587	1,375,740
BLDG/LAND COVERAGE-%	13.8%	15.1%	12.1%	20.3%	22.5%	43.2%	27.0%
DENSITY (PERSONS/ACRE)	252	227	198	316	232	381	616
LAND COST (INCLUD. PARK)	\$3,629,002	\$400,000	\$511,563		\$2,512,388	\$98,250	\$714,819
PER SQ. FT. PRIV. PROP.	\$8.88	\$1.03	\$2.38		\$5.63	\$2.37	\$24.92
CONSTRUCTION COST	\$10,748,608	\$7,486,415	\$3,348,733	\$4,121,605	\$7,861,459	\$5,528,947	\$2,186,636
PER RENTAL ROOM	\$2,494	\$1,971	\$1,823	\$7,668	\$1,533	\$8,895	\$3,004
SITE IMPR. & OTHER COSTS	\$3,501,208	\$1,064,585	\$805,704	\$168,516	\$1,888,153	\$326,803	\$731,359
PER RENTAL ROOM	\$812	\$280	\$439	\$314	\$368	\$429	\$1,005
DEVELOPMENT COST	\$17,878,818	\$8,951,000	\$4,666,000	\$4,280,021	\$12,262,000	\$7,053,000	\$3,631,814
PER RENTAL ROOM	\$4,149	\$2,356	\$2,540	\$7,981	\$2,391	\$9,250	\$4,992
AVG. MONTHLY RENT/RR	\$54.67	\$54.62	\$53.47	\$75.10	\$63.70	\$72.33	\$58.86
LOCATION	WESTCHESTER AVE. UNION AVE. E. 152ND ST.	ALBANY AVE. ST. MARKS AVE. TROY AVE. PARK PL.	BERGEN ST. TROY AVE. ALBANY HOUSES ALBANY AVE.	GRAND ST. ALLEN ST. HESTER ST. ELDRIDGE ST.	W. 61ST ST. W. 64TH ST. WEST END AVE. AMSTERDAM AVE.	W. 64TH ST. W. 65TH ST. AMSTERDAM AVE. WEST END AVE.	W. 101ST ST. AMSTERDAM AVE. W. 100TH ST. WEST END AVE.
BOROUGH	BRONX CD#1	BROOKLYN CD#8	BROOKLYN CD#8	MANHATTAN CD#3	MANHATTAN CD#7	MANHATTAN CD#7	MANHATTAN CD#7
COMPLETION DATE	8-31-64	10-2-50	1-31-57	7-31-74	12-17-48	1-31-74	8-31-65

(A), (B) See page 61 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	325	355	573	517	384	444	311
OPERATING EDP #	325	325	571	517	272	444	311
DEVELOPMENT (NY) #	NY005120	NY005116	NY005244F	NY005213I	NY005189	NY360005365	NY005108
T. D. S. #	210	228	051	026	256	125	202
DEVELOPMENT NAME	(B) ARMSTRONG I	(B) ARMSTRONG II	(C) ARVERNE	(A) ASTORIA	ATLANTIC TERMINAL SITE 4B	(D) AUDUBON	(B) BAILEY AVE.- WEST 193RD STREET
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	369	248	418	1,102	300	167	233
NUMBER OF AS-BUILT APTS.	371	248	418	1,104	300	168	233
NO. OF RENTAL ROOMS	1,802.0	1,276.0	1,771.0	5,607.0	1,272.0	833.0	990.0
AVG. NO. R/R PER APT.	4.86	5.15	4.24	5.08	4.24	4.96	4.25
POPULATION (EST.)	1,325	667	969	3,205	660	373	483
RESIDENTIAL BUILDINGS	11	5	7	22	1	1	1
NUMBER OF STORIES	4-6	4	6	6-7	31	20	13
TOTAL AREA-SQ. FT.	245,481	162,118	354,220	1,406,832	88,155	27,477	99,606
ACRES	5.64	3.72	8.13	32.30	2.02	0.63	2.29
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	245,481 5.64	162,118 3.72	310,500 7.13	1,151,484 26.43	88,166 2.02	27,477 0.63	99,606 2.29
BLDG. COVERAGE-SQ. FT.	94,311	67,372	66,101	173,434	15,382	9,043	13,621
CUBAGE-CU. FT.	4,800,020	3,123,424	3,931,321	10,828,559	2,464,800	1,589,892	1,877,893
BLDG/LAND COVERAGE-%	38.4%	41.5%	18.7%	12.3%	17.4%	32.9%	13.7%
DENSITY (PERSONS/ACRE)	235	233	119	99	326	591	211
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$1,638,000 \$6.67		\$68,212 \$0.19	\$2,015,617 \$1.43		\$188,500 \$6.86	\$544,497 \$5.47
CONSTRUCTION COST PER RENTAL ROOM	\$9,174,274 \$5,091	\$7,412,000 \$5,809	\$4,043,072 \$2,283	\$9,477,010 \$1,690	\$10,262,138 \$8,068	\$2,144,641 \$2,575	\$6,676,540 \$6,733
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$3,836,598 \$2,129	\$390,067 \$306	\$1,025,991 \$579	\$2,629,373 \$469	\$535,834 \$421	\$483,859 \$581	\$1,871,119 \$1,890
DEVELOPMENT COST PER RENTAL ROOM	\$14,648,872 \$8,129	\$7,802,067 \$6,114	\$5,127,275 \$2,901	\$14,122,000 \$2,519	\$10,797,972 \$8,489	\$2,817,000 \$3,382	\$8,001,166 \$8,173
AVG. MONTHLY RENT/RR	\$52.44	\$56.75	\$63.46	\$58.26	\$62.45	\$64.76	\$59.32
LOCATION	CLIFTON PL MARCY AVE. GATES AVE. BEDFORD AVE.	GREENE AVE. GATES AVE. TOMPKINS AVE. MARCY AVE.	ARVERNE BLVD. B. 56TH ST. BEACH CHANNEL DR. B. 54TH ST.	27TH AVE 9TH ST. HALLET'S COVE EAST RIVER	CLERMONT AVE. ATLANTIC AVE. CARLTON AVE. FULTON ST.	W. 164TH ST. W. 156TH ST. AMSTERDAM AVE.	BAILEY AVE. W. 193RD ST. HEATH AVE.
BOROUGH	BROOKLYN CD#3	BROOKLYN CD#3	QUEENS CD#14	QUEENS CD#1	BROOKLYN CD#2	M. WHITTAN CD#9	BRONX CD#7
COMPLETION DATE	5-31-73	10-31-74	2-28-51	11-9-51	4-30-76	4-30-62	5-31-73

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	240	215	383	670	440	282	266
OPERATING EDP #	240	215	215	670	440	282	538
DEVELOPMENT (NY) #	NY005038	NY005012	NY005111	NY36P005368	NY36P005367	NY005086	NY36P005255
T. D. S. #	091	060	198	092	126	165	311
DEVELOPMENT NAME	BAISLEY PARK	BARUCH	(E5) BARUCH HOUSES ADDITION	BAY VIEW	BAYCHESTER	(B) BEACH 41ST ST. -BCH. CHANNEL DR.	(*) BEDFORD- STUYVESANT REHAB.
PROGRAM	FEDERAL	FEDERAL	FEDERAL	CITY	STATE	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	TURNKEY
TYPE	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	NEW CONST.	NEW CONST.	REHAB.
NUMBER OF CURRENT APTS.	385	2,193	197	1,610	441	712	85
NUMBER OF AS-BUILT APTS.	386	2,184	197	1,610	441	712	85
NO. OF RENTAL ROOMS	1,804.0	10,247.0	668.5	7,314.0	1,866.5	3,106.0	392.0
AVG. NO. R/R PER APT.	4.67	4.67	3.39	4.54	4.23	4.36	4.61
POPULATION (EST.)	1,080	5,389	219	3,564	976	1,738	220
RESIDENTIAL BUILDINGS	5	17	1	23	11	4	3
NUMBER OF STORIES	8	7-13-14	23	8	6	13	4-6
TOTAL AREA-SQ. FT.	325,713	1,196,115	47,204	1,481,844	360,248	580,000	26,000
ACRES	7.48	27.46	1.08	34.02	8.27	13.31	0.60
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	325,713 7.48	1,101,503 25.29	47,204 1.08	1,438,244 33.02	360,248 8.27	580,000 13.31	26,000 0.60
BLDG. COVERAGE-SQ. FT.	54,504	160,098	6,149	207,305	66,835	66,756	18,283
CUBAGE-CU. FT.	3,529,560	17,784,205	1,268,931	14,282,296	3,759,170	6,385,727	856,611
BLDG/LAND COVERAGE-%	16.7%	13.4%	13.0%	14.0%	18.6%	11.5%	70.3%
DENSITY (PERSONS/ACRE)	144	196	202	105	118	131	388
LAND COST (INCLUD. PARK)	\$148,608	\$8,987,198	\$70,000	\$155,414	\$612,500	\$800,710	
PER SQ. FT. PRIV. PROP.	\$0.46	\$7.51	\$1.48	\$0.10	\$1.70	\$1.38	
CONSTRUCTION COST	\$4,171,609	\$18,683,346	\$4,388,854	\$15,251,174	\$6,167,522	\$17,197,189	\$4,892,567
PER RENTAL ROOM	\$2,312	\$1,823	\$6,585	\$2,085	\$3,304	\$5,537	\$12,323
SITE IMPR. & OTHER COSTS	\$1,536,187	\$8,740,611	\$2,163,695	\$4,168,882	\$1,318,978	\$6,813,151	\$387,196
PER RENTAL ROOM	\$852	\$853	\$3,237	\$570	\$707	\$2,194	\$988
DEVELOPMENT COST	\$5,856,304	\$36,411,155	\$6,622,549	\$19,576,470	\$8,089,000	\$24,811,000	\$6,218,763
PER RENTAL ROOM	\$3,246	\$3,553	\$9,907	\$2,676	\$4,339	\$7,989	\$13,319
AVG. MONTHLY RENT/RR	\$61.80	\$62.86	\$61.39	\$70.80	\$72.30	\$60.45	\$53.83
LOCATION	L.I.R.R. FOCH BLVD 116TH AVE. GUY BREWER BLVD.	E. HOUSTON ST. F.D.R. DRIVE DELANCEY ST. COLUMBIA ST.	COLUMBIA ST. DELANCEY ST. E. HOUSTON ST. F.D.R. DRIVE	SEAVIEW AVE. E. 102ND ST. DD ROCKAWAY PKWY.	SCHIEFFELIN AVE. E. 225TH ST. E. 229TH ST.	B-38TH ST. B-41ST ST. NORTON AVE. BEACH CHANNEL DR.	THROOP AVE. VERNON AVE. M. GARVEY BLVD. HART ST.
BOROUGH	QUEENS CD#12	MANHATTAN CD#3	MANHATTAN CD#3	BROOKLYN CD#18	BRONX CD#12	QUEENS CD#14	BROOKLYN CD#3
COMPLETION DATE	4-30-61	6-30-59	4-30-77	5-31-56	5-31-63	11-30-73	5-31-83

(B), (E) See pages 61 and 62 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	761	587	777	326	294-300-338	339-356-366	349
OPERATING EDP #	761	587	777	326	249-294-326	249-294-326	326
DEVELOPMENT (NY) #	NY36P005282	NY36P005271B	NY36P005288	NY005121	NY005118ABC	NY005134ABC	NY005135
T. D. S. #	345	052	357	211	220-518-519	222-520-521	230
DEVELOPMENT NAME	(*) BELMONT-SUTTER AREA	(C) GENERAL BERRY	(F,*) BERRY STREET - SOUTH 9TH STREET	(G) DR. BETANCES I	(G) DR. BETANCES II	DR. BETANCES III	DR. BETANCES (E2,G) IV
PROGRAM METHOD TYPE	FEDERAL TURNKEY NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL TURNKEY NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL TURNKEY NEW CONST.	FEDERAL TURNKEY REHAB.	FEDERAL TURNKEY NEW CONST.
NUMBER OF CURRENT APTS	72	506	148	309	175	132	281
NUMBER OF AS-BUILT APTS	72	506	150	309	175	132	282
NO. OF RENTAL ROOMS	336.0	2,129.0	711.0	1,424.5	859.0	665.0	1,370.0
AVG. NO. R/R PER APT.	4.67	4.21	4.74	4.61	4.91	5.04	4.86
POPULATION (EST.)	228	1,041	510	710	492	371	780
RESIDENTIAL BUILDINGS	3	8	4	13	4	7	8
NUMBER OF STORIES	3	6	3-6	3-4-11-19	4-8	5-6	3-4-6
TOTAL AREA-SQ. FT.	80,000	604,913	129,228	136,173	105,015	49,767	189,526
ACRES	1.84	13.89	2.97	3.13	2.41	1.14	4.35
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	80,000 1.84	511,178 11.74	129,228 2.97	136,173 3.13	105,015 2.41	49,767 1.14	189,526 4.35
BLDG. COVERAGE-SQ. FT.	24,395	77,152	39,559	40,862	43,313	28,692	74,343
CUBAGE-CU. FT.	889,912	4,520,277	1,341,343	2,587,665	2,393,548	2,677,414	3,694,403
BLDG/LAND COVERAGE-%	30.5%	12.8%	30.6%	30.0%	41.2%	57.7%	39.2%
DENSITY (PERSONS/ACRE)	124	75	172	227	204	325	182
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.		\$88,324 \$0.15		\$158,000 \$1.16			
CONSTRUCTION COST PER RENTAL ROOM	\$4,921,296 \$14,647	\$4,653,354 \$2,250	\$15,333,000 \$21,565	\$6,164,335 \$4,327	\$5,106,500 \$5,945	\$3,678,832 \$5,532	\$8,948,176 \$6,532
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$452,238 \$1,346	\$987,688 \$464	\$1,729,418 \$2,432	\$2,532,251 \$1,778	\$1,812,791 \$2,110	\$1,168,093 \$1,757	\$1,810,780 \$1,322
DEVELOPMENT COST PER RENTAL ROOM	\$5,373,534 \$15,993	\$5,929,376 \$2,785	\$17,062,418 \$23,998	\$8,654,586 \$6,216	\$6,919,291 \$8,055	\$4,846,925 \$7,289	\$10,758,956 \$7,859
AVG. MONTHLY RENT/RR	\$52.17	\$74.47	\$61.60	\$56.36	\$57.62	\$53.48	\$56.00
LOCATION	BELMONT AVE. JEROME ST. SUTTER AVE. BARBEY ST.	RICHMOND RD. DONGAN HILLS AVE. SEAYER AVE. JEFFERSON ST.	S. 9TH ST. S. 11TH ST. BEDFORD DIVISION & WYTHE AVES.	BROOK AVE. E. 144TH ST. ST. ANNS AVE. E. 143RD ST.	E. 136TH ST. E. 140TH, 144TH STS. JACKSON AVE. WILLIS AVE.	E. 136TH ST. E. 140TH, 144TH STS. JACKSON AVE. WILLIS AVE.	E. 143RD ST. E. 147TH ST. WILLIS AVE. ST. ANNS AVE.
BOROUGH	BROOKLYN CD#5	STATEN ISLAND CD#2	BROOKLYN CD#1	BRONX CD#1	BRONX CD#1	BRONX CD#1	BRONX CD#1
COMPLETION DATE	2-28-86	10-30-50	9-30-95	5-31-73	7-31-73	7-31-73	12-31-73



# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	350	545	271	519	353	390	304
OPERATING EDP #	326	545	271	519	353	353	304
DEVELOPMENT (NY) #	NY005136	NY005217	NY005070	NY005213K	NY005175	NY005195	NY005095
T. D. S. #	231	285	160	054	243	271	189
DEVELOPMENT NAME	DR. BETANCES V	(*) DR. BETANCES VI	BETHUNE GARDENS	(A) BLAND	BORINQUEN PLAZA I	BORINQUEN PLAZA II	(B) BOSTON ROAD PLAZA
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	TURNKEY	TURNKEY	CONVENTIONAL
TYPE	REHAB.	REHAB.	NEW CONST. (ELD)	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST. (ELD)
NUMBER OF CURRENT APTS.	152	155	210	400	509	425	230
NUMBER OF AS-BUILT APTS.	162	165	210	400	509	425	235
NO. OF RENTAL ROOMS	742.5	731.0	756.0	1,848.5	2,383.5	2,265.5	843.0
AVG. NO. R/R PER APT.	4.88	4.72	3.60	4.62	4.68	5.33	3.59
POPULATION (EST.)	427	392	227	938	1,338	1,289	253
RESIDENTIAL BUILDINGS	9	3	1	5	8	7	1
NUMBER OF STORIES	5-6	5-6	22	10	7	7	20
TOTAL AREA-SQ. FT.	45,308	56,604	63,546	269,800	250,875	184,000	84,416
ACRES	1.04	1.30	1.46	6.19	5.76	4.22	1.94
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	45,308 1.04	56,604 1.30	63,546 1.46	245,765 5.64	250,875 5.76	184,000 4.22	84,416 1.94
BLDG. COVERAGE-SQ. FT.	30,557	18,582	7,751	43,237	96,902	61,115	15,045
CUBAGE-CU. FT.	2,021,785	993,708	1,393,115	3,668,503	4,544,080	4,223,000	1,589,318
BLDG/LAND COVERAGE-%	67.4%	32.8%	12.2%	16.0%	38.6%	33.2%	17.8%
DENSITY (PERSONS/ACRE)	411	302	156	151	232	300	131
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.		\$1,300,000 \$22.97	\$753,911 \$11.86	\$1,246,388 \$4.62			\$291,872 \$3.46
CONSTRUCTION COST PER RENTAL ROOM	\$4,325,272 \$5,825	\$7,152,098 \$9,784	\$2,019,455 \$2,671	\$3,809,169 \$2,061	\$13,698,855 \$5,747	\$15,030,150 \$6,634	\$5,296,871 \$6,283
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,552,407 \$2,091	\$2,028,261 \$2,775	\$1,012,031 \$1,339	\$869,443 \$470	\$1,926,192 \$808	\$1,381,768 \$610	\$1,536,302 \$1,822
DEVELOPMENT COST PER RENTAL ROOM	\$5,877,679 \$7,916	\$10,480,359 \$14,337	\$3,785,397 \$5,007	\$5,926,000 \$3,205	\$15,625,047 \$6,558	\$16,411,918 \$7,244	\$7,125,145 \$8,452
AVG. MONTHLY RENT/RR	\$54.70	\$53.97	\$59.32	\$63.67	\$58.08	\$55.41	\$62.15
LOCATION	E 143RD ST. E. 147TH ST. WILLIS AVE. ST. ANN'S AVE.	E. 147TH ST. E. 146TH ST. ST. ANN'S AVE. WILLIS AVE.	W. 156TH ST. ST. NICHOLAS AVE. AMSTERDAM AVE.	ROOSEVELT AVE. PRINCE ST. LAWRENCE ST. LONG ISLAND R.R.	MANHATTAN AVE. BOERUM ST. BUSHWICK AVE. VARET ST.	BOERUM ST. HUMBOLDT ST. SEIGEL ST. BUSHWICK AVE.	MACE AVE. HOLLAND AVE. WARING AVE. BOSTON RD.
BOROUGH	BRONX CD#1	BRONX CD#1	MANHATTAN CD#12	QUEENS CD#7	BROOKLYN CD#1	BROOKLYN CD#1	BRONX CD#1
COMPLETION DATE	2-28-74	9-30-82	3-31-67	4-30-52	2-28-75	12-31-75	8-31-72

(A), (B) See page 61 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	254	637	767	379	212	213	533
OPERATING EDP #	254	637	533	370	212	213	533
DEVELOPMENT #	NY005060	NY36P005369	NY005249	NY005185	NY005011	NY005017	NY36P005220D
T. D. S. #	138	046	346	264	056	065	032
DEVELOPMENT NAME	BOSTON SECOR	BOULEVARD	(*) BOYNTON AVENUE REHAB.	BRACETTI PLAZA	BREUKELEN	BREVOORT	(A) BRONX RIVER
PROGRAM	FEDERAL	CITY	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	TURNKEY	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	REHAB.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	538	1,436	82	108	1,595	894	1,247
NUMBER OF AS-BUILT APTS.	538	1,441	82	108	1,595	895	1,246
NO. OF RENTAL ROOMS	2,489.5	6,071.5	369.0	545.0	7,471.5	4,153.0	5,968.0
AVG. NO. R/R PER APT.	4.63	4.21	4.50	5.05	4.68	4.64	4.79
POPULATION (EST.)	1,348	3,109	241	309	4,037	1,991	3,104
RESIDENTIAL BUILDINGS	4	18	3	1	30	13	9
NUMBER OF STORIES	13-14-17-18	6-14	4-6	7	3-7	7	14
TOTAL AREA-SQ. FT.	762,300	1,127,650	30,000	44,353	2,830,416	751,896	607,297
ACRES	17.50	25.89	0.69	1.02	64.98	17.26	13.94
NET DEV. AREA-SQ. FT.	762,300	1,127,650	30,000	44,353	2,141,741	687,188	563,737
(EXCLUDING PARK) ACRES	17.50	25.89	0.69	1.02	49.17	15.73	12.94
BLDG. COVERAGE-SQ. FT.	36,181	170,051	16,455	18,790	360,423	121,383	84,235
CUBAGE-CU. FT.	4,849,474	12,141,094	999,800	1,216,072	14,297,000	7,735,318	10,772,413
BLDG/LAND COVERAGE-%	4.7%	15.1%	54.9%	42.4%	12.7%	16.1%	13.9%
DENSITY (PERSONS/ACRE)	77	120	350	303	82	115	223
LAND COST (INCLUD. PARK)	\$1,500,173	\$358,056			\$783,948	\$2,110,797	\$685,324
PER SQ. FT. PRIV. PROP.	\$1.97	\$0.32			\$0.28	\$2.81	\$1.13
CONSTRUCTION COST	\$8,780,664	\$11,207,671	\$3,688,046	\$4,182,952	\$14,394,154	\$7,868,186	\$10,739,613
PER RENTAL ROOM	\$2,724	\$1,849	\$9,995	\$7,583	\$1,927	\$1,895	\$1,800
SITE IMPR. & OTHER COSTS	\$3,614,137	\$2,079,711	\$1,255,084	\$231,467	\$3,232,171	\$1,852,904	\$1,294,063
PER RENTAL ROOM	\$1,452	\$343	\$3,401	\$425	\$433	\$446	\$217
DEVELOPMENT COST	\$11,894,964	\$13,645,488	\$4,943,129	\$4,364,419	\$18,410,273	\$11,831,887	\$12,719,000
PER RENTAL ROOM	\$4,776	\$2,247	\$13,398	\$8,008	\$2,464	\$2,849	\$2,131
AVG. MONTHLY RENT/RR	\$63.28	\$68.49	\$46.33	\$52.24	\$60.72	\$63.36	\$53.11
LOCATION	JRT-DYRE AVE-LINE BOSTON RD. STEENWICK AVE.	LINDEN BLVD ASHFORD ST WORTMAN AVE SCHENCK AVE.	WATSON AVE WARD AVE BRUCKNER BLVD ELDER AVE.	E. 3RD ST. AVENUE "C" E. 4TH ST. AVENUE "B"	STANLEY AVE FLATLANDS AVE E. 103RD ST. WILLIAMS AVE.	BAINBRIDGE ST RALPH AVE FULTON ST PATCHEN AVE.	BRONX RIVER AVE HARBOR AVE E. 174TH ST BRONX CD#9
BOROUGH	BRONX CD#12	BROOKLYN CD#5	BRONX CD#9	MANHATTAN CD#3	BROOKLYN CD#18	BROOKLYN CD#3	BRONX CD#9
COMPLETION DATE	4-30-89	3-22-51	8-31-85	5-31-74	10-31-52	8-31-55	2-28-51

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	533	528	222	336	512	352	430
OPERATING EDP #	533	528	222	336	512	748	430
DEVELOPMENT (NY) #	NY36P005220D	NY36-004-045	NY005022	NY36P005277	NY005213D	NY005145	NY36P005370
T. D. S. #	157	255	067	325	016	530	086
DEVELOPMENT NAME	(A) BRONX RIVER ADDITION	(*) BRONXCHESTER	BRONXDALE	(*) REVEREND BROWN	(A) BROWNSVILLE	BRYANT AVE- EAST 174TH STREET	BUSHWICK
PROGRAM	FEDERAL	SECTION 8	FEDERAL	FEDERAL	FEDERAL	FEDERAL	STATE
METHOD	CONVENTIONAL	TURNKEY	CONVENTIONAL	TURNKEY	CONVENTIONAL	TURNKEY	CONVENTIONAL
TYPE	NEW CONST. (ELD)	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	226	208	1,498	200	1,319	69	1,221
NUMBER OF AS-BUILT APTS.	226	208	1,497	200	1,338	72	1,220
NO. OF RENTAL ROOMS	641.0	1,017.0	7,005.5	700.0	6,279.0	291.5	5,653.0
AVG. NO. R/R PER APT.	2.84	4.89	4.68	3.50	4.69	4.05	4.63
POPULATION (EST.)	227	646	3,549	215	3,680	201	2,981
RESIDENTIAL BUILDINGS	2	1	28	2	27	1	8
NUMBER OF STORIES	6-14	18	7	6	6	6	18-20
TOTAL AREA-SQ. FT.	62,500	87,134	1,340,519	99,460	819,997	22,500	697,736
ACRES	1.43	2.00	30.77	2.28	18.82	0.52	16.02
NET DEV. AREA-SQ. FT.	62,500	87,134	1,340,519	99,460	732,841	22,500	689,260
(EXCLUDING PARK) ACRES	1.43	2.00	30.77	2.28	16.82	0.52	14.69
BLDG. COVERAGE-SQ. FT.	12,286	18,600	190,435	29,354	188,564	9,879	78,768
CUBAGE-CU. FT.	1,529,115	2,258,523	12,238,008	1,493,904	10,371,638	672,864	11,298,105
BLDG/LAND COVERAGE-%	19.7%	21.3%	14.2%	29.5%	23.0%	43.9%	11.3%
DENSITY (PERSONS/ACRE)	158	323	115	94	194	389	186
LAND COST (INCLUD. PARK)	\$111,352		\$955,607		\$2,379,456		\$3,804,680
PER SQ. FT. PRIV. PROP.	\$1.78		\$0.71		\$2.90		\$5.45
CONSTRUCTION COST	\$2,990,454	\$9,535,343	\$12,284,360	\$12,640,706	\$8,884,051	\$2,061,678	\$13,457,550
PER RENTAL ROOM	\$4,685	\$9,376	\$1,754	\$18,058	\$1,415	\$7,073	\$2,381
SITE IMPR. & OTHER COSTS	\$826,194	\$664,657	\$4,723,582	\$784,354	\$1,634,493	\$70,656	\$3,083,770
PER RENTAL ROOM	\$1,289	\$654	\$674	\$1,121	\$260	\$242	\$546
DEVELOPMENT COST	\$3,928,000	\$10,200,000	\$17,963,649	\$13,425,060	\$12,898,000	\$2,132,334	\$20,346,000
PER RENTAL ROOM	\$6,129	\$10,029	\$2,564	\$19,179	\$2,054	\$7,315	\$3,589
AVG. MONTHLY RENT/RR	\$67.86	\$63.27	\$56.78	\$60.82	\$52.40	\$55.63	\$55.92
LOCATION	E. 172ND ST. E. 174TH ST. MANOR AVE. HARROD AVE.	E. 156TH ST. ST. ANN'S AVE. P.S. #38	WATSON AVE. BRUCKNER BLVD. SOUNDVIEW AVE. LELAND AVE.	EASTERN PKWY. PROSPECT PL HOPKINSON AVE. ST. MARKS AVE.	SUTTER AVE. DUMONT AVE. MTHR. GASTON BLVD. ROCKAWAY AVE.	E. 174TH ST. BRYANT AVE. E. 173RD ST. VYSE AVE.	HUMBOLDT ST. MOORE ST. BUSHWICK AVE. FLUSHING AVE.
BOROUGH	BRONX CD#9	BRONX CD#1	BRONX CD#9	BROOKLYN CD#16	BROOKLYN CD#16	BRONX CD#3	BROOKLYN CD#16
COMPLETION DATE	2-28-66	6-30-78	1-31-55	7-31-85	4-16-48	8-31-72	3-31-60

(A) See page 61 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	565	566	758	435	544	593	288
OPERATING EDP #	546	546	546	435	544	593	288
DEVELOPMENT #	NY36P005222	NY36P005240	NY36P005263	NY36P005362	NY36-H110-033	NY36P005264	NY005088
T. D. S. #	302	303	324	113	257	286	166
DEVELOPMENT NAME	(*) BUSHWICK II (GROUPS A & C)	(*) BUSHWICK II (GROUPS B & D)	(H,*) BUSHWICK II CDA (GROUP E)	(D) BUTLER	(*) CAMPOS PLAZA I	(*) CAMPOS PLAZA II	CAREY GARDENS
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	SECTION 8	FEDERAL	FEDERAL
METHOD	TURNKEY	TURNKEY	TURNKEY	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	300	300	276	1,476	270	224	674
NUMBER OF AS-BUILT APTS.	300	300	276	1,492	269	224	674
NO. OF RENTAL ROOMS	1,464.0	1,470.0	1,214.0	7,284.0	1,366.5	1,087.0	3,104.0
AVG. NO. R/R PER APT.	4.88	4.90	4.40	4.88	5.08	4.85	4.61
POPULATION (EST.)	878	908	652	4,342	764	622	1,769
RESIDENTIAL BUILDINGS	25	25	5	6	2	2	3
NUMBER OF STORIES	3	3	3	21	10-23	9-17	16-17
TOTAL AREA-SQ. FT.	402,930	440,392	300,000	558,096	97,846	93,155	364,406
ACRES	9.25	10.11	6.89	12.81	2.25	2.14	8.37
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	402,930 9.25	440,392 10.11	300,000 6.89	558,096 12.81	97,846 2.25	93,155 2.14	364,406 8.37
BLDG. COVERAGE-SQ. FT.	102,600	102,600	84,230	88,255	20,354	29,149	58,078
CUBAGE-CU. FT.	3,200,584	3,200,584	2,198,403	13,527,100	2,515,635	2,470,285	6,234,143
BLDG/LAND COVERAGE-%	25.5%	23.3%	28.1%	15.8%	20.8%	31.3%	15.9%
DENSITY (PERSONS/ACRE)	95	90	95	339	340	291	211
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.				\$4,931,452 \$8.84		\$114,000 \$1.22	\$1,921,554 \$5.27
CONSTRUCTION COST PER RENTAL ROOM	\$18,739,868 \$12,800	\$19,017,885 \$12,937	\$18,993,804 \$15,646	\$17,376,138 \$2,386	\$12,613,145 \$9,157	\$14,864,868 \$13,876	\$9,600,854 \$3,093
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$2,100,524 \$1,435	\$590,292 \$402	\$1,085,084 \$894	\$7,325,410 \$1,006	\$946,855 \$693	\$2,622,679 \$2,413	\$5,474,096 \$1,764
DEVELOPMENT COST PER RENTAL ROOM	\$20,840,392 \$14,235	\$19,608,177 \$13,339	\$20,078,888 \$16,539	\$29,683,000 \$4,069	\$13,460,000 \$9,850	\$17,601,547 \$18,193	\$16,996,504 \$5,478
AVG. MONTHLY RENT/RR	\$53.91	\$58.74	\$58.05	\$56.63	\$65.00	\$62.28	\$49.09
LOCATION	CENTRAL AVE HARMAN AVE GREEN AVE HALSEY ST	GATES AVE WILSON AVE MADISON AVE EVERGREEN AVE	KNICKERBOCKER AVE WILSON AVE GATES AVE MENAHAN ST	E 169TH ST E 171ST ST WEBSTER AVE PARK AVE	AVENUE "B" E 12TH ST AVENUE "C" E 13TH ST	AVENUE "B" E 14TH ST AVENUE "C" E 13TH ST	W 24TH ST NEPTUNE AVE W 22ND ST SURF AVE
BOROUGH	BROOKLYN CD#4	BROOKLYN CD#4	BROOKLYN CD#4	BRONX CD#3	MANHATTAN CD#3	MANHATTAN CD#3	BROOKLYN CD#13
COMPLETION DATE	11-30-83	5-31-84	12-31-86	12-31-64	9-30-79	9-30-82	11-30-70

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	270	534	319	431	446	451	779
OPERATING EDP #	226	534	241	431	446	451	753
DEVELOPMENT (NY) #	NY005073	NY36P005220E	NY005122	NY36P005371	NY36P005372	NY36P005361	NY005253
T. D. S. #	164	058	206	080	134	176	334
DEVELOPMENT NAME	CARLETON MANOR	(A) CARVER	CASSIDY-LAFAYETTE	CASTLE HILL	CHELSEA	(D,I) CHELSEA ADDITION	CLAREMONT PKWY.- (* ) FRANKLIN AVE.
PROGRAM	FEDERAL	FEDERAL	FEDERAL	STATE	STATE	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	TURNKEY
TYPE	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.
NUMBER OF CURRENT APTS.	170	1,246	381	2,025	426	96	188
NUMBER OF AS-BUILT APTS.	174	1,246	380	2,026	426	95	188
NO. OF RENTAL ROOMS	750.0	5,827.0	1,292.0	9,761.0	1,914.5	336.0	733.0
AVG. NO. R/R PER APT.	4.31	4.68	3.40	4.82	4.50	3.50	3.90
POPULATION (EST.)	411	2,767	398	5,571	1,015	102	310
RESIDENTIAL BUILDINGS	1	13	4	14	2	1	3
NUMBER OF STORIES	11	6-15	6	12-20	21	14	3-7
TOTAL AREA-SQ. FT.	145,011	637,132	224,294	1,801,346	83,900	44,921	134,390
ACRES	3.33	14.63	5.15	41.35	1.93	1.03	3.09
NET DEV. AREA-SQ. FT.	145,011	584,887	224,294	1,737,186	83,900	44,921	134,390
(EXCLUDING PARK) ACRES	3.33	13.66	5.15	40.36	1.93	1.03	3.09
BLDG. COVERAGE -SQ. FT.	14,051	97,568	54,589	176,917	18,557	14,475	35,258
CUBAGE-CU. FT.	1,386,194	10,275,141	2,858,593	19,247,987	3,689,066	1,021,739	1,384,880
BLDG/LAND COVERAGE-%	9.7%	15.3%	24.3%	9.8%	22.1%	32.2%	26.2%
DENSITY (PERSONS/ACRE)	123	189	77	135	527	99	103
LAND COST (INCLUD. PARK)	\$287,826	\$5,992,488		\$747,489	\$1,873,743		
PER SQ. FT. PRV. PROP.	\$1.98	\$9.41		\$0.41	\$22.33		
CONSTRUCTION COST	\$1,978,420	\$11,076,614	\$6,512,710	\$23,282,534	\$6,826,869	\$2,145,238	\$11,816,049
PER RENTAL ROOM	\$2,638	\$1,901	\$5,041	\$2,383	\$2,782	\$6,987	\$16,953
SITE IMPR. & OTHER COSTS	\$1,106,880	\$7,086,898	\$354,204	\$4,443,977	\$1,575,388	\$356,762	\$647,864
PER RENTAL ROOM	\$1,476	\$1,216	\$274	\$455	\$823	\$1,062	\$1,293
DEVELOPMENT COST	\$3,373,126	\$24,155,000	\$6,866,904	\$28,454,100	\$8,776,000	\$2,402,000	\$12,645,913
PER RENTAL ROOM	\$4,498	\$4,145	\$5,315	\$2,915	\$4,584	\$7,149	\$17,282
AVG. MONTHLY RENT/RR	\$57.02	\$59.24	\$64.08	\$56.35	\$68.42	\$61.31	\$57.02
LOCATION	ROCKAWAY FRWY. BEACH CHANNEL DR	E. 99TH ST. PARK AVE. MADISON AVE. E. 106TH ST.	CASSIDY PL. FILLMORE ST. LAFAYETTE AVE. CLINTON AVE	OLMSTEAD AVE. HAVEMEYER AVE. LAGOMBE AVE. CINCINNATUS AVE.	W. 26TH ST. W7 26TH ST. NINTH AVE	CHELSEA PARK W. 26TH ST. TENTH AVE	CLAREMONT PKWY. FULTON AVE. E. 174TH ST. THIRD AVE.
BOROUGH	QUEENS CD#14	MANHATTAN CD#11	STATEN ISLAND CD#1	BRONX CD#9	MANHATTAN CD#4	MANHATTAN CD#4	BRONX CD#3
COMPLETION DATE	3-31-67	1-31-58	9-30-71	11-30-60	5-31-64	4-30-68	12-31-66

(A), (D), (I) See pages 61 and 62 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	330	750	751	752	208	245	351
OPERATING EDP #	750	750	750	750	506	245	344
DEVELOPMENT (NY) #	NY36P005246	NY005223	NY36P005273	NY36P005274	NY005007	NY005045	NY005148
T. D. S. #	307	308	335	336	011	123	236
DEVELOPMENT NAME	CLAREMONT REHAB. (* (GROUP 2))	CLAREMONT REHAB. (* (GROUP 3))	CLAREMONT REHAB. (* (GROUP 4))	CLAREMONT REHAB. (* (GROUP 5))	CLASON POINT GARDENS	CLINTON	COLLEGE AVENUE- EAST 165TH STREET
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	TURNKEY	TURNKEY	TURNKEY	TURNKEY	CONVENTIONAL	CONVENTIONAL	TURNKEY
TYPE	REHAB.	REHAB.	REHAB.	REHAB.	NEW CONST.	NEW CONST.	NEW CONST. (ELD)
NUMBER OF CURRENT APTS.	107	112	150	132	401	749	95
NUMBER OF AS-BUILT APTS.	107	116	180	135	400	749	96
NO. OF RENTAL ROOMS	460.5	514.5	659.0	587.5	1,852.0	3,527.0	320.0
AVG. NO. R/R PER APT.	4.30	4.47	4.39	4.35	4.63	4.71	3.37
POPULATION (EST.)	261	265	384	330	952	1,879	101
RESIDENTIAL BUILDINGS	6	5	9	3	46	6	1
NUMBER OF STORIES	5-6	5	4-5	5	2	9-18	6
TOTAL AREA-SQ. FT.	31,874	35,423	45,636	53,898	742,013	243,770	22,146
ACRES	0.73	0.81	1.05	1.24	17.03	5.60	0.51
NET DEV. AREA-SQ. FT.	31,874	35,423	45,636	53,898	742,013	232,673	22,146
(EXCLUDING PARK) ACRES	0.73	0.81	1.05	1.24	17.03	5.34	0.51
BLDG. COVERAGE-SQ. FT.	21,948	21,985	29,519	28,605	154,304	51,879	10,022
CUBAGE-CU. FT.	3,488,634	1,538,950	2,658,710	2,927,721	3,388,939	6,740,935	784,399
BLDG/LAND COVERAGE-%	68.9%	62.1%	64.7%	53.1%	20.8%	21.3%	45.3%
DENSITY (PERSONS/ACRE)	357	326	367	267	56	336	199
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.					\$260,300 \$0.35	\$2,578,914 \$10.58	
CONSTRUCTION COST PER RENTAL ROOM	\$6,143,765 \$13,342	\$6,755,656 \$13,131	\$9,418,197 \$14,292	\$7,712,880 \$13,128	\$1,418,384 \$7.66	\$9,842,606 \$2,791	\$2,433,000 \$7,603
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$5,286,597 \$11,480	\$478,938 \$931	\$865,477 \$1,313	\$838,289 \$1,427	\$388,316 \$210	\$4,353,359 \$1,234	\$85,156 \$266
DEVELOPMENT COST PER RENTAL ROOM	\$11,430,362 \$24,822	\$7,234,594 \$14,061	\$10,283,674 \$15,605	\$8,551,169 \$14,555	\$2,067,000 \$1,116	\$16,774,770 \$4,756	\$2,518,156 \$7,889
AVG. MONTHLY RENT/RR	\$54.53	\$52.83	\$48.41	\$54.99	\$63.73	\$61.01	\$54.37
LOCATION	CLAY AVE. E 169TH ST. WEBSTER AVE. E 165TH ST.	E 167TH ST. TELLER AVE. E 165TH ST. FINDLAY AVE.	E 169TH ST. CLAY AVE. E 165TH ST. FINDLAY AVE.	COLLEGE AVE. E 167TH ST. FINDLAY AVE. E 166TH ST.	STORY AVE. SEWARD AVE. NOBLE AVE. METCALF AVE.	PARK & LEX. AVES. E 104TH 106TH STS. E 108TH ST. E 110TH ST.	E 106TH ST. FINDLAY AVE. E 165TH ST. COLLEGE AVE.
BOROUGH	BRONX CD#4	BRONX CD#4	BRONX CD#4	BRONX CD#4	BRONX CD#9	MANHATTAN CD#11	BRONX CD#4
COMPLETION DATE	4-30-87	12-31-84	10-31-86	11-30-85	12-20-41	10-31-65	7-31-72

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	671	335	328	334	347	223	359
OPERATING EDP #	671	288	278	334	240	223	219
DEVELOPMENT (NY) #	NY36P0053563	NY005161	NY005123	NY005157	NY005137	NY005023	NY005149
T. D. S. #	094	239	216	238	232	069	199
DEVELOPMENT NAME	(D) CONEY ISLAND	CONEY ISLAND I (SITE 1B)	CONEY ISLAND I (SITES 4 & 5)	CONEY ISLAND I (SITE 8)	CONLON LIHFE TOWERS	COOPER PARK	(G) CORSI HOUSES
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	TURNKEY	TURNKEY	TURNKEY	TURNKEY	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	NEW CONST. (ELD)
NUMBER OF CURRENT APTS	535	193	377	125	216	699	172
NUMBER OF AS-BUILT APTS	634	193	376	125	216	700	171
NO. OF RENTAL ROOMS	2,442.0	962.0	1,885.0	632.5	732.0	3,283.0	555.5
AVG. NO. R/R PER APT.	4.57	4.98	5.01	5.06	3.39	4.69	3.25
POPULATION (EST.)	1,427	601	1,162	420	222	1,792	179
RESIDENTIAL BUILDINGS	5	1	1	1	1	11	1
NUMBER OF STORIES	14	18	17	14	13	7	15
TOTAL AREA-SQ. FT.	298,874	93,061	187,318	61,483	51,873	528,967	32,004
ACRES	6.86	2.14	4.30	1.41	1.19	12.14	0.73
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	239,429 5.50	93,061 2.14	187,318 4.30	61,483 1.41	51,873 1.19	496,296 11.39	32,004 0.73
BLDG. COVERAGE -SQ. FT.	38,119	14,078	38,750	11,970	11,294	86,767	20,446
CUBAGE-CU. FT.	4,912,800	1,878,990	4,017,326	1,187,936	1,325,412	5,878,957	1,361,650
BLDG/LAND COVERAGE-%	12.8%	15.1%	20.7%	19.5%	21.8%	16.4%	63.9%
DENSITY (PERSONS/ACRE)	208	281	270	298	188	148	244
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$646,511 \$2.16					\$653,396 \$1.24	\$317,869 \$9.93
CONSTRUCTION COST PER RENTAL ROOM	\$5,090,856 \$2,085	\$6,682,600 \$6,947	\$14,354,600 \$7,615	\$4,676,041 \$7,394	\$5,696,338 \$7,832	\$5,832,892 \$1,777	\$4,642,410 \$8,357
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,991,167 \$815	\$848,722 \$882	\$2,248,400 \$1,193	\$1,176,952 \$1,861	\$249,558 \$341	\$1,215,989 \$370	\$1,640,242 \$2,953
DEVELOPMENT COST PER RENTAL ROOM	\$7,728,534 \$3,165	\$7,531,412 \$7,829	\$16,603,000 \$8,808	\$5,853,893 \$9,255	\$5,935,896 \$7,973	\$7,702,277 \$2,346	\$6,600,621 \$11,382
AVG. MONTHLY RENT/RR	\$71.34	\$47.72	\$54.22	\$54.43	\$59.29	\$59.91	\$60.46
LOCATION	SURF AVE. W. 32ND ST. RIEGELMANN BRDVK. W. 29TH ST.	W. 20TH ST. W. 21ST ST. SURF AVE. MERMAID AVE.	MERMAID AVE. W. 26TH ST. SURF AVE. W. 28TH ST.	W. 35TH ST. W. 36TH ST. SURF AVE. MERMAID AVE.	170TH ST. 172ND ST. JAMAICA AVE. 93RD AVE.	FROST ST. MORGAN AVE. KINGSLAND AVE. MASPETH AVE.	E. 116TH ST. E. 117TH ST. FIRST AVE. SECOND AVE.
BOROUGH	BROOKLYN CD#13	BROOKLYN CD#13	BROOKLYN CD#13	BROOKLYN CD#13	QUEENS CD#12	BROOKLYN CD#1	MANHATTAN CD#11
COMPLETION DATE	1-31-57	5-31-73	7-31-74	12-31-73	3-31-71	6-8-53	11-30-73

(D), (G) See page 62 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	331	536	301	265	569	569	434
OPERATING EDP #	765	536	301	259	569	569	434
DEVELOPMENT (NY) #	NY36P005258	NY36P005220G	NY005096A	NY005066	NY005244B	NY005244B	NY36P005373
T. D. S. #	312	070	190	155	082-582	148	111
DEVELOPMENT NAME	(*) CROWN HEIGHTS	(A) CYPRESS HILLS	(B,G,J) DAVIDSON	DE HOSTOS APARTMENTS	(C,K) DOUGLASS	(C) DOUGLASS ADDITION	DREW - HAMILTON
PROGRAM METHOD TYPE	FEDERAL TURNKEY REHAB.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	STATE CONVENTIONAL NEW CONST.
NUMBER OF CURRENT APTS.	121	1,442	177	219	2,054	135	1,207
NUMBER OF AS-BUILT APTS.	121	1,444	175	223	2,057	136	1,217
NO. OF RENTAL ROOMS	527.5	6,576.0	848.5	979.5	9,218.0	667.5	5,365.5
AVG. NO. R/R PER APT.	4.36	4.55	4.85	4.39	4.48	4.94	4.41
POPULATION (EST.)	319	3,485	427	462	4,609	334	2,786
RESIDENTIAL BUILDINGS	8	15	1	1	17	1	5
NUMBER OF STORIES	4	7	8	22	6-9-12-17-18-20	16	24
TOTAL AREA-SQ. FT.	51,255	1,264,130	82,967	32,690	947,991	23,957	312,188
ACRES	1.18	29.02	1.90	0.75	21.76	0.55	7.17
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	51,255 1.18	1,264,130 29.02	82,967 1.90	32,690 0.75	863,250 19.92	23,957 0.55	292,189 6.71
BLDG. COVERAGE -SQ. FT.	31,650	223,364	24,796	10,319	138,552	8,884	74,433
CUBAGE-CU. FT.	1,139,400	12,338,237	1,647,000	1,794,597	17,587,741	1,289,800	9,889,080
BLDG/LAND COVERAGE-%	61.8%	17.7%	29.9%	31.6%	14.6%	37.1%	23.8%
DENSITY (PERSONS/ACRE)	271	120	224	616	212	507	389
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.		\$897,540 \$0.71	\$475,808 \$5.73	\$400,000 \$12.24	\$11,599,626 \$12.24	\$676,585 \$28.24	\$4,392,191 \$14.07
CONSTRUCTION COST PER RENTAL ROOM	\$7,062,039 \$13,388	\$11,472,681 \$1,745	\$6,663,499 \$7,853	\$2,788,460 \$2,847	\$18,942,201 \$2,055	\$2,350,686 \$3,522	\$14,072,833 \$2,823
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$912,611 \$1,730	\$2,402,879 \$365	\$1,565,402 \$1,845	\$856,439 \$874	\$6,899,173 \$748	\$755,729 \$1,132	\$6,680,976 \$1,245
DEVELOPMENT COST PER RENTAL ROOM	\$7,974,650 \$15,118	\$14,773,000 \$2,247	\$8,704,709 \$10,259	\$4,044,899 \$4,130	\$37,441,000 \$4,082	\$3,783,000 \$5,667	\$25,146,000 \$4,637
AVG. MONTHLY RENT/RR	\$61.36	\$53.25	\$54.45	\$58.53	\$63.15	\$61.11	\$63.83
LOCATION	BUFFALO AVE. BERGEN ST. RALPH AVE. ST. JOHNS PL.	SUTTER AVE. EUCLID AVE. LINDEN BLVD. FOUNTAIN AVE.	PROSPECT AVE. HOME ST. E. 107TH ST. UNION AVE.	AMSTERDAM AVE. W. 93RD ST. BROADWAY W. 94TH ST.	W. 104TH ST. MANHATTAN AVE. W. 100TH ST. AMSTERDAM AVE.	W. 102ND ST. W. 103RD ST. AMSTERDAM AVE. MANHATTAN CD#7	W. 141ST ST. W. 144TH ST. POWELL BLVD. DOUGLASS BLVD.
BOROUGH	BROOKLYN CD#8	BROOKLYN CD#5	BRONX CD#3	MANHATTAN CD#7	MANHATTAN CD#7	MANHATTAN CD#7	MANHATTAN CD#10
COMPLETION DATE	9-30-86	5-31-55	8-31-73	2-28-69	5-31-58	6-30-65	9-30-65



# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	373	343	833	452	320	835	360
OPERATING EDP #	373	236	833	452	219	835	360
DEVELOPMENT (NY) #	NY005183A	NY005165	NY36M000157D	NY36P005374	NY005126	NY36M000157F	NY005154
T. D. S. #	041	224	322	185	203	319	237
DEVELOPMENT NAME	(C) DYCKMAN	EAGLE AVENUE- EAST 163RD STREET	EAST 4TH STREET (L,*) REHAB. SECTION 8	344 EAST 28TH STREET	335 EAST 111TH STREET	EAST 120TH STREET (L,*) REHAB. SECTION 8	EAST 152ND STREET- COURTLANDT AVE. FEDERAL
PROGRAM	FEDERAL	FEDERAL	SECTION 8	STATE	FEDERAL	SECTION 8	FEDERAL
METHOD	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	TURNKEY
TYPE	NEW CONST.	NEW CONST.	REHAB.	NEW CONST.	NEW CONST.	REHAB.	NEW CONST.
NUMBER OF CURRENT APTS.	1,167	66	25	225	63	42	221
NUMBER OF AS-BUILT APTS.	1,167	66	25	225	66	42	221
NO. OF RENTAL ROOMS	5,050.0	281.5	132.5	985.5	267.0	186.0	926.5
AVG. NO. R/R PER APT.	4.33	4.27	5.30	4.38	4.05	4.43	4.19
POPULATION (EST.)	2,529	137	82	444	152	92	428
RESIDENTIAL BUILDINGS	7	1	2	1	1	1	2
NUMBER OF STORIES	14	6	6	26	6	6	10-14
TOTAL AREA-SQ. FT.	613,884	28,125	4,764	44,644	20,205	8,746	63,175
ACRES	14.09	0.65	0.11	1.02	0.46	0.20	1.45
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	570,318 13.09	28,125 0.65	4,764 0.11	44,644 1.02	20,205 0.46	8,746 0.20	63,175 1.45
BLDG. COVERAGE -SQ. FT.	80,457	9,828	3,718	7,889	9,143	6,010	21,301
CUBAGE-CU. FT.	9,780,114	598,000	252,824	1,946,457	530,550	420,700	1,801,668
BLDG/LAND COVERAGE-%	13.1%	34.9%	78.0%	17.7%	45.3%	68.7%	33.7%
DENSITY (PERSONS/ACRE)	179	212	750	433	328	458	288
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$1,688,147 \$2.75			\$291,480 \$6.53			
CONSTRUCTION COST PER RENTAL ROOM	\$9,289,102 \$1,839	\$1,648,800 \$5,857	\$1,004,000 \$7,577	\$3,461,513 \$3,512	\$1,200,000 \$4,494	\$960,000 \$5,108	\$7,419,205 \$8,003
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$3,225,666 \$639	\$62,101 \$221	\$220,000 \$1,660	\$1,227,007 \$1,245	\$41,825 \$157	\$146,000 \$785	\$298,739 \$322
DEVELOPMENT COST PER RENTAL ROOM	\$14,202,915 \$2,812	\$1,710,901 \$6,078	\$1,224,000 \$9,238	\$4,980,000 \$5,053	\$1,241,825 \$4,651	\$1,096,000 \$5,892	\$7,717,944 \$9,390
AVG. MONTHLY RENT/RR	\$70.62	\$56.40	\$59.12	\$61.48	\$58.64	\$61.71	\$58.77
LOCATION	DYCKMAN ST. NAGLE AVE. W. 204TH ST. TENTH AVE.	EAGLE AVE. E. 163RD ST. THIRD AVE. E. 161ST ST.	E. 4TH ST. AVENUE "B" AVENUE "C"	E. 27TH ST. NEW ST. E. 28TH ST. FIRST AVE.	SECOND AVE E. 111TH ST. FIRST AVE E. 112TH ST.	E. 120TH ST. FIRST AVE. PLEASANT AVE.	E. 161ST ST. E. 163RD ST. COURTLANDT AVE. MELROSE AVE.
BOROUGH	MANHATTAN CD#12	BRONX CD#3	MANHATTAN CD#3	MANHATTAN CD#6	MANHATTAN CD#11	MANHATTAN CD#11	BRONX CD#11
COMPLETION DATE	4-25-51	5-31-71	7-31-88	3-31-71	6-30-69	11-1-85	8-31-73

(C), (L) See pages 61 and 63 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	552	778	289	323	378	207	313
OPERATING EDP #	748	748	289	363	378	207	313
DEVELOPMENT (NY) #	NY005226	NY005252	NY005090	NY005124	NY005171	NY005005	NY005114A
T. D. S. #	530	530	180	208	263	009	034
DEVELOPMENT NAME	EAST 165TH ST.- (*) BRYANT AVE	EAST 173RD ST.- (*) VYSE AVENUE	1010 EAST 178TH STREET	EAST 180TH ST.- (E1) MONTEREY AVE.	EAST NEW YORK CITY LINE	EAST RIVER	(C) EASTCHESTER GARDENS
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	TURNKEY	TURNKEY	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	111	168	218	239	63	1,158	877
NUMBER OF AS-BUILT APTS.	111	168	220	239	66	1,170	874
NO. OF RENTAL ROOMS	589.5	757.0	942.0	1,061.5	409.0	4,883.0	4,239.0
AVG. NO. R/R PER APT.	5.31	4.51	4.28	4.44	6.20	4.17	4.85
POPULATION (EST.)	323	489	458	604	331	2,440	2,208
RESIDENTIAL BUILDINGS	5	7	1	1	33	10	10
NUMBER OF STORIES	3	3	21	10	3	8-10-11	7-8
TOTAL AREA-SQ. FT.	137,566	232,875	88,172	78,743	84,400	512,822	653,858
ACRES	3.16	5.35	2.02	1.81	1.94	11.77	15.01
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	137,566 3.16	232,875 5.35	88,172 2.02	78,743 1.81	84,400 1.94	465,807 10.71	607,398 13.94
BLDG. COVERAGE -SQ. FT.	41,134	59,524	14,981	30,800	26,943	112,140	115,918
CUBAGE-CU. FT.	1,286,795	1,547,624	1,841,767	2,072,776	719,300	7,983,515	7,891,470
BLDG/LAND COVERAGE-%	29.9%	25.6%	17.0%	39.1%	31.9%	21.9%	17.7%
DENSITY (PERSONS/ACRE)	102	91	228	334	171	207	142
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.			\$130,000 \$1.47	\$215,591 \$2.74		\$1,246,736 \$2.43	\$307,441 \$0.47
CONSTRUCTION COST PER RENTAL ROOM	\$7,507,900 \$12,739	\$11,707,105 \$15,465	\$3,498,403 \$3,708	\$6,629,119 \$6,245	\$2,442,746 \$5,972	\$3,228,083 \$680	\$8,067,466 \$1,909
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$670,743 \$1,139	\$922,831 \$1,219	\$1,408,002 \$1,495	\$1,882,290 \$1,773	\$331,898 \$811	\$834,871 \$171	\$1,139,093 \$269
DEVELOPMENT COST PER RENTAL ROOM	\$8,178,643 \$13,874	\$12,629,936 \$16,684	\$5,031,405 \$5,341	\$8,727,000 \$8,221	\$2,774,644 \$6,784	\$5,204,706 \$1,069	\$9,514,000 \$2,244
AVG. MONTHLY RENT/RR	\$42.41	\$49.98	\$59.86	\$55.52	\$48.81	\$59.49	\$64.65
LOCATION	WESTCHESTER AVE. LONGFELLOW AVE. ALDUS ST. HOE AVE.	SOUTHERN BLVD. E. 173RD ST. VYSE AVE. JENNINGS ST.	E. TREMONT AVE. BRYANT AVE. E. 178TH ST. BOSTON RD.	E. 180TH ST. E. 181ST ST. LAFONTAINE AVE. CHARRY RD.	FOUNTAIN AVE. HEGEMAN AVE. LOGAN ST. BROOKLYN CD#9	FIRST AVE. FID.R. DRIVE E. 102ND ST. E. 106TH ST.	BURKE AVE. BOUCK AVE. ADRE AVE. YATES AVE.
BOROUGH	BRONX CD#2	BRONX CD#3	BRONX CD#6	BRONX CD#8	BROOKLYN CD#9	MANHATTAN CD#11	BRONX CD#11
COMPLETION DATE	12-31-86	7-31-87	3-31-71	9-30-73	3-31-76	5-20-41	6-1-50

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	214	571	367	834	532	322	375
OPERATING EDP #	214	571	367	834	532	283	375
DEVELOPMENT (NY) #	NY005019	NY005244D	NY005181C	NY36M000157E	NY36P005220C	NY005129	NY005188
T. D. S. #	057	098	015	320	029	205	207
DEVELOPMENT NAME	EDENWALD	(C) EDGEMERE	(C) ELLIOTT	(L,*) FABRIA REHAB.	(A) FARRAGUT	(*) FENIMORE- LEFFERTS	(B) FIORENTINO PLAZA
PROGRAM	FEDERAL	FEDERAL	FEDERAL	SECTION 8	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	REHAB.	NEW CONST.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	2,034	1,395	589	40	1,390	36	180
NUMBER OF AS-BUILT APTS.	2,039	1,395	608	40	1,390	36	160
NO. OF RENTAL ROOMS	9,692.5	6,661.5	2,789.0	124.0	6,535.0	180.0	796.0
AVG. NO. R/R PER APT.	4.75	4.78	4.59	3.10	4.70	5.00	4.98
POPULATION (EST.)	5,547	4,042	1,438	53	3,467	96	528
RESIDENTIAL BUILDINGS	40	24	4	3	10	18	8
NUMBER OF STORIES	3-14	7-9	11-12	5	13-14	2	4
TOTAL AREA-SQ. FT.	2,129,275	1,408,080	204,530	7,109	723,570	33,705	92,500
ACRES	48.88	32.33	4.70	0.16	16.61	0.77	2.12
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	2,023,005 46.44	1,408,080 32.33	204,530 4.70	7,109 0.16	723,570 16.61	33,705 0.77	92,500 2.12
BLDG. COVERAGE -SQ. FT.	344,433	215,090	45,023	4,045	100,746	20,339	42,189
CUBAGE-CU. FT.	17,847,449	13,059,717	4,301,454	283,150	11,639,930	584,300	1,916,306
BLDG/LAND COVERAGE-%	16.2%	15.3%	22.0%	56.9%	13.9%	60.3%	45.6%
DENSITY (PERSONS/ACRE)	113	125	306	325	209	124	249
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$1,070,853 \$0.50	\$411,178 \$0.29	\$1,102,737 \$5.39		\$2,705,499 \$3.74		\$518,000 \$5.60
CONSTRUCTION COST PER RENTAL ROOM	\$18,373,294 \$1,896	\$17,840,036 \$2,603	\$9,467,965 \$1,240	\$900,000 \$7,258	\$9,906,187 \$1,516	\$603,000 \$3,350	\$4,508,638 \$5,664
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$3,418,009 \$353	\$5,204,786 \$781	\$481,640 \$173	\$145,000 \$1,169	\$2,575,314 \$394	\$30,673 \$170	\$1,111,899 \$1,397
DEVELOPMENT COST PER RENTAL ROOM	\$22,862,156 \$2,359	\$22,956,000 \$3,446	\$5,042,342 \$1,808	\$1,045,000 \$8,427	\$15,187,000 \$2,324	\$633,673 \$3,520	\$6,138,482 \$7,712
AVG. MONTHLY RENT/RR	\$58.89	\$53.29	\$64.83	\$80.87	\$56.38	\$56.44	\$50.04
LOCATION	GRENADA PL. BAYCHESTER AVE. E. 225TH ST. LACONIA AVE.	B. 58TH ST. ALAMEDA AVE. B. 51ST ST. BEACH CHANNEL DR.	W. 25TH ST. CHELSEA PARK NINTH AVE. TENTH AVE.	E. 11TH ST. FIRST AVE. AVENUE 'A'	YORK ST. NASSAU ST. NAVY ST. BRIDGE ST.	FENIMORE ST. TROY AVE. LEFFERTS AVE. NOSTRAND AVE.	GLENMORE AVE. VAN SICKLEN AVE. PITKIN AVE. WYONA ST.
BOROUGH	BRONX CD#12	QUEENS CD#14	MANHATTAN CD#4	MANHATTAN CD#3	BROOKLYN CD#2	BROOKLYN CD#6	BROOKLYN CD#6
COMPLETION DATE	10-15-53	8-31-61	7-15-47	5-1-85	4-30-52	9-30-69	10-31-71

(A), (B), (C), (L) See pages 61 and 63 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP#	370	535	309	308	341	252	381
OPERATING EDP#	370	535	309	311	341	252	381
DEVELOPMENT (NY) #	NY005181A	NY36P005220F	NY005108	NY005110	NY36P005266	NY005053	NY005108
T. D. S. #	001	059	(B,M) 200	197	309	136	252
DEVELOPMENT NAME	(C,*) FIRST HOUSES	(A) FOREST	FOREST HILLS COOP- (108TH ST-62ND DR)	FT. INDEPENDENCE STREET-HEATH AVE.	FORT WASHINGTON (*) AVENUE REHAB.	FULTON	GARVEY (GROUP A)
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	TURNKEY	TURNKEY	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	REHAB. (ELD)	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS	126	1,349	430	344	232	945	321
NUMBER OF AS-BUILT APTS	123	1,350	430	344	227	944	321
NO. OF RENTAL ROOMS	379.0	6,143.5	1,811.5	1,524.0	817.5	4,260.0	1,542.5
AVG. NO. R/R PER APT.	3.08	4.55	4.21	4.43	3.60	4.51	4.81
POPULATION (EST.)	177	3,277	931	862	254	2,094	889
RESIDENTIAL BUILDINGS	8	15	3	1	1	11	3
NUMBER OF STORIES	4-5	9-10-14	12	21	7	6-25	8-14
TOTAL AREA-SQ. FT.	53,532	854,753	359,923	149,152	112,034	272,989	142,730
ACRES	1.23	19.62	8.26	3.42	2.57	6.27	3.28
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	53,532 1.23	782,920 17.97	359,923 8.26	149,152 3.42	112,034 2.57	272,989 6.27	142,730 3.28
BLDG. COVERAGE-SQ. FT.	24,540	125,002	53,683	25,162	43,735	70,645	40,745
GUBAGE-CU. FT.	1,411,795	11,465,400	3,673,511	3,321,343	3,690,779	8,097,991	3,257,257
BLDG/LAND COVERAGE-%	45.8%	14.6%	14.9%	16.9%	39.0%	25.9%	28.5%
DENSITY (PERSONS/ACRE)	144	167	113	252	99	334	263
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$220,312 \$4.12	\$4,269,926 \$5.00	\$2,328,494 \$6.47			\$4,295,619 \$15.74	\$160,500 \$1.12
CONSTRUCTION COST PER RENTAL ROOM	\$1,164,331 \$3,072	\$11,264,637 \$1,834	\$19,873,439 \$11,026	\$9,945,227 \$6,526	\$15,179,552 \$18,568	\$12,293,332 \$2,886	\$9,446,721 \$6,124
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$0 \$0	\$4,041,437 \$658	\$6,875,187 \$3,795	\$620,843 \$407	\$1,057,684 \$1,294	\$4,138,896 \$972	\$2,992,268 \$1,940
DEVELOPMENT COST PER RENTAL ROOM	\$1,364,643 \$3,653	\$19,676,000 \$3,186	\$29,177,120 \$16,107	\$10,666,070 \$6,933	\$16,237,236 \$19,862	\$20,727,647 \$4,866	\$12,599,489 \$8,168
AVG. MONTHLY RENT/RR	\$73.37	\$55.11	\$99.78	\$62.01	\$59.08	\$69.36	\$50.64
LOCATION	E. 2ND ST. E. 3RD ST. AVENUE "A" FIRST AVE	TINTON AVE. E. 163RD ST. TRINITY AVE. E. 166TH ST.	108TH ST. 62ND DR. COLONIAL AVE. H. HARDING EXP.	FT. INDEPENDENCE ST. HEATH AVE. BAILEY AVE. SUMMIT PL.	RIVERSIDE DR. W. 163RD ST. FT. WASHINGTON AVE. W. 165TH ST.	W. 18TH ST. W. 18TH ST. NINTH AVE	EAST NEW YORK AVE. AMBOY ST. PITKIN AVE.
BOROUGH	MANHATTAN CD#3	BRONX CD#3	QUEENS CD#3	BRONX CD#8	MANHATTAN CD#12	MANHATTAN CD#4	BROOKLYN CD#16
COMPLETION DATE	5-31-36	12-31-56	11-30-75	11-30-74	9-30-84	3-31-65	2-28-75

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP#	342	581	584	237	515	507	232
OPERATING EDP#	222	581	584	237	515	503	232
DEVELOPMENT (NY) #	NY005147	NY36P005267C	NY36P005268B	NY005032	NY005213G	NY005210	NY005030
T. D. S. #	225	171	044	100	025	281	087
DEVELOPMENT NAME	GLEBE AVENUE- WESTCHESTER AVE.	(C) GLENMORE PLAZA	(C) GLENWOOD	GOMPERS	(A) GOWANUS	(*) GRAMPION	GENERAL GRANT
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST. (ELD)	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	REHAB.	NEW CONST.
NUMBER OF CURRENT APTS.	132	438	1,187	474	1,134	35	1,940
NUMBER OF AS-BUILT APTS.	132	440	1,188	474	1,139	38	1,940
NO. OF RENTAL ROOMS	449.5	1,704.0	5,214.0	2,199.0	5,413.5	160.5	9,138.0
AVG. NO. R/R PER APT.	3.41	3.87	4.39	4.64	4.75	4.46	4.71
POPULATION (EST.)	137	778	2,692	1,161	2,860	93	4,564
RESIDENTIAL BUILDINGS	1	4	20	2	14	1	9
NUMBER OF STORIES	6	10-18-24	6	20	4-6-9-13-14	7	13-21
TOTAL AREA-SQ. FT.	47,204	181,427	975,095	161,016	547,663	7,144	655,681
ACRES	1.08	4.16	22.39	3.70	12.57	0.16	15.05
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	47,204 1.08	181,427 4.16	815,230 21.01	161,016 3.70	502,218 11.53	7,144 0.16	655,681 15.05
BLDG. COVERAGE-SQ. FT.	18,734	24,838	183,856	24,555	105,659	5,000	104,477
CUBAGE-CU. FT.	1,123,122	4,024,811	10,242,805	4,083,498	9,028,880	377,500	16,701,588
BLDG/LAND COVERAGE-%	39.7%	13.7%	18.9%	15.3%	19.3%	70.0%	15.5%
DENSITY (PERSONS/ACRE)	126	187	120	314	227	587	303
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.		\$1,330,000 \$7.33	\$237,027 \$0.24	\$2,059,854 \$12.79	\$1,325,849 \$2.42	\$31,247 \$4.37	\$7,155,630 \$10.91
CONSTRUCTION COST PER RENTAL ROOM	\$3,282,379 \$7,302	\$7,197,789 \$4,224	\$10,513,941 \$2,016	\$5,517,166 \$2,509	\$9,234,779 \$1,706	\$559,078 \$3,488	\$16,662,702 \$1,819
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$73,988 \$165	\$2,072,211 \$1,216	\$2,156,165 \$414	\$1,745,787 \$794	\$1,367,372 \$253	\$227,298 \$1,416	\$5,065,093 \$554
DEVELOPMENT COST PER RENTAL ROOM	\$3,356,367 \$7,467	\$10,600,000 \$8,221	\$12,807,133 \$2,475	\$9,322,807 \$4,240	\$11,028,000 \$2,203	\$817,621 \$5,094	\$28,783,425 \$3,150
AVG. MONTHLY RENT/R/R	\$61.90	\$73.73	\$66.16	\$64.24	\$57.31	\$62.75	\$61.26
LOCATION	GLEBE AVE. WESTCHESTER AVE. CASTLE HILL AVE. LYON AVE.	PITKIN AVE. GLENMORE AVE. WATKINS ST. POWELL ST.	E 56TH ST. FARRAGUT RD. RALPH AVE. AVENUE H*	DELANCEY ST. PITT ST. STANTON ST.	WYCKOFF ST. DOUGLASS ST. BOND ST. HOYT ST.	W. 119TH ST. ST. NICHOLAS AVE.	W. 125TH ST. MORNINGSIDE AVE. W. 123RD ST. BROADWAY
BOROUGH	BRONX CD#10	BROOKLYN CD#16	BROOKLYN CD#18	MANHATTAN CD#3	BROOKLYN CD#6	MANHATTAN CD#10	MANHATTAN CD#9
COMPLETION DATE	12-31-71	4-30-68	7-14-50	4-30-64	6-24-49	5-31-77	9-30-57

(A), (C) See page 61 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP#	225	579	589	226	377	201	256	
OPERATING EDP#	225	579	589	226	377	201	201	
DEVELOPMENT (NY) #	NY005025	NY36P005267A	NY36P005271D	NY005027	NY005168	NY005042	NY005051	
T. D. S. #	068	040	142	075	262	003	147	
DEVELOPMENT NAME	GRAVESEND	(C) GUN HILL	(C) HABER	HAMMEL	HARBORVIEW TERRACE	HARLEM RIVER	HARLEM RIVER II	
PROGRAM METHOD TYPE	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST. (ELD)	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL TURNKEY NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	
NUMBER OF CURRENT APTS.	634	733	380	712	377	571	118	
NUMBER OF AS-BUILT APTS.	634	733	380	712	377	577	118	
NO. OF RENTAL ROOMS	2,951.0	3,128.5	1,327.0	3,307.0	1,532.5	1,972.0	515.0	
AVG. NO. R/R PER APT.	4.65	4.27	3.49	4.64	4.06	3.42	4.44	
POPULATION (EST.)	1,698	1,556	440	1,975	720	1,003	204	
RESIDENTIAL BUILDINGS	15	6	3	14	2	7	1	
NUMBER OF STORIES	7	13-14	14	6-7	14-15	4-5	15	
TOTAL AREA-SQ. FT.	540,725	345,256	134,432	616,678	120,497	322,075	28,815	
ACRES	12.41	7.93	3.09	14.16	2.77	7.39	0.66	
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	540,725 12.41	314,070 7.21	134,432 3.09	572,678 13.15	120,497 2.77	313,137 7.19	28,815 0.66	
BLDG. COVERAGE-SQ. FT.	92,855	54,684	23,903	107,706	22,666	103,777	7,281	
CUBAGE-CU. FT.	5,356,500	6,221,645	2,547,605	5,991,153	3,139,759	5,237,933	981,227	
BLDG/LAND COVERAGE-%	17.2%	15.8%	17.8%	17.5%	18.8%	32.2%	25.3%	
DENSITY (PERSONS/ACRE)	137	193	143	140	260	136	308	
LAND COST (INCLUD. PARK)	\$504,933	\$497,128	\$569,952	\$2,045,677		\$1,038,940	\$671,684	
PER SQ. FT. PRIV. PROP.	\$0.93	\$1.44	\$4.24	\$3.32		\$3.23	\$23.31	
CONSTRUCTION COST	\$6,081,454	\$6,378,671	\$4,867,810	\$5,799,995	\$15,767,630	\$2,876,541	\$1,328,277	
PER RENTAL ROOM	\$1,722	\$2,039	\$3,668	\$1,754	\$10,282	\$1,459	\$2,579	
SITE IMPR. & OTHER COSTS	\$2,341,609	\$1,833,487	\$2,056,238	\$1,773,229	\$963,594	\$232,301	\$605,640	
PER RENTAL ROOM	\$793	\$586	\$1,550	\$536	\$629	\$118	\$1,176	
DEVELOPMENT COST	\$7,927,996	\$8,709,266	\$7,494,000	\$9,618,901	\$16,721,224	\$4,147,782	\$2,605,601	
PER RENTAL ROOM	\$2,687	\$2,784	\$5,647	\$2,909	\$10,911	\$2,103	\$5,059	
AVG. MONTHLY RENT/RR	\$51.35	\$71.30	\$58.25	\$53.28	\$63.39	\$78.77	\$63.73	
LOCATION	NEPTUNE AVE. BAYVIEW AVE. W. 33RD ST.	HOLLAND AVE. WHITE PLAINS RD. GUN HILL RD. MAGENTA ST.	W. 24TH, 25TH STS. SURF AVE. RIEGELMANN BRDWK.	B. 86TH ST. HAMMELS BLVD. B. 81ST ST. RCKWY. BCH BLVD.	B. 86TH ST. HAMMELS BLVD. B. 81ST ST. RCKWY. BCH BLVD.	W. 54TH ST. W. 66TH ST. TENTH AVE. ELEVENTH AVE.	MACOMBS PL. HARLEM RIVER DR. W. 151ST ST. W. 153RD ST.	DOUGLASS BLVD. W. 152ND ST. MACOMBS PL. W. 151ST ST.
BOROUGH	BROOKLYN CD#13	BRONX CD#12	BROOKLYN CD#13	QUEENS CD#14	MANHATTAN CD#4	MANHATTAN CD#10	MANHATTAN CD#10	
COMPLETION DATE	6-30-54	11-30-50	6-30-65	4-30-55	6-30-77	10-1-37	10-31-65	

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP#	772	773	286	229	809	808	
OPERATING EDP#	762	762	237	229	482	482	748
DEVELOPMENT (NY) #	NY005231	NY36P005287	NY005085	NY005026	NY36P005313	NY36P005312	NY005164
T. D. S. #	347	347	184	078	531	531	530
DEVELOPMENT NAME	(*) HARRISON AVE. REHAB. (GROUP A)	(*) HARRISON AVE. REHAB. (GROUP B)	(J) HERNANDEZ	HIGHBRIDGE GARDENS	HIGHBRIDGE REHABS. (NELSON AVENUE)	HIGHBRIDGE REHABS. (W.166-ANDERSON)	HOE AVENUE- EAST 173RD STREET
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	TURNKEY	TURNKEY	CONVENTIONAL	CONVENTIONAL	TURNKEY	TURNKEY	TURNKEY
TYPE	REHAB.	REHAB.	NEW CONST.	NEW CONST.	REHAB.	REHAB.	NEW CONST.
NUMBER OF CURRENT APTS	34	150	149	699	80	135	65
NUMBER OF AS-BUILT APTS	34	150	149	700	80	135	65
NO. OF RENTAL ROOMS	146.0	664.0	614.0	3,252.0	380.0	640.5	273.0
AVG. NO. R/R PER APT.	4.29	4.43	4.12	4.65	4.75	4.74	4.20
POPULATION (EST.)	93	410	280	1,741	237	400	189
RESIDENTIAL BUILDINGS	1	4	1	6	3	4	1
NUMBER OF STORIES	5	5-8	17	13-14	5-6	5-6	6
TOTAL AREA-SQ. FT.	9,167	44,753	44,689	550,018	27,318	36,729	22,000
ACRES	0.21	1.03	1.03	12.63	0.63	0.84	0.61
NET DEV. AREA-SQ. FT.	9,167	44,753	44,689	550,018	27,318	36,729	22,000
(EXCLUDING PARK) ACRES	0.21	1.03	1.03	12.63	0.63	0.84	0.51
BLDG. COVERAGE-SQ. FT.	6,698	29,954	13,167	55,678	18,840	27,249	9,242
CUBAGE-CU. FT.	404,958	1,856,310	1,293,680	5,837,785	1,042,289	1,778,952	602,580
BLDG/LAND COVERAGE-%	73.1%	66.9%	29.5%	10.1%	69.0%	74.2%	42.0%
DENSITY (PERSONS/ACRE)	442	399	273	138	378	474	374
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.			\$632,798 \$14.16	\$433,186 \$0.79			
CONSTRUCTION COST PER RENTAL ROOM	\$2,142,109 \$14,672	\$9,476,420 \$14,272	\$2,043,598 \$3,328	\$6,470,197 \$1,682	\$7,651,828 \$20,136	\$12,289,534 \$19,187	\$1,496,500 \$5,482
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$226,694 \$1,553	\$582,878 \$878	\$1,055,095 \$1,718	\$1,644,492 \$506	\$777,213 \$2,045	\$982,107 \$1,533	\$87,066 \$319
DEVELOPMENT COST PER RENTAL ROOM	\$2,368,803 \$16,225	\$10,059,298 \$15,150	\$3,731,491 \$8,077	\$7,547,876 \$2,321	\$8,428,841 \$22,181	\$13,271,641 \$20,721	\$1,683,566 \$5,801
AVG. MONTHLY RENT/R/R	\$61.16	\$59.33	\$67.77	\$53.22	\$50.87	\$50.93	\$53.62
LOCATION	HARRISON AVE. W. BURNSIDE AVE. GRAND AVE. KINGSLAND PL.	UNIVERSITY PL. W. BURNSIDE AVE. GRAND AVE. KINGSLAND PL.	ALLEN ST. STANTON ST. ELDRIDGE ST. E. HOUSTON ST.	SEDGWICK AVE. W. 167TH ST. UNIVERSITY AVE.	W. 166TH ST. NELSON AVE. W. 168TH ST.	ANDERSON AVE. W. 166TH ST. NELSON AVE. W. 167TH ST.	HOE AVE. E. 173RD ST. E. 174TH ST. VYSE AVE.
BOROUGH	BRONX CD#5	BRONX CD#5	MANHATTAN CD#3	BRONX CD#4	BRONX CD#4	BRONX CD#4	BRONX CD#3
COMPLETION DATE	9-30-85	12-31-85	8-31-71	6-30-54	3-31-96	3-31-96	12-31-70

(J) See page 62 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP#	277	546	568	782	551	275	806
OPERATING EDP#	253	546	568	765	551	275	748
DEVELOPMENT (NY) #	NY005069	NY36P005218	NY005244A	NY36P005261	NY36P005225	NY005081	NY36P005299
T. D. S. #	159	247	072	339	365	168	530
DEVELOPMENT NAME	HOLMES TOWERS	(*) HOPE GARDENS	(C) HOWARD	(*) HOWARD AVENUE	(*) HOWARD AVENUE-PARK PLACE	HUGHES APARTMENTS	(F,*) HUNTS POINT AVENUE REHAB.
PROGRAM METHOD TYPE	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL TURNKEY NEW CONST.	FEDERAL TURNKEY NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL TURNKEY REHAB.
NUMBER OF CURRENT APTS	537	324	814	150	156	508	131
NUMBER OF AS-BUILT APTS	537	324	815	150	156	514	131
NO. OF RENTAL ROOMS	2,107.5	1,422.5	3,689.5	733.0	781.0	2,449.0	605.5
AVG. NO. R/R PER APT.	3.92	4.39	4.53	4.89	5.01	4.76	4.62
POPULATION (EST.)	953	733	2,024	424	584	1,322	381
RESIDENTIAL BUILDINGS	2	4	10	5	8	3	13
NUMBER OF STORIES	25	7-14	7-13	3	3	22	4-5
TOTAL AREA-SQ. FT.	122,341	202,500	664,735	132,915	197,563	241,990	58,206
ACRES	2.81	4.65	15.26	3.05	4.54	5.56	1.34
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	122,341 2.81	202,500 4.65	621,176 14.26	132,915 3.05	197,563 4.54	241,990 5.56	58,206 1.34
BLDG. COVERAGE-SQ. FT.	19,872	41,000	87,500	50,568	54,978	23,502	35,180
CUBAGE-CU. FT.	3,893,920	351,600	6,943,700	1,536,738	1,657,275	4,599,540	1,540,888
BLDG/LAND COVERAGE-%	16.2%	20.2%	13.2%	38.0%	27.8%	9.7%	60.4%
DENSITY (PERSONS/ACRE)	339	158	133	139	129	238	285
LAND COST (INCLUD. PARK)	\$1,870,907	\$178,000	\$2,267,677			\$1,208,600	
PER SQ. FT. PRIV. PROP.	\$15.29	\$0.88	\$3.41			\$4.99	
CONSTRUCTION COST	\$6,068,469	\$17,226,820	\$7,451,249	\$10,873,766	\$14,832,007	\$6,700,871	\$11,624,519
PER RENTAL ROOM	\$2,879	\$12,110	\$2,020	\$14,152	\$18,991	\$2,736	\$19,198
SITE IMPR. & OTHER COSTS	\$2,496,169	\$3,227,519	\$1,640,074	\$1,090,791	\$1,011,699	\$2,378,593	\$1,656,085
PER RENTAL ROOM	\$1,184	\$2,269	\$445	\$1,488	\$1,295	\$971	\$2,735
DEVELOPMENT COST	\$10,435,645	\$20,632,339	\$11,359,000	\$11,464,567	\$16,843,708	\$10,299,064	\$13,280,604
PER RENTAL ROOM	\$4,952	\$14,504	\$3,079	\$15,641	\$20,286	\$4,201	\$21,933
AVG. MONTHLY RENT/RR	\$67.60	\$54.00	\$56.78	\$63.25	\$64.01	\$52.71	\$48.72
LOCATION	FIRST AVE. ISAACS HOUSES E.D.R. DRIVE E 92ND ST.	LINDEN ST. WILSON AVE. GROVE ST.	EAST NEW YORK AVE. MTHR. GASTON BLVD PITKIN AVE. ROCKAWAY AVE.	EAST NEW YORK AVE. GRAFTON ST. SUTTER AVE. TAPSCOTT ST.	HOWARD AVE. STERLING PL. EASTERN PKWY. SAINT JOHNS PL.	ROCKAWAY AVE. MTHR. GASTON BLVD SUTTER AVE. BELMONT AVE.	LAFAYETTE AVE. HUNTS POINT AVE. SENECA AVE. IRVINE ST.
BOROUGH	MANHATTAN CD#8	BROOKLYN CD#4	BROOKLYN CD#16	BROOKLYN CD#16	BROOKLYN CD#16	BROOKLYN CD#16	BROXN CD#2
COMPLETION DATE	4-30-69	8-31-81	12-31-55	5-31-88	12-31-93	6-30-68	6-30-91



# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP#	680	442	510	296	253	243	219
OPERATING EDP#	680	442	510	296	253	243	219
DEVELOPMENT (NY) #	NY36P005364	NY36P005376	NY005213B	NY005241	NY005057	NY005043	NY005016
T. D. S. #	109	140	014	316	139	120	064
DEVELOPMENT NAME	(D) HYLAN	INDEPENDENCE	(A,N) INGERSOLL	(*) INTERNATIONAL TOWER	ISAACS	JACKSON	JEFFERSON
PROGRAM	FEDERAL	STATE	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	210	744	1,802	153	635	867	1,487
NUMBER OF AS-BUILT APTS.	209	744	1,842	159	638	868	1,493
NO. OF RENTAL ROOMS	930.5	3,348.0	7,278.5	570.5	2,645.5	4,137.0	6,978.5
AVG. NO. R/R PER APT.	4.45	4.50	3.95	3.59	4.16	4.77	4.67
POPULATION (EST.)	475	2,258	4,720	183	1,348	2,574	3,698
RESIDENTIAL BUILDINGS	1	6	20	1	3	7	18
NUMBER OF STORIES	19	21	6-11	10	24	16	7-13-14
TOTAL AREA-SQ. FT.	77,658	232,000	997,521	42,500	152,173	343,403	757,179
ACRES	1.78	5.33	22.90	0.98	3.49	7.88	17.38
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	77,658 1.78	232,000 5.33	926,641 21.25	42,500 0.98	152,173 3.49	343,403 7.88	757,179 17.38
BLDG. COVERAGE-SQ. FT.	11,403	44,685	175,748	12,689	32,645	59,552	149,778
CUBAGE-CU. FT.	1,878,400	6,457,003	10,226,288	1,126,314	4,857,894	7,682,714	13,032,612
BLDG/LAND COVERAGE-%	14.7%	19.3%	17.6%	29.9%	21.5%	17.3%	19.8%
DENSITY (PERSONS/ACRE)	266	424	206	187	386	327	213
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$679,301 \$8.75	\$1,722,671 \$7.43	\$3,041,036 \$3.05		\$2,147,061 \$14.11	\$2,377,103 \$6.92	\$6,122,722 \$8.09
CONSTRUCTION COST PER RENTAL ROOM	\$2,599,099 \$2,793	\$9,718,066 \$2,903	\$6,795,822 \$934	\$10,707,360 \$18,788	\$7,989,222 \$3,020	\$10,242,020 \$2,476	\$14,451,148 \$2,071
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$667,208 \$717	\$3,102,263 \$927	\$2,399,814 \$330	\$285,414 \$500	\$3,115,127 \$1,178	\$2,231,180 \$539	\$6,321,111 \$906
DEVELOPMENT COST PER RENTAL ROOM	\$3,845,608 \$4,240	\$14,543,000 \$4,344	\$12,236,672 \$1,681	\$10,992,764 \$19,289	\$13,261,410 \$5,009	\$14,650,303 \$3,590	\$26,894,981 \$3,854
AVG. MONTHLY RENT/RR	\$76.44	\$58.42	\$61.75	\$63.16	\$68.24	\$52.98	\$58.89
LOCATION	MOORE ST. HUMBOLDT ST. SEIGEL ST. BUSHWICK AVE.	CLYMER ST. WILSON AVE. WYTHE AVE. BEDFORD AVE.	PARK AVE. SAINT EDWARD'S ST. MYRTLE AVE. PRINCE ST.	170TH ST. 90TH AVE. 188TH ST. JAMAICA AVE.	E. 93RD ST. FIRST AVE. F.D.R. DRIVE	PARK AVE. COURTLANDT AVE. E. 158TH ST. E. 156TH ST.	E. 112TH ST. THIRD AVE. E. 115TH ST. FIRST AVE.
BOROUGH	BROOKLYN CD#1	BROOKLYN CD#1	BROOKLYN CD#2	QUEENS CD#12	MANHATTAN CD#8	BRONX CD#1	MANHATTAN CD#11
COMPLETION DATE	6-30-60	10-31-65	2-24-44	5-31-83	7-31-65	7-31-63	6-30-59

(A), (D), (N) See pages 61, 62 and 63 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP#	516	518	205	268	221	262	247
OPERATING EDP#	516	518	205	205	221	221	247
DEVELOPMENT (NY) #	NY005213H	NY005213J	NY005006	NY005071	NY005021	NY005061	NY005047
T. D. S. #	017	030	010	161	076	152	122
DEVELOPMENT NAME	(A) JOHNSON	(A) KING TOWERS	KINGSBOROUGH	KINGSBOROUGH EXTENSION	LA GUARDIA	LA GUARDIA ADDITION	LAFAYETTE
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	NEW CONST. (ELD)	NEW CONST.
NUMBER OF CURRENT APTS.	1,308	1,373	1,148	184	1,093	149	880
NUMBER OF AS-BUILT APTS.	1,310	1,379	1,166	184	1,094	180	882
NO. OF RENTAL ROOMS	6,139.0	6,335.5	4,675.0	644.0	5,112.0	509.5	4,385.0
AVG. NO. R/R PER APT.	4.69	4.59	4.01	3.50	4.67	3.40	4.97
POPULATION (EST.)	3,052	3,380	2,363	192	2,587	164	2,675
RESIDENTIAL BUILDINGS	10	10	16	1	9	1	7
NUMBER OF STORIES	14	18-14	6	25	15-16	18	13-15-20
TOTAL AREA-SQ. FT.	517,632	599,120	695,544	63,254	464,887	28,052	334,323
ACRES	11.88	13.75	15.97	1.45	10.67	0.60	7.68
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	456,630 10.48	555,560 12.75	666,626 15.28	63,254 1.45	416,465 9.54	26,062 0.60	304,776 7.00
BLDG. COVERAGE-SQ. FT.	97,804	98,822	129,189	7,110	63,621	5,618	58,504
CUBAGE-CU. FT.	10,582,024	11,745,000	8,037,853	1,224,082	8,909,852	914,392	8,869,220
BLDG/LAND COVERAGE-%	18.9%	16.5%	18.6%	11.2%	13.7%	21.6%	17.5%
DENSITY (PERSONS/ACRE)	257	246	148	132	242	274	349
LAND COST (INCLUD. PARK)	\$3,167,257	\$4,429,632	\$1,254,582	\$200,000	\$4,389,201	\$310,001	\$2,364,686
PER SQ. FT. PRIV. PROP.	\$6.12	\$7.39	\$1.80	\$3.16	\$9.44	\$11.90	\$7.07
CONSTRUCTION COST	\$9,289,290	\$10,609,944	\$3,259,095	\$2,103,910	\$8,755,943	\$1,830,867	\$10,168,628
PER RENTAL ROOM	\$1,505	\$1,675	\$697	\$3,287	\$1,713	\$3,593	\$2,319
SITE IMPR. & OTHER COSTS	\$1,941,453	\$4,819,424	\$661,423	\$682,473	\$4,012,447	\$735,264	\$2,156,452
PER RENTAL ROOM	\$318	\$761	\$141	\$1,060	\$785	\$1,443	\$492
DEVELOPMENT COST	\$14,848,000	\$19,859,000	\$5,175,100	\$2,986,883	\$17,157,591	\$2,876,132	\$14,689,766
PER RENTAL ROOM	\$2,337	\$3,135	\$1,107	\$4,637	\$3,358	\$5,645	\$3,350
AVG. MONTHLY RENT/RR	\$61.25	\$61.65	\$59.73	\$58.29	\$64.75	\$57.78	\$60.38
LOCATION	E. 112TH ST. E. 115TH ST. THIRD AVE. PARK AVE.	W. 112TH ST. LENOX AVE. W. 115TH ST. FIFTH AVE.	RALPH AVE. PACIFIC ST. BERGEN ST. ROCHESTER AVE.	BERGEN ST. PACIFIC ST. ROCHESTER AVE. RALPH AVE.	RUTGERS ST. MADISON ST. MONTGOMERY ST. CHERRY ST.	CHERRY ST. MADISON ST. RUTGERS ST. MONTGOMERY ST.	LAFAYETTE AVE. CLASSON AVE. DEKALB AVE. FRANKLIN AVE.
BOROUGH	MANHATTAN CD#11	MANHATTAN CD#10	BROOKLYN CD#8B#16	BROOKLYN CD#3	MANHATTAN CD#3	MANHATTAN CD#3	BROOKLYN CD#3
COMPLETION DATE	12-27-48	10-31-54	10-31-41	5-31-66	7-31-57	9-30-65	7-31-62

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	290	578	386	238	763	374	513
OPERATING EDP #	290	578	290	238	763	217	513
DEVELOPMENT (NY) #	NY005093	NY005248	NY005191	NY005033	NY36P005292	NY005183C	NY005213E
T. D. S. #	186	310	201	101	348	050	020
DEVELOPMENT NAME	LATIMER GARDENS	(O) LAVANBURG HOMES	LEAVITT STREET- 34TH AVENUE	LEHMAN	(*) LENOX ROAD- ROCKAWAY PKWY.	(C) LEXINGTON	(A) LINCOLN
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	REHAB.	NEW CONST. (ELD)	NEW CONST.	REHAB.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	423	105	83	619	74	448	1,282
NUMBER OF AS-BUILT APTS.	423	107	83	622	74	448	1,286
NO. OF RENTAL ROOMS	1,711.0	445.0	282.0	2,917.0	327.0	1,901.0	6,075.0
AVG. NO. R/R PER APT.	4.04	4.16	3.40	4.69	4.42	4.24	4.72
POPULATION (EST.)	782	301	91	1,415	203	899	3,008
RESIDENTIAL BUILDINGS	4	1	1	4	3	4	14
NUMBER OF STORIES	10	6	6	20	4	14	6-14
TOTAL AREA-SQ. FT.	167,134	23,032	20,013	177,426	24,000	151,467	551,740
ACRES	3.84	0.53	0.46	4.07	0.55	3.48	12.67
NET DEV. AREA-SQ. FT.	167,134	23,032	20,013	177,426	24,000	151,467	508,661
(EXCLUDING PARK) ACRES	3.84	0.53	0.46	4.07	0.55	3.48	11.67
BLDG. COVERAGE-SQ. FT.	40,077	12,882	8,465	28,904	18,791	35,222	106,738
CUBAGE-CU. FT.	3,430,247	937,200	571,608	5,387,811	943,450	3,879,000	10,743,035
BLDG./LAND COVERAGE-%	24.0%	55.9%	42.3%	16.3%	78.3%	23.3%	19.3%
DENSITY (PERSONS/ACRE)	204	569	198	347	388	259	237
LAND COST (INCLUD. PARK)	\$556,720	\$54,000		\$2,115,173		\$300,000	\$2,580,364
PER SQ. FT. PRIV. PROP.	\$3.33	\$2.34		\$11.92		\$1.98	\$4.68
CONSTRUCTION COST	\$6,074,074	\$4,266,865	\$2,476,600	\$7,312,194	\$4,360,000	\$3,676,283	\$9,068,574
PER RENTAL ROOM	\$3,550	\$9,586	\$8,782	\$2,507	\$13,303	\$1,861	\$1,493
SITE IMPR. & OTHER COSTS	\$2,680,165	\$1,431,135	\$130,144	\$2,122,003	\$319,919	\$903,899	\$2,675,062
PER RENTAL ROOM	\$1,566	\$3,216	\$462	\$727	\$978	\$475	\$440
DEVELOPMENT COST	\$9,310,869	\$5,742,000	\$2,606,744	\$11,649,370	\$4,669,919	\$4,780,182	\$14,324,500
PER RENTAL ROOM	\$5,442	\$12,903	\$9,244	\$3,959	\$14,261	\$2,516	\$2,358
AVG. MONTHLY RENT/RR	\$71.17		\$63.98	\$60.04	\$74.79	\$71.41	\$60.20
LOCATION	34TH, 35TH AVES LINDEN PL. LEAVITT ST. 137TH ST.	E HOUSTON ST. BARUCH PL. A NEW ST. MANGIN ST.	LEAVITT ST. UNION ST. 34TH AVE. 34TH RD.	MADISON AVE. PARK AVE. E. 106TH ST. E. 110TH ST.	KINGS HIGHWAY E. 98TH ST. WILIMOHR ST. E. 97TH ST.	E. 98TH ST. THIRD AVE. E. 99TH ST. PARK AVE.	E. 132ND ST. E. 135TH ST. FIFTH AVE. PARK AVE.
BOROUGH	QUEENS CD#7	MANHATTAN CD#3	QUEENS CD#7	MANHATTAN CD#11	BROOKLYN CD#17	MANHATTAN CD#11	MANHATTAN CD#11
COMPLETION DATE	9-30-70	10-31-84	10-31-74	11-30-63	5-31-85	3-16-51	12-29-48

(A), (C), (O) See pages 61 and 63 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	672	502	794	276	784	783	548
OPERATING EDP #	672	375	748	276	784	555	840
DEVELOPMENT (NY) #	NY36P005377	NY005201	NY36P005295	NY005082	NY36P005259	NY36P005262	NY005215
T. D. S. #	095	276	530	169	326	337	364
DEVELOPMENT NAME	LINDEN	(*) LONG ISLAND BAPTIST HOUSES	(*) LONGFELLOW AVENUE REHAB.	LOW HOUSES	(H,*) LOWER EAST SIDE I INFILL	(*) LOWER EAST SIDE II	(F) LOWER EAST SIDE III
PROGRAM	CITY	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	TURNKEY	TURNKEY	TURNKEY
TYPE	NEW CONST.	REHAB.	REHAB.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	1,586	233	75	586	189	186	56
NUMBER OF AS-BUILT APTS.	1,586	232	76	586	189	188	56
NO. OF RENTAL ROOMS	7,311.0	1,056.0	412.5	2,545.0	777.5	848.0	280.0
AVG. NO. R/R PER APT.	4.61	4.55	5.50	4.76	4.11	4.51	5.00
POPULATION (EST.)	4,053	591	218	1,476	434	570	205
RESIDENTIAL BUILDINGS	19	4	2	4	5	4	2
NUMBER OF STORIES	8-14	6	5	17-18	4-9	3	4
TOTAL AREA-SQ. FT.	1,324,947	78,700	26,724	256,459	86,078	167,568	42,733
ACRES	30.42	1.81	0.61	5.89	1.98	3.85	0.98
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	1,324,947 30.42	78,700 1.81	26,724 0.61	256,459 5.89	86,078 1.98	167,568 3.85	42,733 0.98
BLDG. COVERAGE-SQ. FT.	173,020	37,700	16,773	45,163	37,227	59,808	22,801
CUBAGE-CU. FT.	14,333,039	2,490,500	1,080,415	4,802,466	1,857,278	1,822,292	598,573
BLDG./LAND COVERAGE-%	13.1%	47.9%	62.8%	17.6%	43.2%	35.7%	53.4%
DENSITY (PERSONS/ACRE)	133	327	355	251	220	148	209
LAND COST (INCLUD. PARK)	\$204,926	\$2,591,601		\$1,668,570			
PER SQ. FT. PRIV. PROP.	\$0.15	\$32.93		\$6.51			
CONSTRUCTION COST	\$16,111,327	\$3,825,616	\$6,617,187	\$6,309,345	\$13,383,952	\$13,605,140	\$5,883,068
PER RENTAL ROOM	\$2,204	\$3,717	\$16,042	\$2,479	\$17,214	\$15,928	\$21,011
SITE IMPR. & OTHER COSTS	\$3,914,716	\$5,109,947	\$427,022	\$2,334,347	\$985,624	\$1,204,131	\$1,441,272
PER RENTAL ROOM	\$535	\$4,839	\$1,035	\$917	\$1,268	\$1,420	\$5,147
DEVELOPMENT COST	\$20,290,869	\$11,627,063	\$7,044,209	\$10,312,262	\$14,369,576	\$14,709,271	\$7,324,340
PER RENTAL ROOM	\$2,767	\$11,010	\$17,077	\$4,052	\$18,482	\$17,346	\$28,158
AVG. MONTHLY RENT/R/R	\$77.38	\$50.41	\$40.95	\$53.54	\$64.96	\$64.16	\$58.27
LOCATION	VERMONT ST. STANLEY AVE. SCHENCK AVE. COZINE AVE.	SUTTER AVE. SHEFFIELD AVE. DUMONT AVE. HINSDALE ST.	WHITLOCK AVE WESTCHESTER AVE. E. 165TH ST. BRYANT AVE.	SACKMAN ST. POWELL ST. CHRISTOPHER ST. PITKIN AVE.	DELANCEY ST. RIVINGTON ST. FORSYTHE ST. ELDRIDGE ST.	E. 4TH & 5TH STS. E 6TH ST AVENUES 'B' & 'C' AVENUE 'D'	E. 9TH ST. AVENUE 'D' E. 8TH ST. AVENUE 'C'
BOROUGH	BROOKLYN CD#5	BROOKLYN CD#5	BRONX CD#2	BROOKLYN CD#16	MANHATTAN CD#3	MANHATTAN CD#3	MANHATTAN CD#3
COMPLETION DATE	6-30-58	6-30-81	6-30-90	12-31-67	4-30-88	8-31-88	12-31-96

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	555	759	429	557	558	638	514
OPERATING EDP #	555	769	429	558	558	638	514
DEVELOPMENT (NY) #	NY005233	NY36P005279	NY36P005378	NY005235	NY005236	NY36P005379	NY005213F
T. D. S. #	292	349	081	296	297	049	021
DEVELOPMENT NAME	(E3,*) L.E.S. REHAB. (GROUP 5)	(*) MACOMBS ROAD	MANHATTANVILLE	(*) MANHATTANVILLE REHAB. (GROUP 2)	(*) MANHATTANVILLE REHAB. (GROUP 3)	MARBLE HILL	(A) MARCY
PROGRAM	FEDERAL	FEDERAL	STATE	FEDERAL	FEDERAL	CITY	FEDERAL
METHOD	TURNKEY	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	REHAB.	REHAB.	NEW CONST.	REHAB.	REHAB.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	55	156	1,272	46	51	1,682	1,705
NUMBER OF AS-BUILT APTS.	55	156	1,272	46	51	1,682	1,717
NO. OF RENTAL ROOMS	230.0	697.0	5,986.0	187.0	220.0	7,044.0	8,276.0
AVG. NO. R/R PER APT.	4.18	4.47	4.71	4.07	4.31	4.19	4.82
POPULATION (EST.)	125	449	2,820	94	123	3,467	4,308
RESIDENTIAL BUILDINGS	2	5	6	3	2	11	27
NUMBER OF STORIES	6	6-6	20	5-6	6	14-15	6
TOTAL AREA-SQ. FT.	17,872	45,948	535,031	11,843	13,988	724,809	1,241,000
ACRES	0.41	1.05	12.28	0.27	0.32	16.64	28.49
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	17,872 0.41	45,948 1.05	535,031 12.28	11,843 0.27	13,988 0.32	682,495 14.98	1,101,547 25.29
BLDG. COVERAGE-SQ. FT.	10,275	32,648	83,754	8,099	9,930	111,631	240,198
CUBAGE-CU. FT.	490,400	1,928,232	11,967,873	434,570	547,624	13,300,359	13,741,180
BLDG./LAND COVERAGE-%	57.5%	71.1%	15.7%	68.4%	71.0%	15.4%	19.4%
DENSITY (PERSONS/ACRE)	305	426	230	346	383	208	151
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.			\$5,486,273 \$10.25	\$23,000 \$1.94	\$51 \$0.00	\$2,104,030 \$2.90	\$2,936,577 \$2.37
CONSTRUCTION COST PER RENTAL ROOM	\$3,739,000 \$16,257	\$9,779,897 \$14,031	\$15,398,953 \$2,572	\$4,104,167 \$21,947	\$2,829,494 \$12,881	\$12,013,574 \$1,706	\$13,547,532 \$1,637
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$583,735 \$2,538	\$431,365 \$619	\$4,888,774 \$817	\$1,874,833 \$10,026	\$823,213 \$3,742	\$3,764,451 \$534	\$2,935,891 \$355
DEVELOPMENT COST PER RENTAL ROOM	\$4,322,735 \$18,795	\$10,211,262 \$14,650	\$26,774,000 \$4,306	\$6,002,000 \$32,096	\$3,652,756 \$16,603	\$17,882,056 \$2,539	\$19,420,000 \$2,347
AVG. MONTHLY RENT/RR	\$66.82	\$55.82	\$62.89	\$60.25	\$59.48	\$71.44	\$52.60
LOCATION	AVENUE "C" E. 6TH ST. E. 7TH ST.	FEATHERBED LA. MACOMBS RD. NELSON AVE. W. 174TH ST.	W. 133RD ST. BROADWAY AMSTERDAM AVE. W. 129TH ST.	BROADWAY W. 134TH ST. AMSTERDAM AVE. W. 135TH ST.	BROADWAY W. 133RD ST. AMSTERDAM AVE. W. 134TH ST.	EXTERIOR ST. W. 225TH ST. BROADWAY W. 230TH ST.	FLUSHING AVE. MARCY AVE. NOSTRAND AVE. MYRTLE AVE.
BOROUGH	MANHATTAN CD#3	BRONX CD#5	MANHATTAN CD#9	MANHATTAN CD#9	MANHATTAN CD#9	BRONX CD#8	BROOKLYN CD#3
COMPLETION DATE	6-30-86	6-30-85	6-30-81	7-31-88	4-30-83	3-3-52	1-19-49

(A), (E) See pages 61 and 62 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	803	804	228	209	426	754	236
OPERATING EDP #	840	840	228	209	426	754	236
DEVELOPMENT (NY) #	NY36P005300	NY36P005293	NY005020	NY005009	NY36P005380	NY36P005285	NY005031
T. D. S. #	363	358	077	013	083	(*) 344	103
DEVELOPMENT NAME	(F) MARCY AVENUE- GREENE AVE SITE A	(F) MARCY AVENUE- GREENE AVE SITE B	MARINER'S HARBOR	MARKHAM GARDENS	MARLBORO	THURGOOD MARSHALL PLAZA	(E4) MCKINLEY
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	STATE	FEDERAL	FEDERAL
METHOD	TURNKEY	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.
NUMBER OF CURRENT APTS.	48	30	605	360	1,765	180	616
NUMBER OF AS-BUILT APTS.	48	30	607	360	1,765	180	619
NO. OF RENTAL ROOMS	231.0	145.0	2,857.0	1,551.0	8,059.0	630.0	2,947.0
AVG. NO. R/R PER APT.	4.81	4.83	4.71	4.31	4.57	3.50	4.76
POPULATION (EST.)	167	99	1,717	903	4,731	195	1,651
RESIDENTIAL BUILDINGS	2	1	22	30	28	1	5
NUMBER OF STORIES	3	3	3-6	2	7-18	13	18
TOTAL AREA-SQ. FT.	51,104	36,926	947,622	540,036	1,518,505	36,636	289,985
ACRES	1.17	0.85	21.75	12.40	34.86	0.84	6.66
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	61,104 1.17	36,926 0.85	816,256 18.74	540,036 12.40	1,471,805 33.79	36,636 0.84	233,736 5.37
BLDG. COVERAGE-SQ. FT.	16,354	10,081	124,890	139,293	202,426	10,354	41,286
CUBAGE-CU. FT.	434,689	267,953	5,691,790	2,715,000	15,183,887	1,181,491	5,580,675
BLDG./LAND COVERAGE-%	32.0%	27.3%	13.2%	25.8%	13.3%	28.3%	14.2%
DENSITY (PERSONS/ACRE)	142	117	79	73	138	232	248
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.			\$126,960 \$0.13	\$420,639 \$0.78	\$579,517 \$0.38		\$1,575,352 \$5.43
CONSTRUCTION COST PER RENTAL ROOM	\$4,671,188 \$20,222	\$2,928,812 \$20,199	\$6,247,621 \$2,187	\$1,526,061 \$983	\$16,176,989 \$2,007	\$11,708,630 \$18,585	\$6,569,100 \$2,229
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$371,361 \$1,608	\$239,449 \$1,651	\$1,698,274 \$594	\$424,310 \$274	\$5,672,494 \$704	\$525,355 \$834	\$2,273,958 \$772
DEVELOPMENT COST PER RENTAL ROOM	\$5,042,649 \$21,829	\$3,168,261 \$21,850	\$8,072,855 \$2,826	\$2,370,000 \$1,528	\$22,429,000 \$2,783	\$12,233,985 \$19,419	\$10,418,410 \$3,535
AVG. MONTHLY RENT/RR	\$58.77	\$63.01	\$56.38	\$67.62	\$59.10	\$62.15	\$53.62
LOCATION	GREENE AVE. MARCY AVE. NOSTRAND AVE. LEXINGTON AVE.	GREENE AVE. MARCY AVE. NOSTRAND AVE. LEXINGTON AVE.	GRAND VIEW AVE. ROXBURY ST. LOCKMAN AVE. CONTINENTAL PL.	RICHMOND TERR. WAYNE ST. BROADWAY N. BURGHER AVE.	STILLWELL AVE. AVENUE "V" 86TH ST. AVENUE "X"	BROADWAY W. 168TH ST. AMSTERDAM AVE. W. 157TH ST.	E. 181ST ST. E. 168RD ST. TINTON AVE. KINGSLAND PL.
BOROUGH	BROOKLYN CD#3	BROOKLYN CD#3	STATEN ISLAND CD#1	STATEN ISLAND CD#1	BROOKLYN CD#13	MANHATTAN CD#12	BRONX CD#3
COMPLETION DATE	12-31-96	10-31-96	8-31-54	6-30-43	1-31-58	6-30-86	7-31-62

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	523	286	284	830	302	831	570
OPERATING EDP #	523	237	284	830	313	836	570
DEVELOPMENT (NY) #	NY005216B	NY005085	NY005092	NY36M000157A	NY005096B	NY36M000157B	NY005244C
T. D. S. #	028	183	181	317	191	318	084
DEVELOPMENT NAME	(A) MELROSE	(J) MELTZER TOWER	METRO NORTH PLAZA	(L,*) METRO-NORTH REHAB	(B,G,J) MIDDLETOWN PLAZA	(L,*) MILBANK- FRAWLEY	(C) MILL BROOK
PROGRAM	FEDERAL	FEDERAL	FEDERAL	SECTION 8	FEDERAL	SECTION 8	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	REHAB.	NEW CONST. (ELD)	REHAB.	NEW CONST.
NUMBER OF CURRENT APTS.	1,020	230	289	321	178	82	1,255
NUMBER OF AS-BUILT APTS.	1,023	231	278	321	179	80	1,255
NO. OF RENTAL ROOMS	4,865.0	751.0	1,319.0	1,336.5	623.0	443.0	5,688.5
AVG. NO. R/R PER APT.	4.76	3.25	4.80	4.16	3.48	5.54	4.53
POPULATION (EST.)	2,639	248	670	764	184	302	3,080
RESIDENTIAL BUILDINGS	8	1	3	17	1	2	9
NUMBER OF STORIES	14	20	7-8-11	6	15	5-6	16
TOTAL AREA-SQ. FT.	541,687	50,180	99,827	70,305	49,309	35,785	539,327
ACRES	12.44	1.15	2.29	1.61	1.13	0.82	12.38
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	498,060 11.43	50,180 1.15	99,827 2.29	70,305 1.61	43,309 0.99	35,785 0.82	495,067 11.37
BLDG. COVERAGE-SQ. FT.	68,826	6,910	34,752	51,219	10,076	21,115	76,410
CUBAGE-CU. FT.	8,736,312	1,318,253	2,668,090	2,112,783	1,078,917	1,041,179	10,446,587
BLDG./LAND COVERAGE-%	12.7%	13.8%	34.8%	72.9%	20.4%	59.0%	14.2%
DENSITY (PERSONS/ACRE)	212	215	292	473	163	368	247
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$2,799,194 \$5.17	\$818,576 \$16.31	\$146,000 \$1.46		\$185,037 \$3.75		\$4,996,506 \$9.26
CONSTRUCTION COST PER RENTAL ROOM	\$7,287,637 \$1,498	\$3,168,333 \$4,219	\$4,486,152 \$3,401	\$15,612,600 \$11,682	\$4,696,515 \$7,539	\$4,400,000 \$9,932	\$12,339,370 \$2,169
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$2,149,169 \$442	\$1,635,788 \$2,178	\$2,101,713 \$1,593	\$3,110,279 \$2,327	\$1,208,739 \$1,940	\$525,000 \$1,185	\$4,840,124 \$851
DEVELOPMENT COST PER RENTAL ROOM	\$12,236,000 \$2,515	\$5,622,697 \$7,487	\$6,733,865 \$5,105	\$18,722,779 \$14,009	\$6,090,291 \$9,776	\$4,925,000 \$11,117	\$22,176,000 \$3,898
AVG. MONTHLY RENT/R/R	\$56.93	\$61.35	\$52.28	\$69.00	\$68.34	\$68.99	\$55.60
LOCATION	MORRIS AVE E. 153RD ST COURTLAND AVE. E. 156TH ST.	E. 1ST ST. FIRST AVE. E. 2ND ST. AVENUE "A"	E. 101ST ST. FIRST AVE. E. 102ND ST. SECOND AVE.	E. 100TH ST. E. 102ND, 103RD STS. FIRST AVE. SECOND AVE.	ROBERTS AVE. JARVIS AVE. MIDDLETOWN RD. HOBART AVE.	E. 117TH ST FIFTH AVENUE MADISON AVE.	E. 135TH ST BROOK AVE. E. 137TH ST. CYPRESS AVE.
BOROUGH	BRONX CD#1	MANHATTAN CD#3	MANHATTAN CD#11	MANHATTAN CD#11	BRONX CD#10	MANHATTAN CD#11	BRONX CD#1
COMPLETION DATE	5-31-52	8-31-71	8-31-71	9-30-89	8-31-73	7-31-88	5-31-59

(A), (B), (C), (G) (J), (L) See pages 61, 62 and 63 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	570	249	234	251	239, 280	769	504
OPERATING EDP #	570	249	234	251	239	769	346
DEVELOPMENT (NY) #	NY005244C	NY005050	NY005036	NY005080	NY005037/079	NY36P005272	NY005200
T. D. S. #	132	145	088	129	102	350	277
DEVELOPMENT NAME	(C) MILL BROOK EXTENSION	MITCHEL	MONROE	MOORE	(P) GOUVERNEUR MORRIS	(*) MORRIS HEIGHTS REHAB.	MORRIS PARK SR. (* ) CITIZENS HOME
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	REHAB.	REHAB. (ELD)
NUMBER OF CURRENT APTS.	125	1,729	1,102	463	1,865	315	97
NUMBER OF AS-BUILT APTS.	125	1,732	1,102	463	1,867	315	97
NO. OF RENTAL ROOMS	612.0	7,590.0	5,306.0	2,166.0	9,013.0	1,433.0	314.0
AVG. NO. R/R PER APT.	4.90	4.38	4.81	4.68	4.78	4.55	3.24
POPULATION (EST.)	329	3,778	2,869	1,228	5,184	958	103
RESIDENTIAL BUILDINGS	1	10	12	2	17	5	1
NUMBER OF STORIES	16	17-19-20	8-14-15	20	16-20	5-6	9
TOTAL AREA-SQ. FT.	22,500	699,494	805,341	117,000	775,674	84,601	10,000
ACRES	0.52	16.06	18.49	2.69	17.81	1.94	0.23
NET DEV. AREA-SQ. FT.	22,500	663,938	805,341	117,000	730,536	84,601	10,000
(EXCLUDING PARK) ACRES	0.52	15.01	18.49	2.69	16.77	1.94	0.23
BLDG. COVERAGE-SQ. FT.	8,660	97,114	118,402	21,826	118,469	60,288	6,491
CUBAGE-CU. FT.	1,130,657	14,044,919	10,177,348	4,029,275	17,142,807	1,125,314	561,310
BLDG./LAND COVERAGE-%	38.5%	13.9%	14.7%	18.7%	15.3%	71.3%	64.9%
DENSITY (PERSONS/ACRE)	637	235	155	457	291	493	449
LAND COST (INCLUD. PARK)	\$45,000	\$6,629,148	\$644,349	\$597,833	\$6,638,396		\$1,245,468
PER SQ. FT. PRIV. PROP.	\$2.00	\$9.48	\$0.80	\$5.11	\$8.56		\$124.55
CONSTRUCTION COST	\$1,665,697	\$19,601,032	\$11,616,171	\$5,509,520	\$22,337,221	\$17,500,426	\$468,916
PER RENTAL ROOM	\$2,558	\$2,582	\$2,189	\$2,544	\$2,478	\$12,212	\$1,493
SITE IMPR. & OTHER COSTS	\$346,303	\$6,782,671	\$4,189,139	\$1,149,208	\$7,150,859	\$1,699,455	\$275,468
PER RENTAL ROOM	\$566	\$894	\$790	\$531	\$793	\$1,186	\$877
DEVELOPMENT COST	\$1,957,000	\$33,012,861	\$16,449,659	\$7,256,661	\$36,126,476	\$19,199,880	\$1,949,852
PER RENTAL ROOM	\$3,198	\$4,350	\$3,100	\$3,350	\$4,008	\$13,392	\$6,337
AVG. MONTHLY RENT/RR	\$52.98	\$55.45	\$56.17	\$55.54	\$53.68	\$46.70	\$58.83
LOCATION	CYPRESS AVE. E. 138TH ST. E. 137TH ST.	LINCOLN AVE. E. 138TH ST. WILLIS AVE. E. 135TH ST.	SOUNDVIEW AVE. STORY AVE. TAYLOR AVE. LAFAYETTE AVE.	CLYMER ST. E. 149TH ST. JACKSON AVE. TRINITY AVE.	PARK AVE. E. 171ST ST. THIRD AVE. E. 169TH ST.	W. 174TH ST. UNIVERSITY AVE. W. TREMONT AVE. UNDERCLIFF AVE.	E. 124TH ST. MADISON AVE. FIFTH AVE.
BOROUGH	BRONX CD#1	BRONX CD#1	BRONX CD#9	BRONX CD#1	BRONX CD#3	BRONX CD#5	MANHATTAN CD#11
COMPLETION DATE	1-31-62	2-28-66	9-30-61	3-31-64	8-31-65	4-30-86	4-30-77



# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	250	385	244	447	306	585	269	
OPERATING EDP #	231	385	244	447	306	585	269	
DEVELOPMENT (NY) #	NY005048	NY005190	NY005044	NY36P005381	NY36P005242	NY36P005268C	NY005072	
T. D. S. #	130	267	121	133	314	043	162	
DEVELOPMENT NAME	MORRISANIA	MORRISANIA	(Q) MOTT HAVEN	MURPHY	(*) NEW LANE	(C) NOSTRAND	OCEAN HILL	
PROGRAM	FEDERAL	FEDERAL	FEDERAL	STATE	FEDERAL	FEDERAL	FEDERAL	
METHOD	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL	
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	NEW CONST.	
NUMBER OF CURRENT APTS	205	843	993	281	278	1,148	238	
NUMBER OF AS-BUILT APTS.	206	843	993	281	277	1,148	238	
NO. OF RENTAL ROOMS	962.0	3,805.0	4,696.0	1,295.0	1,001.0	4,972.0	1,077.0	
AVG. NO. R/R PER APT.	4.67	4.51	4.73	4.61	3.61	4.33	4.53	
POPULATION (EST.)	576	1,929	2,527	686	311	2,464	631	
RESIDENTIAL BUILDINGS	2	3	8	2	1	16	3	
NUMBER OF STORIES	16	19-23-29	20-22	20	10	6	14	
TOTAL AREA-SQ. FT.	60,890	234,400	421,167	114,593	120,879	1,036,600	112,916	
ACRES	1.40	5.38	9.67	2.63	2.78	23.80	2.59	
NET DEV. AREA-SQ. FT.	60,890	234,400	390,617	114,593	120,879	1,036,600	112,916	
(EXCLUDING PARK) ACRES	1.40	5.38	8.97	2.63	2.78	23.80	2.59	
BLDG. COVERAGE-SQ. FT.	13,024	64,435	81,511	20,188	29,107	177,223	16,412	
CUBAGE-CU. FT.	1,769,693	11,318,800	9,402,613	2,548,312	2,204,124	9,377,365	2,178,743	
BLDG./LAND COVERAGE-%	21.4%	27.5%	19.4%	17.6%	24.1%	17.1%	14.5%	
DENSITY (PERSONS/ACRE)	412	358	261	261	112	104	243	
LAND COST (INCLUD. PARK)	\$647,574		\$3,594,373	\$694,372		\$448,278	\$758,251	
PER SQ. FT. PRIV. PROP.	\$10.64		\$8.53	\$6.06		\$0.43	\$6.72	
CONSTRUCTION COST	\$2,453,799	\$38,055,019	\$13,244,410	\$3,715,928	\$17,982,420	\$10,768,769	\$2,954,290	
PER RENTAL ROOM	\$2,551	\$10,001	\$2,820	\$2,869	\$17,984	\$2,186	\$2,743	
SITE IMPR. & OTHER COSTS	\$641,338	\$2,217,485	\$4,064,865	\$1,128,700	\$528,893	\$2,600,747	\$1,163,388	
PER RENTAL ROOM	\$667	\$583	\$866	\$872	\$528	\$523	\$1,080	
DEVELOPMENT COST	\$3,742,711	\$40,272,504	\$20,903,648	\$5,539,000	\$18,511,313	\$13,817,794	\$4,875,929	
PER RENTAL ROOM	\$3,891	\$10,584	\$4,451	\$4,277	\$18,493	\$2,779	\$4,527	
AVG. MONTHLY RENT/RR	\$53.05	\$55.16	\$50.80	\$60.56	\$68.31	\$68.22	\$59.08	
LOCATION	E. 169TH ST. WASHINGTON AVE. PARK AVE.	PARK AVE. E. 158TH ST. E. 161ST ST. E. 163RD ST.	E. 140TH ST. E. 144TH ST. ALEXANDER AVE. WILLIS AVE.	E. 140TH ST. E. 144TH ST. ALEXANDER AVE. WILLIS AVE.	CROTONA AVE. CROTONA PARK NO. CROSS BX. EXPWY.	LINDEN PL. NEW LANE WATER FRONT TRACT	AVENUE "V" BRAGG ST. AVENUE "X" BATCHELDER ST.	BROADWAY MACDOUGAL ST. MTHR. GASTON BLVD. CHERRY ST.
BOROUGH	BRONX CD#3	BRONX CD#3&#4	BRONX CD#1	BRONX CD#6	STATEN ISLAND CD#1	BROOKLYN CD#15	BROOKLYN CD#16	
COMPLETION DATE	5-31-63	2-29-80	3-31-65	3-31-64	7-31-64	12-14-50	3-31-68	

(C), (Q) See pages 61 and 63 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	287	582	393	321	765	580	522
OPERATING EDP #	765	582	393	346	765	580	522
DEVELOPMENT (NY) #	NY36P005257	NY36P005267D	NY005196	NY005127	NY36P005285	NY36P005267B	NY005216A
T. D. S. #	313	172	195	204	351	047	024
DEVELOPMENT NAME	(*) OCEAN HILL- BROWNSVILLE	(C) O'DWYER GARDENS	PALMETTO GARDENS	PARK AVENUE-EAST 122ND,123RD STS.	(*) PARK ROCK REHAB	(C) PARKSIDE	(A) PATTERSON
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	TURNKEY	CONVENTIONAL	TURNKEY	TURNKEY	TURNKEY	CONVENTIONAL	CONVENTIONAL
TYPE	REHAB.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	REHAB.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	125	573	115	90	134	879	1,788
NUMBER OF AS-BUILT APTS.	125	573	115	90	134	879	1,791
NO. OF RENTAL ROOMS	540.0	2,256.0	374.0	419.0	582.0	3,713.0	8,520.0
AVG. NO. R/R PER APT.	4.32	3.94	3.25	4.66	4.34	4.22	4.76
POPULATION (EST.)	311	1,054	115	223	353	1,849	4,450
RESIDENTIAL BUILDINGS	5	6	1	2	9	14	15
NUMBER OF STORIES	4	16-16	6	6	4	6-7-14-15	6-13
TOTAL AREA-SQ. FT.	242,141	278,010	27,419	32,127	53,914	485,455	748,573
ACRES	5.58	6.34	0.63	0.74	1.24	11.14	17.18
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	242,141 5.58	278,010 6.34	27,419 0.63	32,127 0.74	53,914 1.24	483,178 10.40	702,368 16.12
BLDG. COVERAGE-SQ. FT.	78,188	34,501	12,739	14,614	33,105	96,415	167,841
CUBAGE-CU. FT.	2,000,000	5,421,328	750,300	950,094	166,531	7,454,500	14,503,544
BLDG./LAND COVERAGE-%	32.3%	12.5%	46.5%	45.5%	61.4%	19.9%	22.4%
DENSITY (PERSONS/ACRE)	56	168	183	302	285	166	259
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.		\$1,448,497 \$5.24				\$555,286 \$1.14	\$3,480,086 \$4.65
CONSTRUCTION COST PER RENTAL ROOM	\$7,197,654 \$13,329	\$9,464,339 \$4,191	\$3,636,281 \$9,723	\$1,945,940 \$4,644	\$6,966,000 \$11,969	\$7,690,151 \$2,071	\$14,403,426 \$1,691
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$871,132 \$1,613	\$4,099,164 \$1,817	\$947,719 \$2,534	\$155,998 \$372	\$3,534,000 \$6,072	\$1,430,879 \$385	\$2,847,488 \$334
DEVELOPMENT COST PER RENTAL ROOM	\$8,068,686 \$14,942	\$15,000,000 \$6,649	\$4,584,000 \$12,257	\$2,101,938 \$5,017	\$10,500,000 \$18,041	\$9,676,316 \$2,606	\$20,731,000 \$2,433
AVG. MONTHLY RENT/RR	\$51.18	\$70.52	\$63.79	\$59.78	\$68.20	\$71.06	\$53.05
LOCATION	RALPH AVE. ATLANTIC AVE. SARATOGA AVE. DEAN ST.	W. 32ND ST. SURF AVE. W. 35TH ST. MERMAID AVE.	PALMETTO ST. GATES AVE. EVERGREEN AVE. BUSHWICK AVE.	E. 122ND ST. PARK AVE. E. 123RD ST. LEXINGTON AVE.	BELMONT AVE. JEROME ST. SUTTER AVE. BARBEY ST.	ADEE AVE. WHITE PLAINS RD. ARNOW AVE. BRONX PARK EAST	MORRIS AVE. THIRD AVE. E. 145TH ST. E. 139TH ST.
BOROUGH	BROOKLYN CD#16	BROOKLYN CD#13	BROOKLYN CD#4	MANHATTAN CD#11	BROOKLYN CD#8	BRONX CD#11	BRONX CD#1
COMPLETION DATE	11-30-86	12-31-69	3-31-77	3-31-70	2-28-86	6-12-51	12-31-50

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	586	305	235	260	588	362	774
OPERATING EDP #	586	305	235	260	588	381	774
DEVELOPMENT (NY) #	NY36P005271A	NY005091	NY005035	NY005062	NY36P005271C	NY005177	NY36P005260
T. D. S. #	039	194	089	149	053	244	340
DEVELOPMENT NAME	(C) PELHAM PARKWAY	(B,E1) PENN. AVE.-WORTMAN AVE.	PINK	(E3) POLO GROUNDS TOWERS	(C) POMONOK	(B) PROSPECT PLAZA	(*) PUBLIC SCHOOL 139 (CONVERSION)
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	TURNKEY	TURNKEY
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	REHAB. (ELD)
NUMBER OF CURRENT APTS.	1,288	336	1,500	1,816	2,070	368	125
NUMBER OF AS-BUILT APTS.	1,288	336	1,800	1,614	2,071	369	125
NO. OF RENTAL ROOMS	5,451.0	1,387.0	7,102.0	7,707.0	8,847.5	1,971.5	430.5
AVG. NO. R/R PER APT.	4.31	4.13	4.73	4.78	4.27	5.34	3.44
POPULATION (EST.)	2,491	675	4,088	4,175	4,224	1,184	129
RESIDENTIAL BUILDINGS	23	3	22	4	35	4	1
NUMBER OF STORIES	8	6-18	8	30	3-7-8	12-15	5
TOTAL AREA-SQ. FT.	1,034,160	236,930	1,354,844	659,780	2,264,336	197,460	64,945
ACRES	23.74	5.44	31.10	15.15	51.98	4.53	1.49
NET DEV. AREA-SQ. FT.	967,252	236,930	1,311,306	659,780	2,108,832	197,460	64,945
(EXCLUDING PARK) ACRES	22.21	5.44	30.10	15.15	48.41	4.53	1.49
BLDG. COVERAGE-SQ. FT.	184,875	40,998	193,511	83,689	369,627	35,835	26,325
CUBAGE-CU. FT.	10,665,277	2,712,190	13,316,063	14,904,498	19,315,843	3,773,574	2,943,660
BLDG./LAND COVERAGE-%	17.9%	17.3%	14.3%	12.7%	16.3%	18.1%	40.5%
DENSITY (PERSONS/ACRE)	105	124	131	276	81	281	87
LAND COST (INCLUD. PARK)	\$1,242,294	\$1,051,049	\$924,523	\$4,535,387	\$783,816		
PER SQ. FT. PRIV. PROP.	\$1.20	\$4.44	\$0.68	\$6.87	\$0.35		
CONSTRUCTION COST	\$11,902,971	\$8,059,376	\$16,015,383	\$18,848,964	\$18,193,074	\$14,071,636	\$7,479,760
PER RENTAL ROOM	\$2,184	\$5,811	\$2,255	\$2,446	\$2,058	\$7,138	\$17,375
SITE IMPR. & OTHER COSTS	\$2,150,488	\$2,825,596	\$3,194,141	\$8,908,433	\$2,668,452	\$1,211,707	\$419,009
PER RENTAL ROOM	\$395	\$2,037	\$450	\$1,156	\$302	\$615	\$973
DEVELOPMENT COST	\$15,295,763	\$11,936,021	\$20,134,047	\$32,292,784	\$21,645,342	\$15,283,342	\$7,898,769
PER RENTAL ROOM	\$2,808	\$8,608	\$2,835	\$4,190	\$2,446	\$7,752	\$18,348
AVG. MONTHLY RENT/R	\$70.96	\$59.22	\$54.39	\$60.56	\$73.89	\$48.17	\$61.28
LOCATION	PELHAM PKWY. WALLACE AVE. WILLIAMS BRIDGE RD. MACE AVE.	PENNSYLVANIA AVE. WORTMAN AVE. STANLEY AVE. VERMONT ST.	CRESCENT ST. LINDEN BLVD. ELBERTS LA. STANLEY AVE.	FREDERICK DOUGLASS BLVD. W. 155TH ST. HARLEM RIVER DR.	71ST AVE. PARSONS BLVD. KISSENA BLVD. 65TH AVE.	ST MARKS PL. STERLING PL. HOWARD AVE. SARATOGA AVE.	W. 139, 140TH STS. ADAM GLAYTON POWELL JR. BLVD. LENOX AVE.
BOROUGH	BRONX CD#11	BROOKLYN CD#5	BROOKLYN CD#5	MANHATTAN CD#10	QUEENS CD#8	BROOKLYN CD#16	MANHATTAN CD#10
COMPLETION DATE	6-30-50	9-30-72	9-30-59	6-30-68	6-30-52	6-30-74	10-31-86

(B), (C), (E) See pages 61 and 62 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	398	843	771	364	503	317	389
OPERATING EDP #	398	843	783	218	503	317	389
DEVELOPMENT (NY) #	NY005002B	NY005002A	NY36P005290	NY005179	NY005202	NY005114E	NY005184
T. D. S. #	505	005	352	245	278	037	048
DEVELOPMENT NAME	(N) QUEENSBRIDGE NORTH	(N) QUEENSBRIDGE SOUTH	(*) RALPH AVENUE REHAB.	RANDALL AVENUE- BALCOM AVENUE	(*) RANDOLPH	(C) RANGEL	(C) RAVENSWOOD
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	TURNKEY	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	REHAB.	NEW CONST. (ELD)	REHAB.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS	1,517	1,584	118	252	455	984	2,187
NUMBER OF AS-BUILT APTS	1,646	1,604	118	252	458	984	2,166
NO. OF RENTAL ROOMS	6,401.0	6,671.5	529.0	854.0	2,020.0	4,472.5	9,140.0
AVG. NO. R/R PER APT.	4.14	4.16	4.48	3.39	4.41	4.55	4.22
POPULATION (EST.)	3,417	3,561	334	263	1,055	2,183	4,549
RESIDENTIAL BUILDINGS	13	13	5	3	36	8	31
NUMBER OF STORIES	6	6	4	6	5	14	6-7
TOTAL AREA-SQ. FT.	888,843	1,268,298	70,486	230,000	90,000	475,672	1,687,814
ACRES	20.35	29.12	1.62	5.28	2.07	10.92	38.29
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	689,843 15.84	820,625 18.84	70,486 1.62	230,000 5.28	90,000 2.07	475,672 10.92	1,637,135 35.29
BLDG. COVERAGE-SQ. FT.	191,356	198,609	27,982	48,175	64,800	71,671	346,053
CUBAGE-CU. FT.	11,314,111	11,742,973	3,052,868	1,582,410	3,888,000	7,911,809	18,107,100
BLDG./LAND COVERAGE-%	21.6%	15.7%	39.7%	20.9%	72.0%	15.1%	20.7%
DENSITY (PERSONS/ACRE)	168	122	205	50	511	200	119
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$810,155 \$0.91	\$1,158,905 \$0.91			\$6,408,942 \$71.21	\$700,001 \$1.47	\$1,172,517 \$0.70
CONSTRUCTION COST PER RENTAL ROOM	\$4,757,016 \$743	\$4,968,044 \$743	\$6,064,332 \$11,445	\$8,726,029 \$10,217	\$8,858,734 \$3,445	\$7,824,210 \$1,745	\$10,213,348 \$1,774
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$899,634 \$141	\$937,652 \$141	\$660,219 \$1,248	\$461,385 \$540	\$1,227,211 \$608	\$2,088,780 \$467	\$4,018,131 \$440
DEVELOPMENT COST PER RENTAL ROOM	\$6,466,805 \$1,010	\$7,054,601 \$1,057	\$6,714,551 \$12,693	\$9,185,414 \$10,757	\$14,694,887 \$7,225	\$10,613,000 \$2,373	\$21,403,995 \$2,342
AVG. MONTHLY RENT/RR	\$63.69	\$60.07	\$65.86	\$62.73	\$54.86	\$67.19	\$73.61
LOCATION	41ST AVE. VERNON BLVD. 40TH AVE. 21ST ST	41ST AVE. VERNON BLVD 41ST RD 21ST ST.	EAST NEW YORK AVE. RALPH AVE SUTTER AVE E. 83TH ST.	RANDALL AVE. BALCOM AVE. SCHLEY AVE BUTTRICK AVE	W 114TH ST ADAM CLAYTON POWELL JR. BLVD. DOUGLASS BLVD.	HARLEM RIVER DR POLO GROUNDS HARLEM RIVER DRIVEWAY	12TH ST 34TH AVE. 24TH ST 38TH AVE.
BOROUGH	QUEENS CD#1	QUEENS CD#1	BROOKLYN CD#16	BRONX CD#10	MANHATTAN CD#10	MANHATTAN CD#10	QUEENS CD#1
COMPLETION DATE	3-15-40	3-15-40	12-31-86	10-31-78	4-30-77	9-30-51	7-31-51

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	202	230	525	297	255, 299	292, 293, 295	298
OPERATING EDP #	202-230	230	525	290	255	295	259
DEVELOPMENT (NY) #	NY005001	NY005029	NY005216D	NY005076E	NY005076ABC	NY005076GIJ	NY005076D
T. D. S. #	004-079	079	055	143	515	516	517
DEVELOPMENT NAME	(R) RED HOOK I	(R) RED HOOK II	(A) REDFERN	(S) REHAB. PROGRAM. (COLLEGE POINT)	(S) REHAB. PROGRAM. (DOUGLASS REHBS.)	(S) REHAB. PROGRAM. (TAFT REHABS.)	(S) REHAB. PROGRAM. (WISE REHAB.)
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	REHAB. (ELD)	REHAB.	REHAB.	REHAB.
NUMBER OF CURRENT APTS	2,528	345	604	14	112	156	40
NUMBER OF AS-BUILT APTS	2,645	346	604	13	112	156	40
NO. OF RENTAL ROOMS	10,649.0	1,627.0	2,930.0	39.0	419.5	608.5	159.0
AVG. NO. R/R PER APT.	4.18	4.70	4.85	3.00	3.75	3.90	3.98
POPULATION (EST.)	5,761	880	1,772	17	181	283	68
RESIDENTIAL BUILDINGS	27	3	9	1	4	3	1
NUMBER OF STORIES	2-6	3-14	6-7	1	3-6-7	7	5
TOTAL AREA-SQ. FT.	1,452,438	245,292	817,865	15,000	24,462	27,171	10,071
ACRES	33.34	5.63	18.78	0.34	0.56	0.62	0.23
NET DEV. AREA-SQ. FT.	1,452,438	245,292	726,038	15,000	24,462	27,171	10,071
(EXCLUDING PARK) ACRES	33.34	5.63	16.67	0.34	0.56	0.62	0.23
BLDG. COVERAGE-SQ. FT.	326,157	35,301	95,461	9,320	16,326	22,914	7,367
CUBAGE-CU. FT.	19,292,734	2,896,000	5,602,438	115,995	1,247,684	1,809,773	472,901
BLDG./LAND COVERAGE-%	22.5%	14.4%	11.7%	62.1%	66.7%	84.3%	73.2%
DENSITY (PERSONS/ACRE)	173	158	94	49	322	422	294
LAND COST (INCLUD. PARK)	\$1,650,416	\$367,800	\$664,250	\$1,546,158			
PER SQ. FT. PRIV. PROP.	\$1.14	\$1.50	\$0.81	\$20.16			
CONSTRUCTION COST	\$8,737,209	\$2,955,033	\$7,107,627	\$3,179,379			
PER RENTAL ROOM	\$820	\$1,818	\$2,426	\$2,593			
SITE IMPR. & OTHER COSTS	\$1,715,305	\$1,194,336	\$1,562,123	\$1,184,397			
PER RENTAL ROOM	\$161	\$734	\$533	\$966			
DEVELOPMENT COST	\$12,102,930	\$4,517,169	\$9,384,000	\$5,909,934			
PER RENTAL ROOM	\$1,137	\$2,776	\$3,186	\$4,821			
AVG. MONTHLY RENT/RR	\$57.92	\$51.27	\$58.50	\$55.13	\$69.58	\$58.63	\$75.72
LOCATION	DWIGHT ST. CLINTON ST. W. 9TH ST. LORRAINE ST.	RICHARDS ST. DWIGHT ST. WOLCOTT ST. RED HOOK PARK	REDFERN AVE. HASSOCK ST. BEACH CHANNEL DR. B. 12TH ST.	125TH ST. 22ND AVE. 128TH ST.	W. 104TH ST. BROADWAY W. 101ST ST. WEST END AVE.	ST. NICHOLAS AVE W. 119TH ST. LENOX AVE W. 112TH ST.	COLUMBUS AVE. W. 94TH ST. CENTRAL PARK WEST W. 88RD ST.
BOROUGH	BROOKLYN CD#8	BROOKLYN CD#6	QUEENS CD#14	QUEENS CD#7	MANHATTAN CD#7	MANHATTAN CD#10	MANHATTAN CD#7
COMPLETION DATE	11-20-39	5-31-55	6-1-59(*)	1-31-64	1-31-64	1-31-64	1-31-64

(A), (R), (S) See pages 61, 63 and 64 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	283	241	210	372	329	346	227
OPERATING EDP #	283	241	210	210	253	346	227
DEVELOPMENT (NY) #	NY005089	NY005039	NY005008	NY005181D	NY005151	NY005173	NY005054
T. D. S. #	167	117	018	019	218	241	135
DEVELOPMENT NAME	REID	RICHMOND	RIIS	(C) RIIS	ROBBINS	(E2) JACKIE	ROOSEVELT I
PROGRAM	APARTMENTS	TERRACE			PLAZA	ROBINSON	
METHOD	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
TYPE	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL
	NEW CONST. (ELD)	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	228	488	1,187	577	150	189	782
NUMBER OF AS-BUILT APTS.	230	489	1,190	578	150	189	783
NO. OF RENTAL ROOMS	748.0	2,313.5	5,603.0	2,705.0	507.5	847.5	3,581.5
AVG. NO. R/R PER APT.	3.25	4.73	4.71	4.68	3.38	4.48	4.69
POPULATION (EST.)	232	1,489	2,913	1,407	184	447	1,981
RESIDENTIAL BUILDINGS	1	6	13	6	1	1	6
NUMBER OF STORIES	20	8	6-13-14	6-13-14	20	8	14-15-18
TOTAL AREA-SQ. FT.	68,762	464,184	510,926	258,562	12,553	64,945	340,000
ACRES	1.58	10.66	11.73	5.94	0.29	1.49	7.81
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	68,762 1.58	440,716 10.12	510,926 11.73	258,562 5.94	12,553 0.29	64,945 1.49	340,000 7.81
BLDG. COVERAGE-SQ. FT.	13,285	57,285	103,446	43,916	6,773	22,776	52,168
CUBAGE-CU. FT.	1,397,832	4,496,022	9,657,260	4,497,120	974,868	1,802,768	8,754,320
BLDG./LAND COVERAGE-%	19.3%	12.3%	20.2%	17.0%	54.0%	35.1%	15.3%
DENSITY (PERSONS/ACRE)	147	139	248	237	589	300	254
LAND COST (INCLUD. PARK)	\$216,731	\$1,371,785	\$1,954,225	\$1,143,525	\$420,000		\$2,377,648
PER SQ. FT. PRIV. PROP.	\$3.15	\$2.96	\$3.82	\$4.42	\$33.46		\$6.99
CONSTRUCTION COST PER RENTAL ROOM	\$2,708,949 \$3,622	\$6,082,519 \$2,629	\$8,977,509 \$1,602	\$3,987,698 \$1,474	\$3,628,041 \$7,149	\$5,698,497 \$6,722	\$9,521,520 \$2,659
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$984,480 \$1,316	\$2,097,126 \$906	\$2,578,555 \$460	\$1,208,299 \$447	\$807,864 \$1,592	\$293,503 \$346	\$2,118,259 \$591
DEVELOPMENT COST PER RENTAL ROOM	\$3,910,160 \$5,227	\$9,551,480 \$4,129	\$13,510,289 \$2,411	\$6,339,520 \$2,344	\$4,856,905 \$9,568	\$5,990,000 \$7,068	\$14,017,427 \$3,914
AVG. MONTHLY RENT/RR	\$59.52	\$59.12	\$62.38	\$60.67	\$66.20	\$66.27	\$56.80
LOCATION	TROY AVE. ALBANY AVE. EAST NEW YORK AVE. MAPLE ST.	JERSEY ST. RICHMOND TERR. CRESCENT AVE.	F.D.R. DRIVE AVENUE "D" E. 8TH ST. E. 13TH ST.	F.D.R. DRIVE AVENUE "D" E. 6TH ST. E. 8TH ST.	E. 70TH ST. FIRST AVE. E. 71ST ST. SECOND AVE.	E. 128TH ST. E. 129TH ST. LEXINGTON AVE. PARK AVE.	KOSCIUSKO ST. PULASKI ST. M. GARVEY BLVD. STUYVESANT AVE.
BOROUGH	BROOKLYN CD#9	STATEN ISLAND CD#1	MANHATTAN CD#3	MANHATTAN CD#3	MANHATTAN CD#8	MANHATTAN CD#11	BROOKLYN CD#9
COMPLETION DATE	11-30-69	4-30-64	1-17-49	1-31-49	11-30-73	5-31-73	9-30-64

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	281	439	508	506	673	211	264
OPERATING EDP #	227	439	283	506	673	211	261
DEVELOPMENT (NY) #	NY005083	NY36P005382	NY005211	NY005205	NY36P005384	NY005010	NY005065
T. D. S. #	177	099	282	280	093	038	154
DEVELOPMENT NAME	ROOSEVELT II	RUTGERS	RUTLAND TOWERS	SACK WERN	SAIN'T MARY'S PARK	SAIN'T NICHOLAS	131 SAIN'T NICHOLAS AVENUE
PROGRAM	FEDERAL	STATE	FEDERAL	FEDERAL	CITY	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	REHAB.	REHAB.	NEW CONST.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	342	721	61	410	1,007	1,523	99
NUMBER OF AS-BUILT APTS.	342	721	64	413	1,007	1,526	99
NO. OF RENTAL ROOMS	1,496.0	3,294.5	237.0	1,921.5	4,533.5	7,111.0	400.5
AVG. NO. R/R PER APT.	4.37	4.57	3.70	4.65	4.50	4.66	4.05
POPULATION (EST.)	827	1,683	99	960	2,368	3,592	185
RESIDENTIAL BUILDINGS	3	5	1	7	6	13	1
NUMBER OF STORIES	14-15	20	6	6	21	14	17
TOTAL AREA-SQ. FT.	146,506	227,341	19,400	226,969	588,851	680,670	29,359
ACRES	3.36	5.22	0.45	5.21	13.52	15.63	0.67
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	146,506 3.36	227,341 5.22	19,400 0.45	226,969 5.21	545,801 12.53	625,569 14.36	28,359 0.67
BLDG. COVERAGE-SQ. FT.	24,067	39,355	13,470	63,056	57,006	105,458	5,759
CUBAGE-CU. FT.	2,801,874	5,936,573	642,963	3,782,352	8,922,933	13,112,212	771,591
BLDG./LAND COVERAGE-%	16.4%	17.3%	69.4%	27.8%	9.7%	15.5%	19.6%
DENSITY (PERSONS/ACRE)	246	322	222	184	175	230	274
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$1,349,726 \$9.21	\$2,338,808 \$10.29	\$74,117 \$3.82	\$0 \$0.00	\$2,208,089 \$3.75	\$5,374,296 \$7.90	\$168,000 \$5.72
CONSTRUCTION COST PER RENTAL ROOM	\$3,648,602 \$2,439	\$8,212,318 \$2,493	\$1,067,029 \$4,502	\$4,830,500 \$2,514	\$10,308,695 \$2,274	\$12,108,275 \$1,702	\$7,204,845 \$3,008
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,451,890 \$971	\$3,538,874 \$1,074	\$453,035 \$1,912	\$3,869,394 \$2,014	\$3,835,039 \$846	\$3,082,492 \$433	\$507,165 \$1,266
DEVELOPMENT COST PER RENTAL ROOM	\$6,450,218 \$4,312	\$14,090,000 \$4,277	\$1,594,181 \$6,727	\$8,699,894 \$4,528	\$16,351,823 \$3,607	\$20,650,063 \$2,891	\$1,880,013 \$4,694
AVG. MONTHLY RENT/R/R	\$56.75	\$62.70	\$82.14	\$64.86	\$73.39	\$60.07	\$63.65
LOCATION	LEWIS AVE STUYVESANT AVE HART ST PULASKI ST.	CHERRY ST. PIKE ST. MADISON ST. RUTGERS ST.	EAST NEW YORK AVE E 91ST ST. E 92ND ST. RUTLAND RD.	BEACH AVE TAYLOR AVE NOBLE AVE ROSEDALE AVE.	CAULDWELL AVE. E 156TH ST. WESTCHESTER AVE. TRINITY AVE.	W 127TH ST DOUGLASS BLVD POWELL BLVD W 131ST ST.	ST. NICHOLAS AVE W 116TH ST W 117TH ST MANHATTAN CD#10.
BOROUGH	BROOKLYN CD#3	MANHATTAN CD#3	BROOKLYN CD#17	BRONX CD#9	BRONX CD#1	MANHATTAN CD#10	MANHATTAN CD#10
COMPLETION DATE	12-31-66	3-31-65	5-31-77	5-31-77	4-30-59	9-30-54	3-31-65

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	650	274	543	368	312	314	505
OPERATING EDP #	650	289	543	368	312	314	240
DEVELOPMENT (NY) #	NY36P005375	NY005067	NY36-H110-032	NY005183B	NY005100	NY005114B	NY005203
T. D. S. #	377	158	259	045	192	036	279
DEVELOPMENT NAME	(*) SAMUEL (CITY)	33-35	(*) SARATOGA	(C) SEDGWICK	SEWARD PARK	(C) SHEEPSHEAD	(*) SHELTON
PROGRAM	CITY	FEDERAL	SECTION 8	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	REHAB.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	NEW CONST.	NEW CONST.	REHAB. (ELD)
NUMBER OF CURRENT APTS.	659	125	251	784	359	1,056	155
NUMBER OF AS-BUILT APTS.	664	125	251	788	360	1,056	155
NO. OF RENTAL ROOMS	2,830.5	563.0	853.5	3,320.0	1,605.5	4,896.0	512.0
AVG. NO. R/R PER APT.	4.26	4.50	3.40	4.22	4.46	4.64	3.30
POPULATION (EST.)	1,598	297	275	1,631	818	2,663	153
RESIDENTIAL BUILDINGS	40	1	2	7	2	18	1
NUMBER OF STORIES	5-6-7	16	12-13	14-15	23	6	12
TOTAL AREA-SQ. FT.	201,872	54,935	102,152	319,008	90,637	1,036,600	21,844
ACRES	4.63	1.26	2.35	7.32	2.08	23.80	0.50
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	201,872 4.63	54,935 1.26	102,152 2.35	319,008 7.32	90,637 2.08	953,637 21.89	21,844 0.50
BLDG. COVERAGE-SQ. FT.	116,528	6,911	28,534	59,598	23,922	159,727	14,991
CUBAGE-CU. FT.	7,142,241	1,037,975	1,724,800	6,642,484	3,370,430	10,080,777	1,287,831
BLDG./LAND COVERAGE-%	67.7%	12.6%	27.9%	18.7%	26.4%	15.4%	68.6%
DENSITY (PERSONS/ACRE)	345	236	117	223	393	112	305
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.		\$339,810 \$6.19		\$617,165 \$1.93	\$180,000 \$1.99	\$549,891 \$0.53	\$1,880,500 \$86.09
CONSTRUCTION COST PER RENTAL ROOM		\$1,404,119 \$2,494	\$10,400,000 \$12,185	\$6,433,254 \$1,938	\$8,113,867 \$5,054	\$10,247,664 \$2,093	\$912,358 \$1,782
SITE IMPR. & OTHER COSTS PER RENTAL ROOM		\$590,747 \$1,049	\$775,000 \$908	\$1,347,422 \$406	\$3,577,608 \$2,228	\$1,798,545 \$367	\$822,142 \$1,606
DEVELOPMENT COST PER RENTAL ROOM	N/A	\$2,334,876 \$4,147	\$11,178,000 \$13,093	\$8,397,841 \$2,529	\$11,871,466 \$7,394	\$12,696,000 \$2,573	\$3,615,000 \$7,061
AVG. MONTHLY RENT/RR	\$121.78	\$55.17	\$61.88	\$67.61	\$61.21	\$62.39	\$65.52
LOCATION	LENOX AVE. W 139TH ST. W 147TH ST. ROWELL BLVD.	SARATOGA AVE HANCOCK ST. HALSEY ST.	HALSEY ST. MACON ST. BROADWAY SARATOGA AVE.	UNDERCLIFF AVE W 174TH ST. UNIVERSITY AVE	BROOME ST. NORFOLK ST. GRAND ST. ESSEX ST.	AVENUE "X" BATCHELDER ST. AVENUE "V" NOSTRAND AVE.	162ND ST. 89TH AVE. 163RD ST. JAMAICA AVE.
BOROUGH	MANHATTAN CD#10	BROOKLYN CD#16	BROOKLYN CD#16	BRONX CD#5	MANHATTAN CD#3	BROOKLYN CD#15	QUEENS CD#12
COMPLETION DATE	6-30-93	12-31-66	11-30-80	3-23-51	10-31-73	8-8-50	10-31-78



# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	531	537	315	550	206	220	436	
OPERATING EDP #	531	537	315	753	206	206	436	
DEVELOPMENT (NY) #	NY36P005220B	NY36P005220H	NY005114C	NY005224	NY005004	NY005018	NY36P005383	
T. D. S. #	027	071	035	305	008	066	114	
DEVELOPMENT NAME	(A) GOVERNOR SMITH	(A) SOUNDVIEW	(C) SOUTH BEACH	(*) SOUTH BRONX AREA (SITE 402)	SOUTH JAMAICA I	SOUTH JAMAICA II	STAPLETON	
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	STATE	
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	
NUMBER OF CURRENT APTS.	1,931	1,255	422	113	440	588	693	
NUMBER OF AS-BUILT APTS.	1,935	1,259	422	114	446	600	693	
NO. OF RENTAL ROOMS	8,894.5	5,826.5	1,923.5	603.0	1,792.0	2,819.0	3,358.5	
AVG. NO. R/R PER APT.	4.60	4.63	4.56	5.29	4.00	4.70	4.85	
POPULATION (EST.)	4,466	3,224	1,029	416	987	1,552	2,191	
RESIDENTIAL BUILDINGS	12	13	8	4	11	16	6	
NUMBER OF STORIES	15-16-17	7	6	3	3-4	3-7	8	
TOTAL AREA-SQ. FT.	947,493	1,145,234	708,283	149,500	392,989	579,217	781,287	
ACRES	21.75	26.20	16.26	3.43	9.02	13.30	17.94	
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	806,175 18.51	1,145,234 26.29	638,737 14.66	149,500 3.43	392,989 9.02	579,217 13.30	581,055 15.01	
BLDG. COVERAGE-SQ. FT.	126,462	164,048	68,084	41,764	82,310	116,509	76,976	
CUBAGE-CU. FT.	15,937,490	16,481,330	3,921,651	1,301,202	2,940,859	5,288,542	8,441,281	
BLDG./LAND COVERAGE-%	13.3%	14.3%	9.6%	27.9%	20.9%	20.1%	6.6%	
DENSITY (PERSONS/ACRE)	205	123	63	121	109	117	122	
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$6,226,414 \$6.57	\$910,713 \$0.80	\$58,614 \$0.89		\$328,696 \$0.84	\$1,589,058 \$2.74	\$1,223,041 \$1.57	
CONSTRUCTION COST PER RENTAL ROOM	\$17,534,087 \$1,971	\$9,935,626 \$1,705	\$4,470,724 \$2,324	\$7,760,600 \$12,870	\$1,487,068 \$830	\$5,677,786 \$2,014	\$9,003,352 \$2,691	
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$5,322,499 \$598	\$2,598,762 \$446	\$847,662 \$441	\$1,141,855 \$1,894	\$301,628 \$168	\$1,274,351 \$452	\$2,044,567 \$609	
DEVELOPMENT COST PER RENTAL ROOM	\$29,083,000 \$3,270	\$13,445,000 \$2,308	\$5,377,000 \$2,795	\$8,902,455 \$14,764	\$2,117,392 \$1,182	\$8,541,145 \$3,030	\$12,271,000 \$3,654	
AVG. MONTHLY RENT/RR	\$63.30	\$51.99	\$65.07	\$49.39	\$63.16	\$65.07	\$62.84	
LOCATION	MADISON ST. CATHERINE ST. SOUTH ST. ST. JAMES PL.	ROSEDALE AVE. LACOMBE AVE. BRONX RIVER AVE. SOUNDVIEW PK.	KRAMER ST. LAMPART BLVD. TEND AVE. PARKINSON AVE.	E 168TH ST. E 181ST ST. CAULDWELL AVE. EAGLE AVE.	168TH ST. SOUTH RD. 160TH ST. 109TH AVE.	168TH ST. SOUTH RD. BRINKERHOFF AVE. 158TH ST.	SOUTH RD. 160TH ST. 160TH ST. 158TH ST.	BROAD & HILL STS. TOMPKINS AVE. WARREN ST. GORDON ST.
BOROUGH	MANHATTAN CD#3	BRONX CD#9	STATEN ISLAND CD#2	BRONX CD#1	QUEENS CD#12	QUEENS CD#12	STATEN ISLAND CD#1	
COMPLETION DATE	4-1-53	12-31-54	3-20-50	2-28-88	8-1-40	10-31-54	5-31-62	

(A), (C) See page 61 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	770	801	837	263	337	755	538
OPERATING EDP #	753	765	765	263	337	755	538
DEVELOPMENT (NY) #	NY36P005280	NY005250	NY36P005305	NY005063	NY005133	NY36P005269	NY36P0052201
T. D. S. #	353	(F,*) 366	(F,*) 368	153	221	333	073
DEVELOPMENT NAME	(*) STEBBINS AVE. -HEWITT PLACE	STERL. PL. REHABS. (ST. JOHNS-STERL.)	STERL. PL. REHABS. (STERLING-BUFFALO)	STRAUS	(B,E2) STUYVESANT GARDENS I	(*) STUYVESANT GARDENS II	(A) SUMNER
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	TURNKEY	TURNKEY	TURNKEY	CONVENTIONAL	TURNKEY	TURNKEY	CONVENTIONAL
TYPE	NEW CONST.	REHAB.	REHAB.	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.
NUMBER OF CURRENT APTS.	120	83	125	267	330	150	1,098
NUMBER OF AS-BUILT APTS.	120	83	126	267	331	150	1,099
NO. OF RENTAL ROOMS	540.0	440.5	593.5	1,164.5	1,621.0	525.0	4,990.5
AVG. NO. R/R PER APT.	4.50	5.31	4.75	4.36	4.90	3.50	4.54
POPULATION (EST.)	333	348	419	517	989	158	2,582
RESIDENTIAL BUILDINGS	2	5	7	2	5	1	13
NUMBER OF STORIES	3	4	4	18-20	4		7-12
TOTAL AREA-SQ. FT.	123,156	49,149	48,928	46,018	202,058	70,050	963,265
ACRES	2.83	1.13	1.12	1.08	4.64	1.61	22.11
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	123,156 2.83	49,149 1.13	48,928 1.12	46,018 1.08	202,058 4.64	70,050 1.61	906,677 20.79
BLDG. COVERAGE-SQ. FT.	42,267	28,039	36,119	12,476	92,431	16,458	131,812
CUBAGE-CU. FT.	1,098,942	1,312,849	1,658,285	2,133,126	3,341,149	1,044,874	8,881,677
BLDG./LAND COVERAGE-%	34.3%	57.0%	73.8%	27.1%	45.7%	23.5%	13.7%
DENSITY (PERSONS/ACRE)	118	308	373	489	209	98	118
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.				\$985,578 \$21.42			\$3,631,340 \$3.77
CONSTRUCTION COST PER RENTAL ROOM	\$8,280,290 \$15,334	\$7,166,959 \$16,270	\$9,883,648 \$16,653	\$3,470,743 \$2,980	\$9,167,637 \$5,656	\$6,449,340 \$17,999	\$10,484,018 \$2,101
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$571,048 \$1,057	\$1,924,906 \$4,370	\$2,352,070 \$3,963	\$986,080 \$847	\$902,625 \$567	\$542,553 \$1,033	\$3,891,645 \$780
DEVELOPMENT COST PER RENTAL ROOM	\$8,851,338 \$16,391	\$9,091,865 \$20,640	\$12,235,716 \$20,618	\$6,442,401 \$4,674	\$10,070,462 \$8,212	\$9,991,893 \$19,032	\$18,007,000 \$3,608
AVG. MONTHLY RENT/RR	\$60.43	\$59.84	\$49.85	\$67.84	\$57.10	\$64.99	\$58.97
LOCATION	HEWITT PL. WESTCHESTER AVE REV. POLITE AVE DAWSON ST.	ST. JOHNS, PARK PLS STERLING PL. BUFFALO, UTICA & RALPH AVES.	ST. JOHNS, PARK PLS STERLING PL. BUFFALO, UTICA & RALPH AVES.	THIRD AVE E 28TH ST. SECOND AVE E 27TH ST.	QUINCY ST. REID AVE. MONROE ST. LEWIS AVE.	QUINCY ST. REID AVE. MONROE ST. STUYVESANT AVE.	PARK AVE. LEWIS AVE. MYRTLE AVE. THROOP AVE.
BOROUGH	BRONX CD#2	BROOKLYN CD#8	BROOKLYN CD#8	MANHATTAN CD#6	BROOKLYN CD#3	BROOKLYN CD#3	BROOKLYN CD#3
COMPLETION DATE	4-30-87	1-31-91	1-31-91	1-31-65	8-31-72	2-28-86	4-30-58

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	278	807	261	361	775	358	344
OPERATING EDP #	278	203	261	283	763	358	344
DEVELOPMENT (NY) #	NY005087	NY36P005311	NY005064	NY005174	NY36P005278	NY005141	NY005163
T. D. S. #	170	369	097	242	354	234	223
DEVELOPMENT NAME	SURFSIDE GARDENS	(*) SUTTER AVENUE - UNION STREET	SENATOR TAFT	104-14 TAPSCOTT STREET	(*) TAPSCOTT STREET REHAB.	(B) TAYLOR STREET- WYTHE AVENUE	TELLER AVENUE- EAST 166TH STREET
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	TURNKEY	CONVENTIONAL	TURNKEY	TURNKEY	TURNKEY	TURNKEY
TYPE	NEW CONST.	REHAB.	NEW CONST.	NEW CONST.	REHAB.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	597	100	1,464	30	155	625	90
NUMBER OF AS-BUILT APTS.	600	100	1,470	30	155	625	90
NO. OF RENTAL ROOMS	2,581.0	467.0	6,611.0	129.0	686.5	2,485.5	361.0
AVG. NO. R/R PER APT.	4.30	4.67	4.50	4.30	4.43	4.73	4.01
POPULATION (EST.)	1,329	331	3,234	57	386	1,732	174
RESIDENTIAL BUILDINGS	5	3	9	1	8	5	1
NUMBER OF STORIES	14-15	4-6	19	4	4	8-11-12-13	6
TOTAL AREA-SQ. FT.	323,050	37,500	555,987	10,000	64,755	183,100	27,481
ACRES	7.42	0.86	12.76	0.23	1.49	4.20	0.63
NET DEV. AREA-SQ. FT.	323,050	37,500	555,987	10,000	64,755	183,100	27,481
(EXCLUDING PARK) ACRES	7.42	0.86	12.76	0.23	1.49	4.20	0.63
BLDG. COVERAGE-SQ. FT.	36,810	21,424	105,527	6,983	37,312	57,205	12,354
CUBAGE-CU. FT.	5,005,316	1,011,839	13,161,342	351,238	1,679,040	5,051,383	816,812
BLDG. LAND COVERAGE-%	11.4%	57.1%	19.0%	69.8%	57.6%	31.2%	45.0%
DENSITY (PERSONS/ACRE)	179	384	253	248	260	412	276
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$1,752,365 \$5.42		\$5,109,002 \$9.19				
CONSTRUCTION COST PER RENTAL ROOM	\$8,020,571 \$3,108	\$8,578,602 \$18,365	\$16,846,088 \$2,548	\$810,868 \$8,286	\$9,319,500 \$13,575	\$18,944,782 \$7,622	\$2,203,600 \$6,104
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$3,805,028 \$1,474	\$793,415 \$1,699	\$6,911,939 \$1,046	\$28,242 \$219	\$786,770 \$1,146	\$1,233,242 \$496	\$93,295 \$258
DEVELOPMENT COST PER RENTAL ROOM	\$13,577,964 \$5,261	\$9,370,007 \$20,064	\$28,867,029 \$4,367	\$839,110 \$6,605	\$10,106,270 \$14,721	\$20,178,024 \$8,118	\$2,296,895 \$6,383
AVG. MONTHLY RENT/RR	\$55.43	\$61.26	\$63.98	\$68.12	\$57.77	\$54.88	\$57.47
LOCATION	W 31ST ST NEPTUNE AVE W 33RD ST SURF AVE.	SUTTER AVE UNION ST EAST NEW YORK AVE	E 112TH ST E 115TH ST PARK AVE FIFTH AVE.	TAPSCOTT ST UNION ST SUTTER AVE BLAKE AVE.	SUTTER AVE GRAPTON ST DUMCHT AVE UNION ST	WYTHE AVE OLYMER ST ROSS ST	TELLER AVE E 167TH ST CLAY AVE E 166TH ST
BOROUGH	BROOKLYN CD#13	BROOKLYN CD#16	MANHATTAN CD#11	BROOKLYN CD#16	BROOKLYN CD#16	BROOKLYN CD#1	BRONX CD#4
COMPLETION DATE	6-30-69	9-30-84	12-31-62	10-31-72	1-31-86	6-30-74	9-30-71

(B) See page 61 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	387	218	303	233	583	246	577
OPERATING EDP #	259	218	218	233	583	246	577
DEVELOPMENT (NY) #	NY005192	NY005015	NY005098	NY005034	NY36P005268A	NY005046	NY005227
T. D. S. #	268	063	193	096	042	131	287
DEVELOPMENT NAME	(F) THOMAS APARTMENTS	THROGGS NECK	(I) THROGGS NECK ADDITION	TILDEN	(C) TODT HILL	TOMPKINS	(*) TWIN PARKS EAST (SITE 9)
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST. (ELD.)	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST. (ELD.)
NUMBER OF CURRENT APTS.	87	1,185	287	998	502	1,048	219
NUMBER OF AS-BUILT APTS.	87	1,185	287	998	502	1,048	219
NO. OF RENTAL ROOMS	304.5	5,436.5	1,341.0	4,750.0	2,174.0	5,222.0	690.5
AVG. NO. R/R PER APT.	3.50	4.59	4.67	4.76	4.33	4.99	3.15
POPULATION (EST.)	89	2,889	708	2,787	1,128	3,277	231
RESIDENTIAL BUILDINGS	1	29	4	8	7	8	1
NUMBER OF STORIES	11	3-7	8-11	16	8	8-18	14
TOTAL AREA-SQ. FT.	9,410	1,430,081	384,899	465,764	581,056	521,950	71,490
ACRES	0.22	32.83	8.84	10.69	13.34	11.98	1.64
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	9,410 0.22	1,430,081 32.83	384,899 8.84	465,764 10.69	532,084 12.21	521,950 11.38	71,490 1.84
BLDG. COVERAGE-SQ. FT.	6,641	228,989	39,315	66,416	79,116	94,386	11,388
CUBAGE-CU. FT.	652,000	11,440,850	2,755,918	8,888,637	4,454,300	9,894,217	1,505,284
BLDG. LAND COVERAGE-%	70.6%	16.0%	10.2%	14.3%	13.6%	18.1%	15.9%
DENSITY (PERSONS/ACRE)	412	87	80	261	85	273	141
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.		\$713,003 \$0.50		\$2,405,883 \$5.17	\$32,013 \$0.06	\$2,600,386 \$4.98	\$109,500 \$1.53
CONSTRUCTION COST PER RENTAL ROOM	\$9,612,104 \$31,238	\$11,275,643 \$2,074	\$4,972,789 \$3,708	\$10,292,767 \$2,167	\$5,332,735 \$2,453	\$12,792,498 \$2,450	\$8,228,676 \$11,917
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$1,676,532 \$5,506	\$3,552,923 \$654	\$2,433,159 \$1,814	\$2,128,780 \$448	\$1,144,407 \$526	\$3,053,085 \$585	\$3,068,756 \$4,444
DEVELOPMENT COST PER RENTAL ROOM	\$11,188,636 \$36,744	\$15,641,569 \$2,859	\$7,405,898 \$5,523	\$14,827,430 \$3,122	\$6,509,155 \$2,994	\$18,445,960 \$3,532	\$11,405,932 \$16,920
AVG. MONTHLY RENT/RR	\$60.49	\$62.22	\$62.54	\$53.38	\$77.25	\$57.43	\$61.85
LOCATION	W. 90TH ST. AMSTERDAM AVE. W. 91ST ST. COLUMBUS AVE.	RANDALL AVE. CALHOUN AVE. SAMPSON AVE. BALGOM AVE.	DEWEY AVE. BALCOLM AVE. RANDALL AVE. THROGGS NK HSES.	DUMONT AVE. MTHR. GASTON BLVD. LIVONIA AVE. ROCKAWAY AVE.	MANOR RD. SCHMIDT'S LA. LA GUARDIA AVE. WESTWOOD AVE.	PARK AVE. THROOP AVE. MYRTLE AVE. TOMPKINS AVE.	CLINTON AVE. E. 180TH ST. PROSPECT AVE. OAKLAND PL.
BOROUGH	MANHATTAN CD#7	BRONX CD#10	BRONX CD#10	BROOKLYN CD#18	STATEN ISLAND CD#2	BROOKLYN CD#3	BRONX CD#8
COMPLETION DATE	3-31-94	11-30-53	9-30-71	6-30-61	6-1-50	7-31-64	11-30-81

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	363	389	753	768	318	348	762
OPERATING EDP #	363	221	753	753	375	375	762
DEVELOPMENT (NY) #	NY005178	NY005194	NY005214	NY36P005291	NY005117	NY005169	NY36P005283
T. D. S. #	227	266	342	356	261	240	341
DEVELOPMENT NAME	(B) TWIN PARKS WEST (SITES 1 & 2)	TWO BRIDGES URA (SITE 7)	(*) UNION AVENUE- EAST 163RD STREET	(*) UNION AVENUE- EAST 166TH STREET	UNITY PLAZA (SITES 4 5A,6,7,9,11,12,27)	(G) UNITY PLAZA (SITES 17,24,25A)	(*) UNIVERSITY AVENUE REHAB.
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	TURNKEY	TURNKEY	TURNKEY	CONVENTIONAL	TURNKEY	TURNKEY
TYPE	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.	NEW CONST.	NEW CONST.	REHAB.
NUMBER OF CURRENT APTS.	312	250	200	120	462	167	230
NUMBER OF AS-BUILT APTS.	312	250	200	120	462	167	230
NO. OF RENTAL ROOMS	1,516.0	1,249.0	700.0	539.0	2,150.0	775.0	1,034.0
AVG. NO. R/R PER APT.	4.86	5.00	3.50	4.49	4.65	4.64	4.50
POPULATION (EST.)	919	679	208	355	1,345	466	612
RESIDENTIAL BUILDINGS	1	1	1	6	5	3	4
NUMBER OF STORIES	18	26	9	3	6	6	6
TOTAL AREA-SQ. FT.	189,384	31,735	115,299	98,707	249,250	80,525	77,898
ACRES	4.35	0.73	2.65	2.27	5.72	1.85	1.79
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	189,384 4.35	31,735 0.73	115,299 2.65	98,707 2.27	249,250 5.72	80,525 1.85	77,898 1.79
BLDG. COVERAGE-SQ. FT.	33,186	13,314	18,632	38,943	89,543	27,159	43,696
CUBAGE-CU. FT.	3,411,979	2,613,000	1,502,857	1,022,257	5,304,133	2,001,480	2,798,894
BLDG. LAND COVERAGE-%	17.5%	42.0%	16.2%	39.5%	35.9%	33.7%	56.1%
DENSITY (PERSONS/ACRE)	211	932	78	157	235	252	342
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$171,420 \$0.91				\$1,366,000 \$5.48		
CONSTRUCTION COST PER RENTAL ROOM	\$11,073,992 \$7,305	\$10,066,209 \$8,051	\$11,583,000 \$16,547	\$8,341,000 \$15,475	\$11,315,358 \$5,263	\$6,066,000 \$6,537	\$13,814,815 \$13,360
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$3,041,304 \$2,006	\$452,521 \$362	\$1,092,000 \$1,560	\$898,549 \$1,667	\$4,117,125 \$1,915	\$125,821 \$162	\$2,085,485 \$2,017
DEVELOPMENT COST PER RENTAL ROOM	\$14,286,718 \$9,424	\$10,508,730 \$8,414	\$12,675,000 \$18,107	\$9,239,549 \$17,142	\$16,798,483 \$7,813	\$6,191,821 \$6,899	\$15,900,000 \$15,377
AVG. MONTHLY RENT/R/R	\$56.12	\$61.43	\$57.56	\$54.72	\$52.15	\$50.96	\$56.02
LOCATION	WEBSTER AVE. E. 182ND ST. TIEBOUT AVE. E. 184TH ST.	CLINTON ST. SOUTH ST. CHERRY ST. MONTGOMERY ST.	E. 165TH ST. PROSPECT AVE. E. 163RD ST. UNION AVE.	E. 166TH ST. PROSPECT AVE. HOME ST. UNION AVE.	BLAKE ST. SHEFFIELD AVE. DUMONT AVE. HINSDALE ST.	SUTTER AVE. BLAKE AVE. SHEFFIELD AVE. ALABAMA AVE.	W. BURNSIDE AVE. UNIVERSITY AVE. W. TREMONT AVE. ANDREWS AVE.
BOROUGH	BRONX CD#5	MANHATTAN CD#3	BRONX CD#3	BRONX CD#3	BROOKLYN CD#5	BROOKLYN CD#5	BRONX CD#5
COMPLETION DATE	9-30-74	4-30-75	3-31-85	4-30-88	9-30-73	11-30-73	1-31-85

(B), (G) See pages 61 and 62 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	757	760	216	257	273	267	204
OPERATING EDP #	760	760	216	257	273	267	204
DEVELOPMENT (NY) #	NY005254	NY36P005281	NY005013	NY005055	NY36P005243	NY005068	NY005003
T. D. S. #	343	355	061	146	315	156	006
DEVELOPMENT NAME	(*) UPACA U.R.A. (SITE 5)	(*) UPACA (SITE 6)	VAN DYKE I	VAN DYKE II	(*) VANDALIA AVENUE	303 VERNON AVENUE	VLADECK
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	TURNKEY	TURNKEY	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST. (ELD)	NEW CONST. (ELD)	NEW CONST.	NEW CONST. (ELD)	NEW CONST. (ELD)	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	200	150	1,601	112	289	234	1,529
NUMBER OF AS-BUILT APTS.	200	150	1,603	112	293	234	1,531
NO. OF RENTAL ROOMS	700.0	525.0	7,402.5	418.0	1,053.0	1,101.0	6,265.5
AVG. NO. R/R PER APT.	3.50	3.50	4.62	3.73	3.59	4.71	4.09
POPULATION (EST.)	203	155	4,294	130	303	560	2,648
RESIDENTIAL BUILDINGS	1	1	22	1	2	1	20
NUMBER OF STORIES	11	12	3-14	14	10	24	8
TOTAL AREA-SQ. FT.	63,577	45,362	973,431	40,574	256,217	110,000	566,414
ACRES	1.46	1.04	22.35	0.93	5.88	2.53	13.00
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	63,677 1.46	45,362 1.04	911,494 20.93	40,574 0.93	256,217 5.88	110,000 2.53	519,124 11.82
BLDG. COVERAGE-SQ. FT.	14,325	10,330	161,168	9,017	33,868	11,341	171,144
CUBAGE-CU. FT.	1,434,170	1,041,895	13,652,083	845,622	2,315,113	2,207,369	10,617,265
BLDG. LAND COVERAGE-%	22.5%	22.8%	16.6%	22.2%	13.2%	10.3%	30.2%
DENSITY (PERSONS/ACRE)	139	149	192	140	52	230	204
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.			\$5,409,904 \$5.56	\$50,000 \$1.23		\$732,800 \$6.68	\$2,006,025 \$3.54
CONSTRUCTION COST PER RENTAL ROOM	\$12,724,653 \$18,178	\$9,752,857 \$18,577	\$13,297,066 \$1,798	\$1,607,539 \$3,846	\$19,742,671 \$18,749	\$2,967,200 \$2,695	\$6,070,542 \$809
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$644,592 \$921	\$487,853 \$929	\$2,644,760 \$357	\$660,778 \$1,581	\$769,410 \$731	\$1,003,702 \$912	\$917,997 \$147
DEVELOPMENT COST PER RENTAL ROOM	\$13,369,245 \$19,099	\$10,240,710 \$19,508	\$21,351,730 \$2,884	\$2,318,317 \$5,546	\$20,511,981 \$19,480	\$4,703,702 \$4,272	\$7,984,604 \$1,276
AVG. MONTHLY RENT/RR	\$56.49	\$58.03	\$64.88	\$60.49	\$62.52	\$57.67	\$64.92
LOCATION	E. 121ST ST. LEXINGTON AVE. E. 120TH ST. PARK AVE.	E. 119TH ST. PARK AVE. E. 122ND ST. LEXINGTON AVE.	SUTTER AVE. POWELL ST. LIVONIA AVE. MTHR. GASTON BLVD.	DUMONT AVE. POWELL ST.	LOUISIANA AVE. VANDALIA AVE. GEORGIA AVE. FLATLANDS AVE.	VERNON AVE. M. GARVEY BLVD. MYRTLE AVE.	HENRY ST. WATER ST. GOUVERNEUR ST. JACKSON ST.
BOROUGH	MANHATTAN CD#11	MANHATTAN CD#11	BROOKLYN CD#16	BROOKLYN CD#16	BROOKLYN CD#5	BROOKLYN CD#3	MANHATTAN CD#3
COMPLETION DATE	5-31-86	5-31-86	5-31-55	4-30-64	5-31-83	5-31-67	11-25-40

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	371	224	511	307	217	354	563
OPERATING EDP #	204	224	511	272	217	344	341
DEVELOPMENT (NY) #	NY005181B	NY005024	NY005213C	NY005103	NY005014	NY005138	NY005221
T. D. S. #	007	074	023	196	062	233	293
DEVELOPMENT NAME	(C) VLADECK	SENATOR WAGNER	(A) WALD	572 WARREN STREET	WASHINGTON	(E2) 1162-1176 WASHINGTON AVE.	(*) WASHNGTN. HGTS. REHAB. (GRPS. 1&2)
PROGRAM METHOD TYPE	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL TURNKEY NEW CONST.	FEDERAL CONVENTIONAL NEW CONST.	FEDERAL TURNKEY REHAB.	FEDERAL CONVENTIONAL REHAB.
NUMBER OF CURRENT APTS	238	2,154	1,857	200	1,510	64	217
NUMBER OF AS-BUILT APTS	240	2,162	1,881	200	1,515	68	216
NO. OF RENTAL ROOMS	1,080.0	10,129.0	8,625.5	841.0	7,053.5	302.0	918.0
AVG. NO. R/R PER APT.	4.50	4.69	4.63	4.21	4.66	4.58	4.25
POPULATION (EST.)	458	5,307	4,682	388	3,528	154	531
RESIDENTIAL BUILDINGS	4	22	16	1	14	1	5
NUMBER OF STORIES	8	7-16	10-11-13-14	6	12-14	6	5-8
TOTAL AREA-SQ. FT.	96,933	1,172,233	717,071	81,700	906,988	18,987	57,544
ACRES	2.23	26.91	16.46	1.88	20.82	0.44	1.32
NET DEV. AREA-SQ. FT.	96,933	1,083,783	694,013	81,700	822,228	18,987	57,544
(EXCLUDING PARK) ACRES	2.23	24.88	15.93	1.88	18.88	0.44	1.32
BLDG. COVERAGE-SQ. FT.	28,827	150,639	133,117	28,530	124,916	12,231	40,754
CUBAGE-CU. FT.	1,766,160	16,887,094	14,691,881	1,728,301	12,618,161	851,928	2,421,492
BLDG. LAND COVERAGE-%	29.7%	12.9%	18.6%	34.9%	13.8%	64.4%	70.8%
DENSITY (PERSONS/ACRE)	205	197	288	207	189	358	402
LAND COST (INCLUD. PARK)	\$338,290	\$7,947,776	\$3,793,441		\$5,852,167		\$226
PER SQ. FT. PRIV. PROP.	\$3.49	\$6.78	\$5.29		\$6.45		\$0.00
CONSTRUCTION COST	\$814,595	\$18,669,634	\$13,623,132	\$5,658,498	\$12,138,826	\$2,102,765	\$13,970,192
PER RENTAL ROOM	\$754	\$1,843	\$1,579	\$6,728	\$1,721	\$6,983	\$16,317
SITE IMPR. & OTHER COSTS	\$116,605	\$6,177,013	\$4,677,427	\$326,100	\$5,686,099	\$102,432	\$7,631,430
PER RENTAL ROOM	\$108	\$610	\$542	\$388	\$806	\$339	\$8,313
DEVELOPMENT COST	\$1,269,490	\$32,794,423	\$22,094,000	\$5,984,698	\$23,677,082	\$2,205,187	\$22,610,848
PER RENTAL ROOM	\$1,175	\$3,238	\$2,561	\$7,116	\$3,357	\$7,302	\$24,831
AVG. MONTHLY RENT/RR	\$59.98	\$57.68	\$58.06	\$62.20	\$60.74	\$58.49	\$59.87
LOCATION	MADISON ST. CHERRY ST. JACKSON ST.	E. 120TH ST. SECOND AVE	F.D.A. DRIVE AVENUE "D" E. 6TH ST.	WARREN ST. BALIC ST. THIRD AVE. FOURTH AVE.	E. 104TH ST. SECOND AVE E. 97TH ST. THIRD AVE.	E. 167TH ST. E. 168TH ST. THIRD AVE WASHINGTON AVE.	W. 175TH ST. AMSTERDAM AVE W. 177TH ST. ADDUCTION AVE.
BOROUGH	MANHATTAN CD#3	MANHATTAN CD#11	MANHATTAN CD#3	BROOKLYN CD#6	MANHATTAN CD#11	BRONX CD#3	MANHATTAN CD#12
COMPLETION DATE	10-25-40	5-31-58	10-14-49	8-31-72	7-31-57	12-31-75	1-31-88

(A), (C), (E) See pages 61 and 62 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	382-756	788	789	332	231	357	840
OPERATING EDP #	341-754	341	341	222	231	357	840
DEVELOPMENT (NY) #	NY36P005284AB	NY005228	NY005229	NY005162	NY005028	NY005132	NY36P005270
T. D. S. #	(*) 329-523	(F,*) 330	(F,*) 331	214	141	229	359
DEVELOPMENT NAME	WASHINGTON HGTS. REHAB. PHASE III	WASHINGTON HGTS. REHAB. PHASE IV(C)	WASHINGTON HGTS. REHAB. PHASE IV(D)	1471 WATSON AVENUE	WEBSTER	(B) WEEKSVILLE GARDENS	(F) 164 WEST 84TH STREET
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	TURNKEY	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	TURNKEY	TURNKEY
TYPE	REHAB.	REHAB.	REHAB.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.
NUMBER OF CURRENT APTS.	102	32	32	98	605	257	35
NUMBER OF AS-BUILT APTS.	102	32	32	98	606	257	36
NO. OF RENTAL ROOMS	453.5	129.0	132.0	392.0	2,831.0	1,296.0	158.5
AVG. NO. R/R PER APT.	4.45	4.03	4.13	4.08	4.67	5.04	4.53
POPULATION (EST.)	291	87	98	183	1,638	818	99
RESIDENTIAL BUILDINGS	8	2	2	1	5	2	1
NUMBER OF STORIES	5	5	5	6	21	4-5	7
TOTAL AREA-SQ. FT.	29,032	8,593	8,743	39,937	197,199	141,365	9,621
ACRES	0.67	0.20	0.20	0.92	4.53	3.25	0.22
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	29,032 0.67	8,593 0.20	8,743 0.20	39,937 0.92	197,199 4.53	141,365 3.25	9,621 0.22
BLDG. COVERAGE-SQ. FT.	21,549	6,012	6,127	13,337	31,247	63,228	5,774
CUBAGE-CU. FT.	1,292,850	323,648	329,837	810,629	5,322,369	2,929,695	361,857
BLDG. LAND COVERAGE-%	74.2%	70.0%	70.1%	33.4%	15.8%	44.7%	60.0%
DENSITY (PERSONS/ACRE)	437	441	488	200	362	252	448
LAND COST (INCLUD. PARK)		\$16,000	\$34		\$1,785,870		
PER SQ. FT. PRIV. PROP.		\$1.86	\$0.00		\$9.06		
CONSTRUCTION COST	\$6,255,662	\$2,404,428	\$2,430,052	\$2,175,500	\$7,635,816	\$7,276,768	\$4,031,830
PER RENTAL ROOM	\$13,794	\$18,639	\$18,409	\$5,550	\$2,697	\$5,615	\$25,488
SITE IMPR. & OTHER COSTS	\$919,923	\$631,691	\$577,307	\$103,428	\$2,805,728	\$594,491	\$471,366
PER RENTAL ROOM	\$2,028	\$4,897	\$4,374	\$264	\$991	\$459	\$2,974
DEVELOPMENT COST	\$7,175,585	\$3,052,119	\$3,007,393	\$2,278,928	\$12,227,114	\$7,871,249	\$4,503,296
PER RENTAL ROOM	\$15,823	\$23,660	\$22,783	\$5,814	\$4,319	\$6,073	\$28,412
AVG. MONTHLY RENT/RR	\$57.20	\$60.50	\$65.54	\$58.89	\$50.79	\$57.81	\$86.91
LOCATION	W. 158TH ST. BROADWAY AMSTERDAM AVE. W. 164TH-165TH STS.	W. 175TH ST. AMSTERDAM AVE. W. 177TH ST. AUDUBON AVE.	W. 175TH ST. AMSTERDAM AVE. W. 177TH ST. AUDUBON AVE.	WATSON AVE. COLGATE AVE. EVERGREEN AVE.	E. 169TH ST. PARK AVE. E. 168TH ST. WEBSTER AVE.	PACIFIC ST. SCHENECTADY AVE. DEAN ST. TROY AVE.	AMSTERDAM AVE. W. 84TH ST. COLUMBUS AVE. MANHATTAN CD#7
BOROUGH	MANHATTAN CD#12	MANHATTAN CD#12	MANHATTAN CD#12	BRONX CD#9	BRONX CD#3	BROOKLYN CD#6	MANHATTAN CD#7
COMPLETION DATE	5-31-87	6-30-90	6-30-90	12-31-70	9-30-65	4-30-74	1-31-96



# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	242	242	780	259	259	259	279
OPERATING EDP #	209	209	780	259	259	259	259
DEVELOPMENT (NY) #	NY005040	NY005040	NY36P005286	NY005056	NY005056	NY005056	NY005052K
T. D. S. #	116	175	530	151	173	174	178
DEVELOPMENT NAME	(T) WEST BRIGHTON I	(T) WEST BRIGHTON II	(*) WEST FARMS ROAD REHAB.	(J) WSUR (SITE A) 120 WEST 94TH ST.	(J) WSUR (SITE B) 74 WEST 92ND ST.	(J) WSUR (SITE C) 589 AMSTERDM. AVE.	WSUR (BROWNSTONES)
PROGRAM	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	TURNKEY	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST. (ELD)	REHAB.	NEW CONST.	NEW CONST.	NEW CONST.	REHAB.
NUMBER OF CURRENT APTS	490	144	209	70	168	158	234
NUMBER OF AS-BUILT APTS.	490	144	208	70	168	158	238
NO. OF RENTAL ROOMS	2,353.0	468.0	883.0	309.5	735.0	690.0	849.0
AVG. NO. R/R PER APT.	4.80	3.25	4.25	4.42	4.38	4.37	3.60
POPULATION (EST.)	1,426	156	608	141	335	315	354
RESIDENTIAL BUILDINGS	8	8	4	1	1	1	36
NUMBER OF STORIES	8	1	6	9	22	18	3-4-5
TOTAL AREA-SQ. FT.	367,961	181,770	51,965	22,763	25,176	25,131	67,637
ACRES	8.45	4.17	1.19	0.52	0.58	0.58	1.55
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	367,961 8.45	181,770 4.17	51,965 1.19	22,763 0.52	25,176 0.58	25,131 0.58	67,637 1.55
BLDG. COVERAGE-SQ. FT.	65,839	67,228	34,935	6,811	13,176	7,891	41,422
CUBAGE-CU. FT.	4,850,947	758,927	2,104,200	613,400	1,575,535	1,363,220	2,308,080
BLDG. LAND COVERAGE-%	17.9%	37.0%	67.2%	29.9%	52.3%	31.4%	61.2%
DENSITY (PERSONS/ACRE)	169	37	510	270	580	546	228
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$1,312,110 \$3.57	\$385,694 \$2.12		\$13,287 \$0.58	\$115,650 \$4.59	\$80,824 \$3.22	\$363,000 \$5.37
CONSTRUCTION COST PER RENTAL ROOM	\$6,383,275 \$2,713	\$1,604,729 \$3,429	\$13,728,970 \$15,548		\$5,529,622 \$3,188		\$2,784,069 \$3,279
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$2,197,732 \$934	\$834,577 \$1,783	\$751,708 \$851		\$1,488,978 \$858		\$1,043,906 \$1,234
DEVELOPMENT COST PER RENTAL ROOM	\$8,893,117 \$4,204	\$2,826,000 \$6,038	\$14,480,678 \$16,399		\$7,228,361 \$4,167		\$4,199,975 \$4,939
AVG. MONTHLY RENT/RR	\$55.71	\$58.38	\$53.05	\$69.68	\$64.85	\$57.03	\$69.69
LOCATION	CASTLETON AVE. HENDERSON AVE. ALASKA ST. BROADWAY	CASTLETON AVE. ALASKA ST. BROADWAY	FREEMAN ST. JENNINGS ST. WEST FARMS RD. LONGFELLOW AVE.	120 W. 94TH ST. AMSTERDAM AVE	74 W. 92ND ST. COLUMBUS AVE.	589 AMSTERDAM AVE. W. 88TH ST. W. 88TH ST.	W. 89TH, 90TH 91ST & 93RD STS. COLUMBUS AVE. CENTRAL PARK WEST
BOROUGH	STATEN ISLAND CD#1	STATEN ISLAND CD#1	BRONX CD#28#3	MANHATTAN CD#7	MANHATTAN CD#7	MANHATTAN CD#7	MANHATTAN CD#7
COMPLETION DATE	12-31-62	12-31-65	8-31-86	9-30-65	9-30-65	9-30-65	6-30-68

(J), (T) See pages 62 and 64 for Explanatory Notes.

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	365	560	561	582	572	509	443
OPERATING EDP #	368	769	769	769	539	509	443
DEVELOPMENT (NY) #	NY005180	NY005237	NY36P005238	NY36P005239	NY005244E	NY005213A	NY36P005385
T. D. S. #	246	299	300	301	124	514	128
DEVELOPMENT NAME	W. TREMONT AVE.- SEDGWICK AV. AREA	(*) WEST TREMONT REHAB. (GROUP 1)	(*) WEST TREMONT REHAB. (GROUP 2)	(*) WEST TREMONT REHAB. (GROUP 3)	(C) WHITE	(A,N) WHITMAN	WILLIAMS PLAZA
PROGRAM METHOD TYPE	FEDERAL TURNKEY NEW CONST. (ELD)	FEDERAL CONVENTIONAL REHAB.	FEDERAL CONVENTIONAL REHAB.	FEDERAL CONVENTIONAL REHAB.	FEDERAL CONVENTIONAL NEW CONST. (ELD)	FEDERAL CONVENTIONAL NEW CONST.	STATE CONVENTIONAL NEW CONST.
NUMBER OF CURRENT APTS.	148	97	99	88	248	1,636	577
NUMBER OF AS-BUILT APTS.	148	97	98	88	248	1,659	577
NO. OF RENTAL ROOMS	501.5	458.0	438.5	403.0	743.0	6,247.5	2,649.5
AVG. NO. R/R PER APT.	3.39	4.72	4.47	4.58	3.00	3.77	4.59
POPULATION (EST.)	155	282	310	288	258	4,337	1,701
RESIDENTIAL BUILDINGS	1	2	2	3	1	15	5
NUMBER OF STORIES	11	5-6	6	5	20	6-13	14-21
TOTAL AREA-SQ. FT.	36,563	42,891	24,874	39,600	35,321	803,058	242,859
ACRES	0.84	0.98	0.57	0.91	0.81	18.44	5.58
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	36,563 0.84	42,891 0.98	24,874 0.57	39,600 0.91	35,321 0.81	744,421 17.09	242,859 5.58
BLDG. COVERAGE-SQ. FT.	9,609	16,462	21,157	23,256	23,400	156,524	39,895
CUBAGE-CU. FT.	982,251	1,210,660	872,726	767,448	1,778,327	9,769,048	5,239,694
BLDG. LAND COVERAGE-%	26.3%	38.4%	85.1%	58.7%	66.2%	19.5%	16.4%
DENSITY (PERSONS/ACRE)	185	286	543	317	318	235	305
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.		\$48,501 \$1.13	\$49,000 \$1.97	\$44,001 \$1.11	\$331,568 \$9.39	\$2,448,199 \$3.05	\$2,373,780 \$9.77
CONSTRUCTION COST PER RENTAL ROOM	\$4,128,805 \$8,233	\$6,194,099 \$13,524	\$8,203,397 \$18,708	\$9,023,595 \$22,391	\$3,061,494 \$4,120	\$5,833,235 \$934	\$7,323,909 \$2,764
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$251,195 \$501	\$1,344,533 \$2,936	\$4,022,603 \$9,174	\$4,249,404 \$10,544	\$911,938 \$1,227	\$2,059,894 \$330	\$1,933,311 \$730
DEVELOPMENT COST PER RENTAL ROOM	\$4,380,000 \$8,734	\$7,587,133 \$16,566	\$12,275,000 \$27,993	\$13,317,000 \$33,045	\$4,306,000 \$5,794	\$10,341,328 \$1,655	\$11,631,000 \$4,390
AVG. MONTHLY RENT/RR	\$53.88	\$55.59	\$60.10	\$55.91	\$67.16	\$65.13	\$55.42
LOCATION	W. TREMONT AVE. MONTGOMERY AVE PALISADE PL. SEDGWICK AVE.	W. 175TH ST. MONTGOMERY AVE W. 176TH ST. ANDREWS AVE.	W. 175TH ST POPHAM AVE W. 176TH ST. UNIVERSITY AVE.	W. 174TH ST. MONTGOMERY AVE W. 175TH ST UNIVERSITY AVE.	E. 104TH ST. SECOND AVENUE	PARK AVE. CARLTON AVE MYRTLE AVE SAINT EDWARD'S ST.	ROEBLING ST BROADWAY DIVISION AVE MARCY AVE.
BOROUGH	BRONX CD#5	BRONX CD#5	BRONX CD#5	BRONX CD#5	MANHATTAN CD#11	BROOKLYN CD#2	BROOKLYN CD#1
COMPLETION DATE	7-31-73	3-31-83	5-31-89	5-31-89	9-30-64	2-24-44	4-15-64

# DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT EDP #	200	539	445	316	285	272
OPERATING EDP #	200	539	445	316	257	272
DEVELOPMENT (NY) #	NY005041	NY36P005220J	NY36P005386	NY005114D	NY005084	NY005074
T. D. S. #	002	112	127	033	182	163
DEVELOPMENT NAME	WILLIAMSBURG	(A) WILSON	WISE	(C) WOODSIDE	WOODSON	WYCKOFF
PROGRAM	FEDERAL	FEDERAL	TOWERS	FEDERAL	FEDERAL	FEDERAL
METHOD	CONVENTIONAL	CONVENTIONAL	STATE	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST. (ELD)	NEW CONST.
NUMBER OF CURRENT APTS.	1,620	398	399	1,358	407	528
NUMBER OF AS-BUILT APTS.	1,630	398	399	1,357	407	529
NO. OF RENTAL ROOMS	5,765.0	2,225.0	1,750.5	6,119.5	1,422.0	2,441.5
AVG. NO. R/R PER APT.	3.54	5.59	4.39	4.51	3.49	4.62
POPULATION (EST.)	3,155	1,229	729	3,463	425	1,239
RESIDENTIAL BUILDINGS	20	3	2	20	2	3
NUMBER OF STORIES	4	20	19	6	10-25	21
TOTAL AREA-SQ. FT.	1,016,895	133,188	100,247	971,398	140,000	253,000
ACRES	23.34	3.06	2.30	22.30	3.21	5.81
NET DEV. AREA-SQ. FT.	927,103	133,188	100,247	971,398	100,000	253,000
(EXCLUDING PARK) ACRES	21.28	3.06	2.30	22.30	2.30	5.81
BLDG. COVERAGE-SQ. FT.	326,716	22,499	34,702	186,009	24,456	31,158
CUBAGE-CU. FT.	14,056,383	3,961,200	3,685,586	10,715,226	2,792,393	4,724,612
BLDG. LAND COVERAGE-%	32.1%	16.9%	34.6%	19.1%	17.5%	12.3%
DENSITY (PERSONS/ACRE)	135	402	317	155	182	213
LAND COST (INCLUD. PARK)	\$3,745,379	\$1,033,544	\$108,152	\$1,708,319	\$713,400	\$1,381,287
PER SQ. FT. PRIV. PROP.	\$3.68	\$7.76	\$1.08	\$1.76	\$5.10	\$5.46
CONSTRUCTION COST	\$6,766,170	\$4,681,676	\$5,643,267	\$10,924,730	\$4,997,624	\$6,288,050
PER RENTAL ROOM	\$1,520	\$2,104	\$3,395	\$1,785	\$3,515	\$2,575
SITE IMPR. & OTHER COSTS	\$553,443	\$1,446,880	\$1,722,581	\$1,143,951	\$2,514,963	\$2,460,818
PER RENTAL ROOM	\$96	\$650	\$984	\$187	\$1,769	\$1,008
DEVELOPMENT COST	\$13,063,992	\$7,162,000	\$7,774,000	\$13,777,000	\$8,226,987	\$10,130,166
PER RENTAL ROOM	\$2,266	\$3,219	\$4,441	\$2,251	\$5,785	\$4,149
AVG. MONTHLY RENT/RR	\$71.93	\$56.27	\$61.00	\$68.38	\$55.59	\$59.16
LOCATION	LEONARD ST. BUSHWICK AVE. MAUJER ST. SCHOLES ST.	F.D.R. DRIVE E. 105TH ST. FIRST AVE. E. 108TH ST.	W. 90TH ST. W. 91ST ST. COLUMBUS AVE. AMSTERDAM AVE.	49TH ST. 61ST ST. 31ST AVE. NEWTON RD.	BLAKE AVE. LIVONIA AVE. POWELL ST. JUNIUS ST.	THIRD AVE. NEVINS ST. WYCKOFF ST. BAL TIC ST.
BOROUGH	BROOKLYN CD#1	MANHATTAN CD#11	MANHATTAN CD#7	QUEENS CD#1	BROOKLYN CD#16	BROOKLYN CD#9
COMPLETION DATE	4-10-38	6-30-61	1-31-65	12-30-49	8-31-70	12-31-66

(A), (C) See page 61 for Explanatory Notes.

# FEDERAL HOUSING ADMINISTRATION REPOSSESSED HOUSES

DEVELOPMENT EDP#	324	327	340	345	376	397	395
OPERATING EDP#	324	324	324	324	324	324	324
DEVELOPMENT (NY) #	NY005140	NY005155	NY005158	NY005159	NY005182	NY005199	NY005197
T. D. S. #	(*) 209	(*) 209	(*) 209	(*) 209	(*) 209	(*) 209	(*) 209
DEVELOPMENT NAME	F.H.A. REPOSSESSED HOUSES (GROUP I)	F.H.A. REPOSSESSED HOUSES (GROUP II)	F.H.A. REPOSSESSED HOUSES (GROUP III)	F.H.A. REPOSSESSED HOUSES (GROUP IV)	F.H.A. REPOSSESSED HOUSES (GROUP V)	F.H.A. REPOSSESSED HOUSES (GROUP VI)	F.H.A. REPOSSESSED HOUSES (GROUP VII)
PROGRAM METHOD TYPE	FEDERAL CONVENTIONAL REHAB.	FEDERAL CONVENTIONAL REHAB.	FEDERAL CONVENTIONAL REHAB.	FEDERAL CONVENTIONAL REHAB.	FEDERAL CONVENTIONAL REHAB.	FEDERAL CONVENTIONAL REHAB.	FEDERAL CONVENTIONAL REHAB.
NUMBER OF CURRENT APTS.	55	43	22	34	84	18	25
NUMBER OF AS-BUILT APTS.	55	43	22	34	84	18	25
NO. OF RENTAL ROOMS	292.0	231.0	121.0	186.0	458.5	99.0	137.0
AVG. NO. R/R PER APT.	5.31	5.37	5.50	5.47	5.46	5.50	5.48
POPULATION (EST.)	173	135	69	107	264	57	79
RESIDENTIAL BUILDINGS	52	41	21	34	79	16	25
NUMBER OF STORIES	1-2	1-2-3	1-2	1-2-3	1-2-3	1-1.5-2-2.5	1-1.5-2-2.5
TOTAL AREA-SQ. FT.	150,438	115,521	57,318	96,054	231,022	52,207	70,515
ACRES	3.45	2.65	1.32	2.21	5.30	1.20	1.62
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES.	150,438 3.45	115,521 2.65	57,318 1.32	96,054 2.21	231,022 5.30	52,207 1.20	70,515 1.62
TYPES OF HOUSES	49 ONE FAMILY HOUSES	39 ONE FAMILY HOUSES	20 ONE FAMILY HOUSES	34 ONE FAMILY HOUSES	76 ONE FAMILY HOUSES	14 ONE FAMILY HOUSES	25 ONE FAMILY HOUSES
	3 TWO FAMILY HOUSES	2 TWO FAMILY HOUSES	1 TWO FAMILY HOUSE	1 FAMILY HOUSE	2 TWO FAM. HOUSES 1 FOUR FAM. HOUSE	2 TWO FAMILY HOUSES	1 FAMILY HOUSES
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$986,894 \$6.56	\$798,322 \$6.91	\$430,995 \$7.52	\$708,571 \$7.38	\$1,656,084 \$7.17	\$382,400 \$7.32	\$582,468 \$8.26
CONSTRUCTION COST PER RENTAL ROOM	\$58,363 \$200	\$57,001 \$247	\$29,614 \$245	\$48,788 \$262	\$166,184 \$360	\$32,347 \$327	\$46,619 \$340
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$10,868 \$37	\$2,045 \$9	\$2,844 \$24	\$1,844 \$10	\$8,520 \$19	\$1,178 \$12	\$1,163 \$8
DEVELOPMENT COST PER RENTAL ROOM	\$1,056,125 \$3,617	\$857,458 \$3,712	\$463,453 \$3,830	\$759,153 \$4,081	\$1,829,798 \$3,991	\$415,925 \$4,201	\$630,250 \$4,600
AVG. MONTHLY RENT/RR	\$88.10	\$86.96	\$85.06	\$85.52	\$85.68	\$85.06	\$85.52
LOCATION	50 QUEENS 1 BROOKLYN 1 STATEN ISLAND	39 QUEENS 2 BRONX	19 QUEENS 1 BRONX 1 BROOKLYN	30 QUEENS 3 BRONX 1 BROOKLYN	71 QUEENS 6 BROOKLYN 2 BRONX	15 QUEENS 1 BROOKLYN	25 QUEENS
COMPLETION DATE	10-31-69	9-30-70	4-30-71	6-30-71	9-30-72	7-31-76	7-13-76

# FEDERAL HOUSING ADMINISTRATION REPOSSESSED HOUSES

DEVELOPMENT EDP#	396	520	521
OPERATING EDP#	324	324	324
DEVELOPMENT (NY) #	NY005198	NY005206	NY005212
T. D. S. #	(*) 209	(*) 209	(*) 209
DEVELOPMENT NAME	F.H.A. REPOSSESSED HOUSES (GROUP VIII)	F.H.A. REPOSSESSED HOUSES (GROUP IX)	F.H.A. REPOSSESSED HOUSES (GROUP X)
PROGRAM METHOD TYPE	FEDERAL CONVENTIONAL REHAB.	FEDERAL CONVENTIONAL REHAB.	FEDERAL CONVENTIONAL REHAB.
NUMBER OF CURRENT APTS	18	47	58
NUMBER OF AS-BUILT APTS.	18	47	58
NO. OF RENTAL ROOMS	97.0	237.0	319.0
AVG. NO. R/R PER APT.	5.39	5.04	5.50
POPULATION (EST.)	57	148	182
RESIDENTIAL BUILDINGS	18	24	57
NUMBER OF STORIES	1-1.5-2-2.5	1-1.5-2-2.5-3	1-1.5-2-2.5
TOTAL AREA-SQ. FT.	48,243	56,688	162,312
ACRES	1.11	1.30	3.73
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	48,243 1.11	56,688 1.30	162,312 3.73
TYPES OF HOUSES	18 ONE FAMILY HOUSES	9 ONE FAM. HSES. 7 - 2 FAM. HSES. 4 - 3 FAM. HOUSES 3 - 4 FAM. HOUSES	56 ONE FAMILY HOUSES 1 TWO FAMILY HOUSE
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$413,295 \$8.57	\$0 \$0.00	\$1,064,800 \$6.56
CONSTRUCTION COST PER RENTAL ROOM	\$33,797 \$348	\$129,859 \$548	\$704,181 \$2,207
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$863 \$9	\$831,613 \$3,509	\$827,249 \$2,593
DEVELOPMENT COST PER RENTAL ROOM	\$447,954 \$4,618	\$961,472 \$4,057	\$2,596,230 \$8,139
AVG. MONTHLY RENT/RR	\$86.79	\$92.82	\$85.06
LOCATION	18 QUEENS	9 QUEENS 14 BROOKLYN	57 QUEENS
COMPLETION DATE	7-31-76	6-30-82	6-30-82

In previous years, the "As-Built" statistics for each FHA Project were listed in the Bluebook. Beginning with the 1/1/97 Bluebook, the figures listed for the FHA Houses will reflect the number of FHA Houses currently owned by NYCHA. This change was made in order to present a more accurate picture of the FHA Houses owned by NYCHA.

The Project H.O.M.E. Program (Home Ownership Made Easy) in which tenants residing in Public Housing have the opportunity to purchase single family homes acquired and operated by the Authority from the FHA commenced on 7/9/80. Since then all houses which became available, either through move out or rehabilitation have been sold. In addition, some tenants in residence have been buying the the houses they occupy. We are continuing to sell houses as they become available. Also a number of FHA Houses have been sold by auction and other means. These dwelling units (FHA Repossessed Houses I - X) are included in the Annual Contributions Contract with HUD. Between 7/9/80 and 12/31/98 - 364 houses have been sold.

The following lists the number of acquired buildings for each group which have been subsequently sold through Project H.O.M.E., by auction and other means.

FHA GROUP	I	II	III	IV	V	VI	VII	VIII	IX	X
TOTAL SOLD	53	20	21	27	68	18	14	19	49	75

# MULTI FAMILY HOME OWNERSHIP PROGRAM (M.H.O.P.)

DEVELOPMENT EDP #	479-844	482-864	480-872	850	851	845	847
OPERATING EDP #	482-844	482-864	482-872	850	851	845	847
DEVELOPMENT (NY) #	NY36P005314	NY36P005346	NY36P005348	NY36P005347	NY36P005321	NY36P005317	NY36P005335
T. D. S. #	372-531	531	397-531	387	375	373	389
DEVELOPMENT NAME	(*) FRANKLIN AVENUE I	(*) FRANKLIN AVENUE II	(*) FRANKLIN AVENUE III	(*) JENNINGS STREET	(*) MADISON AVENUE	(*) PROSPECT AVENUE	(*) SAMUEL (MHOP) I
PROGRAM METHOD TYPE	FEDERAL MHOP CONVENTIONAL REHAB	FEDERAL MHOP CONVENTIONAL REHAB	FEDERAL MHOP CONVENTIONAL REHAB	FEDERAL MHOP CONVENTIONAL REHAB	FEDERAL MHOP CONVENTIONAL REHAB	FEDERAL MHOP CONVENTIONAL REHAB	FEDERAL MHOP CONVENTIONAL REHAB
NUMBER OF CURRENT APTS.	101	45	60	42	14	45	53
NUMBER OF AS-BUILT APTS.	101	45	60	42	14	45	53
NO. OF RENTAL ROOMS	461.5	196.5	295.0	195.0	68.0	223.5	235.5
AVG. NO. R/R PER APT.	4.57	4.37	4.92	4.64	4.86	4.97	4.44
POPULATION (EST.)	299	133	175	103	59	133	101
RESIDENTIAL BUILDINGS	5	3	4	3	2	1	5
NUMBER OF STORIES	5	5	5	5	5	5	5
TOTAL AREA-SQ. FT.	45,981	37,139	18,372	34,746	4,350	22,571	13,819
ACRES	1.06	0.85	0.42	0.80	0.10	0.52	0.32
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	45,981 1.06	37,139 0.85	18,372 0.42	34,746 0.80	4,350 0.10	22,571 0.52	13,819 0.32
BLDG. COVERAGE-SQ. FT.	18,974	8,080	12,624	8,117	3,045	8,308	11,274
CUBAGE-CU. FT.	1,140,422	508,109	677,479	487,584	175,750	540,020	607,974
BLDG./LAND COVERAGE-%	41.3%	21.8%	68.7%	23.4%	70.0%	36.8%	81.6%
DENSITY (PERSONS/ACRE)	283	156	415	129	591	257	318
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$7,989,127 \$173.75	\$3,471,393 \$93.47	\$5,248,450 \$285.68	\$3,804,399 \$109.49	\$1,134,306 \$260.76	\$3,854,931 \$170.79	\$4,458,270 \$322.62
CONSTRUCTION COST PER RENTAL ROOM	\$0 \$0	\$0 \$0	\$0 \$0	\$52,000 \$267	\$0 \$0	\$275,400 \$1,232	\$72,000 \$306
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$179,858 \$390	\$79,857 \$406	\$111,594 \$378	\$60,701 \$311	\$29,960 \$441	\$95,692 \$428	\$99,930 \$424
DEVELOPMENT COST PER RENTAL ROOM	\$8,168,985 \$17,701	\$3,551,250 \$18,073	\$5,360,044 \$18,170	\$3,917,100 \$20,088	\$1,164,266 \$17,122	\$4,226,023 \$18,903	\$4,630,200 \$19,661
AVG. MONTHLY RENT/R/R	\$73.98	\$49.23	\$79.67	\$102.47	NOT YET DETERMINED	\$88.45	\$90.54
LOCATION	E. 169TH ST. FRANKLIN AVE. E. 170TH ST.	E. 169TH ST. FRANKLIN AVE. E. 170TH ST.	FRANKLIN AVE. E. 170TH ST. CLINTON AVE. JEFFERSON PL.	UNION AVE. JENNINGS ST. PROSPECT AVE	FIFTH AVE. E. 131ST ST. MADISON AVE. E. 132ND ST.	PROSPECT AVE. E. 175TH ST. E. 176TH ST. CLINTON AVE.	W. 139TH ST. POWELL BLVD. W. 141ST ST. LENOX AVE.
BOROUGH	BRONX CD#3	BRONX CD#3	BRONX CD#3	BRONX CD#3	MANHATTAN CD#11	BRONX CD#6	MANHATTAN CD#10
COMPLETION DATE	6-30-92	6-30-93	6-30-93	6-30-93	6-30-96	6-30-92	6-30-92

# MULTI FAMILY HOME OWNERSHIP PROGRAM (M.H.O.P.)

DEVELOPMENT EDP #	871	483	846	481-849
OPERATING EDP #	871	483	846	482-849
DEVELOPMENT (NY) #	NY36P005345	NY36P005359	NY36P005322	NY36P005318
T. D. S. #	398	399	376	374-531
DEVELOPMENT NAME	(*) SAMUEL (MHOP) II	(*) SAMUEL (MHOP) III	(*) SOUTHERN BOULEVARD	(*) WEST FARMS SQUARE
PROGRAM	FEDERAL MHOP	FEDERAL MHOP	FEDERAL MHOP	FEDERAL MHOP
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	REHAB	REHAB	REHAB	REHAB
NUMBER OF CURRENT APTS.	10	10	137	93
NUMBER OF AS-BUILT APTS.	10	10	137	93
NO. OF RENTAL ROOMS	48.0	44.0	647.5	436.5
AVG. NO. R/R PER APT.	4.80	4.40	4.73	4.69
POPULATION (EST.)	26	17	353	276
RESIDENTIAL BUILDINGS	1	1	1	3
NUMBER OF STORIES	5	5	5	5-6
TOTAL AREA-SQ. FT.	3,098	5,396	51,548	23,899
ACRES	0.07	0.12	1.18	0.55
NET DEV. AREA-SQ. FT. (EXCLUDING PARK) ACRES	3,098 0.07	5,396 0.12	51,548 1.18	23,899 0.55
BLDG. COVERAGE-SQ. FT.	2,326	1,599	28,111	17,272
CUBAGE-CU. FT.	114,675	114,675	1,688,666	1,042,077
BLDG./LAND COVERAGE-%	75.1%	29.6%	54.5%	72.3%
DENSITY (PERSONS/ACRE)	366	137	288	503
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	\$948,575 \$306.19	\$868,531 \$160.96	\$12,610,490 \$244.64	\$7,833,883 \$327.79
CONSTRUCTION COST PER RENTAL ROOM	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$19,125 \$398	\$18,474 \$420	\$243,910 \$377	\$172,336 \$395
DEVELOPMENT COST PER RENTAL ROOM	\$667,700 \$29,160	\$887,005 \$20,158	\$12,854,400 \$19,852	\$8,006,219 \$18,342
AVG. MONTHLY RENT/RR	\$99.50	\$106.62	\$94.11	\$87.15
LOCATION	POWELL BLVD. W. 139TH ST. LENOX AVE.	POWELL BLVD. W. 142ND ST. LENOX AVE.	SOUTHERN BLVD. E. 147TH ST. E. 149TH ST. TIMPSON PL.	WESTCHESTER AVE. WEST FARMS RD. LONGFELLOW AVE. FREEMAN ST.
BOROUGH	MANHATTAN CD#10	MANHATTAN CD#10	BRONX CD#1	BRONX CD#3
COMPLETION DATE	6-30-93	6-30-96	6-30-92	6-30-93

The Multi Family Home Ownership Program (MHOP) will provide the residents of Public Housing and other eligible families the opportunity to purchase an apartment in a limited equity cooperative at an affordable price based on a percentage of each family's income. The Housing Authority will work with the residents of these developments on how to form and manage a cooperative corporation. Upon formation of the cooperatives the Housing Authority will sell the development to the resident shareholders.

Development Costs for the eleven developments listed on pages 50-51 were funded by utilizing the Program Reservations for Federal Developments NY36P005314, 317, 318, 321 and 322. In addition, NYCHA has received HOPE 1 Implementation Grant Awards which include operating subsidies to be provided to each development upon its conversion to a cooperative.

Nine of these eleven developments (all except for Samuel I&II) were part of the New York City Department of Housing and Preservation Department's (HPD) Special Initiative (SIP) Program, for which the Housing Authority serves as Construction Manager. Samuel (MHOP) I & II were part of the Housing Authority's Samuel (City) Part VI Development.

In June 1992 the Housing Authority acquired from the City of New York four MHOP sites and in June 1993 an additional five sites were acquired. Madison Avenue and Samuel (MHOP) III were acquired in June 1996.

It has been decided (due to funding decisions) to utilize several Bronx MHOP buildings for Conventional Public Rental Housing. These buildings are no longer part of the MHOP Program. In addition the names and addresses of the Housing Development Fund Corporations (HDFC's - Cooperatives) do not always match those of the As Acquired Developments. In order to present a complete picture of these changes, the entire MHOP Program is detailed by Development, HDFC name and address on pages 52 and 53.

# MULTI FAMILY HOME OWNERSHIP PROGRAM (M.H.O.P.) ADDRESSES

DEVELOPMENT NAME	H.D.F.C. NAME	ADDRESS	BLDG #	SH #	UNITS
Franklin Avenue I	1338 & 1342 Franklin Avenue H.D.F.C.  Franklin 2 - Now Conventional Public Rental Housing	1338 Franklin Avenue	12	114	20
		1342 Franklin Avenue	11	113	20
		1373 Franklin Avenue	10	112	20
		1377 Franklin Avenue	9	111	20
		1381 Franklin Avenue	8	110	21
Franklin Avenue II	1338 & 1342 Franklin Avenue H.D.F.C.  Franklin 2 - Now Conventional Public Rental Housing Franklin 3 - Now Conventional Public Rental Housing	1330 Franklin Avenue	Development Grounds		
		1348 Franklin Avenue	Development Grounds		
		1350 Franklin Avenue	Development Grounds		
		1385 Franklin Avenue	Development Grounds		
		1390 Franklin Avenue	6	115	15
		1392 Franklin Avenue	5	116	15
		1394 Franklin Avenue	4	117	15
Franklin Avenue III	Franklin 3 - Now Conventional Public Rental Housing 620, 630 & 636 170th Street H.D.F.C.	631 Jefferson Place	7	121	15
		620 East 170th Street	3	118	15
		630 East 170th Street	2	119	15
		636 East 170th Street	1	120	15
Jennings Street	749, 759 & 763 Jennings Street H.D.F.C.	749 Jennings Street	1	100	10
		753 Jennings Street	Development Grounds		
		755 Jennings Street	Development Grounds		
		759 Jennings Street	2	101	16
		763 Jennings Street	3	102	16
		765 Jennings Street	Development Grounds		
		769 Jennings Street	Development Grounds		
Madison Avenue	Madison Avenue H.D.F.C.  All the buildings and grounds at Madison Avenue, except for 2151 5th Avenue and 2084 Madison Avenue were transferred to the Madison Avenue H.D.F.C. (Cooperative) in November 1997 and therefore are no longer owned by NYCHA. The listing for this development on page 50 reflects this change.	2145 5th Avenue	Development Grounds		
		2151 5th Avenue	1	48	9
		2155 5th Avenue	Development Grounds		
		2157 5th Avenue	Development Grounds		
		3 East 131st Street	2	49	9
5 East 131st Street	3	50	9		



# MULTI FAMILY HOME OWNERSHIP PROGRAM (M.H.O.P.) ADDRESSES

DEVELOPMENT NAME	H.D.F.C. NAME	ADDRESS	BLDG #	SH #	UNITS
Madison Avenue (Continued)	Madison Avenue H.D.F.C.	11 East 131st Street	4	51	8
		15 East 131st Street	5	52	8
		17 East 131st Street	6	53	8
		12 East 132nd Street	12	59	10
		16 East 132nd Street	11	58	10
		18 East 132nd Street	10	57	11
		2084 Madison Avenue	7	54	5
		2086 Madison Avenue	Development Grounds		
		2088 Madison Avenue	8	55	5
2090 Madison Avenue	9	56	24		
Prospect Avenue	1815 Prospect Avenue H.D.F.C.	745 East 175th Street	Development Grounds		
		749 East 175th Street	Development Grounds		
		1815 Prospect Avenue	1	91	45
Samuel (MHOP) I	2401, 2403 & 2405 Adam Clayton Powell Boulevard H.D.F.C.	2403 A C Powell Boulevard	40	40	10
		2405 A C Powell Boulevard	39	39	10
		173 West 140th Street	41	41	13
	136 & 138 West 139th Street H.D.F.C.	136 West 139th Street	43	43	10
		138 West 139th Street	42	42	10
Samuel (MHOP) II	110 West 139th Street H.D.F.C.	110 West 139th Street	46	46	10
Samuel (MHOP) III	151 West 142nd Street H.D.F.C.	151 West 142nd Street	47	47	10
Southern Boulevard	500 Southern Boulevard H.D.F.C.	500 Southern Boulevard	1	8-14	137
		519 Timpson Place	Development Grounds		
West Farms Square	1000 Freeman Street & 1252 West Farms Road H.D.F.C.	1000 Freeman Street	1	92	55
		1252 West Farms Road	3	94	18
	West Farms 3, Now Conventional Public Rental Housing	1143 Longfellow Avenue	2	93	20

# NON OPERATING DEVELOPMENTS

DEVELOPMENT EDP #	792
OPERATING EDP #	533
DEVELOPMENT (NY) #	NY36P005296
T. D. S. #	361
DEVELOPMENT NAME	(*) 1168 STRATFORD AVENUE REHAB.
PROGRAM	FEDERAL
METHOD	TURNKEY
TYPE	REHAB.
NUMBER OF CURRENT APTS.	45
NUMBER OF AS-BUILT APTS.	45
NO. OF RENTAL ROOMS	247.5
AVG. NO. R/R PER APT.	5.50
POPULATION (EST.)	197
RESIDENTIAL BUILDINGS	1
NUMBER OF STORIES	5
TOTAL AREA-SQ. FT.	20,056
ACRES	0.46
NET DEV. AREA-SQ. FT.	20,056
(EXCLUDING PARK) ACRES	0.46
BLDG. COVERAGE-SQ. FT.	12,725
CUBAGE-CU. FT.	630,343
BLDG./LAND COVERAGE-%	63.4%
DENSITY (PERSONS/ACRE)	428
LAND COST (INCLUD. PARK) PER SQ. FT. PRIV. PROP.	
CONSTRUCTION COST PER RENTAL ROOM	\$3,204,000 \$12,945
SITE IMPR. & OTHER COSTS PER RENTAL ROOM	\$296,800 \$1,199
DEVELOPMENT COST PER RENTAL ROOM	\$3,600,800 \$14,145
AVG. MONTHLY RENT/RR	
LOCATION	WESTCHESTER AVE MORRISON AVE WATSON AVE STRATFORD AVE
BOROUGH	BRONX CD#8
COMPLETION DATE	8-31-88

# DEVELOPMENTS IN PLANNING

SITE	DEVELOPMENT NUMBER	NUMBER OF APARTMENTS	LOCATION
STANTON STREET	NY36P005326	13	STANTON ST., ATTORNEY ST., RIDGE ST., (MANHATTAN) (C.D. #3)
TOTAL		13	

## PROGRAMMATIC BREAKDOWN OF DEVELOPMENTS IN FULL OPERATION

DEVELOPMENT DATA	FEDERAL CONVENTIONAL	FEDERAL TURNKEY	* FHA HOMES	M.H.O.P.	TOTAL FEDERAL	CITY	STATE	GRAND TOTALS
NUMBER OF DEVELOPMENTS	200	105	10	10	325	6	15	346
CURRENT ** APARTMENTS	142,071	18,468	404	469	161,412	7,980	12,172	181,564
AS-BUILT APARTMENTS	142,493	18,496	404	469	161,862	7,990	12,180	182,032
AS-BUILT AVERAGE NUMBER OF RENTAL ROOMS PER APARTMENT	4.50	4.42	5.40	4.82	4.49	4.39	4.60	4.49
POPULATION ** (ESTIMATED)	339,248	44,529	1,270	1,257	386,304	18,159	30,909	435,372
RESIDENTIAL BUILDINGS	1,754	431	366	21	2,572	117	102	2,791

\* Figures listed above are for FHA Homes owned by NYCHA as of 12/31/98. Does not include FHA Homes that have been sold.

\*\* Number of Current Apartments and the Estimated Population figures do not reflect any units temporarily removed from the Rental Rolls for "504" construction.

# CITY PART IV DEVELOPMENTS BUILT AS COOPERATIVES AND SOLD

DEVELOPMENT EDP #	679	675	683	681	677	678	682	676
DEVELOPMENT (NY) #	NYC-32	NYC-27	NYC-36	NYC-34	NYC-29	NYC-31	NYC-35	NYC-30
DEVELOPMENT NAME	(V) CEDAR MANOR (BAISLY, GDNS.)	(V) FRANKLIN PLAZA (FRANKLIN)	GOUVERNEUR (U,V) GARDENS (SIMKHOVITCH)	(V) LUNA PARK	(U,V) MARSARYK TOWERS (COLUMBIA)	(U,V) ROSEDALE GARDENS	(V) VILLAGE VIEW (ROOSEVELT)	(V) WOODSTOCK TERRACE (VAN BUREN)
PROGRAM	COOP	COOP	COOP	COOP	COOP	COOP	COOP	COOP
METHOD	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
TYPE	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.	NEW CONST.
NUMBER OF APARTMENTS	216	1,635	782	1,576	1,109	408	1,236	320
NO. OF RENTAL ROOMS	982.5	7,349.5	3,354.0	7,338.0	5,090.5	1,888.0	5,569.0	1,604.0
AVG. NO. R/R PER APT.	4.55	4.50	4.29	4.66	4.59	4.63	4.51	5.01
POPULATION (EST.)	830	6,130	2,440	6,350	3,810	1,620	6,880	1,250
RESIDENTIAL BUILDINGS	3	14	6	5	4	4	7	2
NUMBER OF STORIES	8	20	21	20	21	15	16-21	18
TOTAL AREA-SQ. FT.	237,908	596,202	289,677	1,241,082	381,888	333,809	361,675	130,000
ACRES	5.46	13.69	6.65	28.49	8.77	7.66	8.30	2.98
NET DEV. AREA-SQ. FT.	237,908	571,210	289,677	1,163,651	361,865	333,809	349,738	130,000
(EXCLUDING PARK) ACRES	5.46	13.11	6.65	26.71	8.31	7.66	8.03	2.98
BLDG. COVERAGE-SQ. FT.	28,311	131,350	45,158	142,507	69,358	27,568	74,570	17,475
CUBAGE-CU. FT.	2,080,206	15,440,744	7,072,530	15,589,794	10,743,208	3,586,268	10,874,597	2,988,195
BLDG./LAND COVERAGE-%	11.9%	22.0%	15.6%	11.5%	18.2%	8.3%	20.6%	13.4%
DENSITY (PERSONS/ACRE)	152	445	367	223	435	211	467	419
LAND COST (INCLUD. PARK)	\$64,096	\$5,390,676	\$2,908,518	\$1,455,600	\$4,108,244	\$208,038	\$5,346,841	\$801,720
PER SQ. FT. PRIV. PROP.	\$0.27	\$9.04	\$10.04	\$1.17	\$10.76	\$0.62	\$14.78	\$6.17
CONSTRUCTION COST	\$3,083,528	\$20,145,421	\$9,981,403	\$19,755,116	\$14,756,629	\$4,763,808	\$13,865,680	\$4,116,227
PER RENTAL ROOM	\$3,138	\$2,741	\$2,976	\$2,692	\$2,699	\$2,523	\$2,490	\$2,566
SITE IMPR. & OTHER COSTS	\$996,105	\$4,834,082	\$2,912,696	\$4,348,649	\$8,122,466	\$1,330,450	\$3,988,354	\$939,901
PER RENTAL ROOM	\$1,014	\$658	\$868	\$593	\$1,596	\$705	\$716	\$586
DEVELOPMENT COST	\$4,143,729	\$30,370,179	\$15,802,617	\$25,559,365	\$26,987,239	\$6,302,296	\$23,200,875	\$6,867,648
PER RENTAL ROOM	\$4,216	\$4,132	\$4,712	\$3,483	\$5,301	\$3,338	\$4,166	\$3,852
LOCATION	FOCH BLVD. 157TH ST. 116TH AVE.	FIRST AVE. E. 106TH ST. THIRD AVE. E. 109TH ST.	MONTGOMERY ST. HENRY ST. F.D.R. DRIVE	SURF AVE. STILLWELL AVE. NEPTUNE AVE. W. 8TH ST.	STANTON ST. COLUMBIA ST. DELANEY ST.	BRÜCKNER BLVD. TAYLOR AVE. STORY AVE. ROSEDALE AVE.	FIRST AVE. E. 2ND ST. E. 6TH ST. AVENUE "A"	E. 161ST ST. TRINITY AVE. E. 163RD ST.
BOROUGH	QUEENS CD#12	MANHATTAN CD#11	MANHATTAN CD#3	BROOKLYN CD#13	MANHATTAN CD#3	BRONX CD#9	MANHATTAN CD#3	BRONX CD#3
COMPLETION DATE	2-28-62	11-30-62	11-30-64	1-31-62	7-31-67	2-28-62	12-31-64	2-28-63

(U), (V) See page 64 for Explanatory Notes.

## SUMMARY OF PUBLIC HOUSING DEVELOPMENTS

DEVELOPMENT DATA	(A) DEVELOPS. IN FULL OPERATION	NON OPERATING DEVELOPMENTS	DEVELOPMENTS BUILT AS COOPS (B) AND SOLD	(C) DEVELOPS. IN PLANNING	(A) TOTALS
NUMBER OF DEVELOPMENTS	346	1	8	1	356
NUMBER OF CURRENT APARTMENTS	181,564	5	7,382	13	188,964
NUMBER OF AS-BUILT APARTMENTS	182,032	45	7,384	13	189,474
NUMBER OF AS-BUILT RENTAL ROOMS	817,872.5	247.5	33,636.5	66.5	851,823.0
AVERAGE NO. OF RENTAL ROOMS PER APARTMENT	4.49	5.50	4.56	5.12	4.50
POPULATION (ESTIMATED)	435,372	197	26,679	62	462,310
NUMBER OF RESIDENTIAL BUILDINGS	2,791	1	55	1	2,848
TOTAL AREA BY SQUARE FEET	110,099,745	20,056	3,624,622	5,000	113,749,423
TOTAL AREA BY ACRES	2,527.54	0.46	83.21	0.11	2,611.33
DENSITY (NUMBER OF PERSONS PER ACRE)	172	428	321	540	177
TOTAL DEVELOPMENT COST	\$3,610,106,800	\$3,500,000	\$152,081,901	\$1,828,627	\$3,767,517,328

(A) Does not include Section 8 Housing Assistance Program (See page 59) and FHA Homes that have been sold.

(B) Includes sold part (units & land) of Madison Avenue. Development is however counted as being in "Full Operation."

(C) For Developments in Planning Development Cost figures are Estimates.

# MAXIMUM INCOME LIMITS FOR ADMISSION TO DEVELOPMENTS IN OPERATION

	MAXIMUM ADMISSION INCOME LIMITS							
	NUMBER OF PERSONS IN FAMILY							
	1	2	3	4	5	6	7	8
1. ALL PROGRAMS: Federal, State, City, Section 8 New Construction & FHA Homes * (Based upon Gross Income) .....	\$28,100	\$32,150	\$36,150	\$40,150	\$43,350	\$46,600	\$49,800	\$53,000
2. Section 8 Existing Housing * (Based upon Gross Income) .....	\$17,550	\$20,100	\$22,600	\$25,100	\$27,100	\$29,100	\$31,100	\$33,150
3. Forest Hills (108th St. & 62nd Dr.) (Based on Net Income) .....	\$32,800	\$37,450	\$42,250	\$46,950	\$50,450	\$54,300	\$54,300	\$54,300

**\* MORE THAN 8 PERSON FAMILIES**

For Families larger than 8 persons, for Admission to all Programs and for the Section 8 Program, Income Limits are determined by adding eight (8) percent of the four-person income limit base to the eight (8) person limit for each person in excess of eight (8). The limits calculated by the use of this factor are rounded to the nearest \$50.

**\*\* SECTION 8 HOUSING ASSISTANCE PROGRAM  
(EXISTING HOUSING)**

As of 12/31/98, in accordance with Annual Contributions Contracts with the United States Department of Housing and Urban Development, the Authority made subsidy payments for 73,758 dwelling units under Section 8 Housing Assistance Payments Contracts with 26,584 different landlords.

## EXPLANATORY NOTES

### METHOD

#### Conventional Method:

The Authority acquires the land and lets separate construction contracts for General Construction, Heating and Ventilation, Electric, Plumbing and Elevators.

#### Turnkey Method:

The Developer buys the land, constructs the Development and sells it to the Authority.

### NUMBER OF APARTMENTS

A separate entry for "Current" Apartments has been added to the Development Data Booklet. All other figures are "as-built" meaning that they do not reflect any alterations made since buildings were turned over to Management for occupancy. Figures for the number of Current Apartments and the Estimated Population do not reflect apartments temporarily vacant due to 504 (disabled accessible) or other renovation.

### NUMBER OF RENTAL ROOMS

Rental room count per apartment is equal to 2-1/2 plus the number of bedrooms, except in the Federally-aided program a zero bedroom apartment is equal to 3 rental rooms. Rental room counts are as-built figures.

### POPULATION

Population figures represent the legally known population at each Development. Population figures do not include doubled up families or any other residents not officially listed in Housing Authority statistics. At Developments where the number of families is less than 95% of full occupancy due to renovation, Development population is estimated at a 95% occupied level.

### TOTAL AREA

Includes land acquired and developed as part of the Development for a park or playground to be operated and maintained by the NYC Department of Parks. At State and City Developments the park or playground is ceded to the City of New York. At Federal Developments it is leased to the City.

### CONSTRUCTION COSTS

#### For Conventional Developments:

Includes foundations, Superstructures, Plumbing, Heating, Electrical, Elevators, Refrigerators, Ranges, Testing Concrete, Fuel for Temporary Heat and a percentage of contingencies if required.

#### For Turnkey Developments:

Reflects the total acquisition price paid to the Developer.

### \* AVERAGE MONTHLY RENT PER RENTAL ROOM

The rents shown are the average monthly rents currently received and include gas and electricity. At Developments starred (\*) tenants pay for electricity. At First Houses and Fenimore-Lefferts tenants pay for electricity and gas. Specific rents vary in accordance with incomes of resident families.

### COMPLETION DATE

Date of 95% to 100% availability or occupancy of dwelling units. At Redfern Houses 456 (\*\*) dwelling units were completed on 5/1/53 and 148 units were completed on 6/1/59.



# EXPLANATORY NOTES

## NOTE A (PAGES 1,2,5,6,7,9,12,15,16,17,21,22,23,25,27,30,33,37,38,43,46,47)

Developments converted from the State Program to the Federal Program. The development costs listed on the pages indicated represent the Final Development Cost of the Developments prior to conversion. A program of renovation and rehabilitation was under taken with funds that were provided by the sale of Unsubsidized Improvement Notes. During 1985, HUD converted the notes to HUD Direct Advances to be amortized from subsidies from the State of New York pursuant to the terms of the Loan and Subsidy Contract applicable to these Developments. The Federal Development Costs listed below reflects the State Guaranteed bonds and notes outstanding at the conversion date, plus an additional estimated cost to complete the rehabilitation of the Development. The Total Development Cost listed below is the total of the Unsubsidized improvement plus the Federal Development Costs. Costs are listed in millions of Dollars:

Develop.	Date of Conversion	Estimated Cost of Unsubsidized Improvements	Federal Develop. Costs	Federal Develop. Costs
NY005213 AUTHORITY TRANSFER PROGRAM 1 Astoria, Bland, Brownsville, Gowanus, Ingersoll, Johnson, King Towers, Lincoln, Marcy, Wald and Whitman Houses.	7/1/77	\$85.822	\$85.369	\$171.191
NY005216 AUTHORITY TRANSFER PROGRAM 2 Albany, Albany II, Melrose, Patterson and Redfern Houses.	2/1/78	\$27.427	\$32.531	\$59.958
NY36P005220 AUTHORITY TRANSFER PROGRAM 3 Amsterdam, Bronx River, Bronx River Addition, Carver, Cypress Hills, Farragut, Forest, Smith, Soundview, Sumner and Wilson Houses.	7/1/78	\$74.069	\$99.337	\$173.406

## NOTE B (PAGES 1,2,3,5,12,15,16,27,31,38,39,41,44)

The City has purchased out of capital funds a reversionary interest in Developments NY005086, 091, 095, 096, 106, 108, 116, 120, 132, 133, 141, 177, 178 and 188 in order to keep the Federally financed portion of the Developments within Federal Construction cost limitations and for Development NYS-147 in order to keep the State financed portion within State cost limitations.

## NOTE C (PAGES 2,4,12,13,14,15,16,17,18,20,23,27,28,29,30,31,32,34,36,37,40, 43,46,47)

Developments converted from the City and State Programs to the Federal Program. The Development Costs listed on the pages indicated represent the Final Development Cost of the Developments prior to conversion. The Federal Development Cost listed below reflects City and State guaranteed bonds outstanding at the conversion date plus the estimated cost of rehabilitation.

Develop.	Date of Conversion	Federal Development Cost
NY005114 FEDERAL TRANSFER PROGRAM CITY 2 DEVELOPMENTS Eastchester Gardens, Rangel, Sheepshead Bay, South Beach and Woodside Houses.	8/29/68	\$50,740,000
NY005181 FEDERAL TRANSFER PROGRAM CITY 1 DEVELOPMENTS Elliott, First, Riis and Vladeck Houses.	6/29/72	\$12,370,000
NY005183 FEDERAL TRANSFER PROGRAM CITY 3 DEVELOPMENTS Dyckman, Lexington and Sedgwick Houses.	6/29/72	\$27,150,000
NY005184 FEDERAL TRANSFER PROGRAM CITY 3 DEVELOPMENTS Ravenswood Houses.	6/29/71	\$20,520,000

# EXPLANATORY NOTES

## NOTE C (CONTINUED)

Develop.	Date of Conversion	Federal Development Cost
NY005244 AUTHORITY TRANSFER PROGRAM 4 STATE DEVELOPMENTS Douglass, Douglass Addition, Edgemere, Howard, Mill Brook, Mill Brook Extension and White Houses. AUTHORITY TRANSFER PROGRAM 4 CITY 3 DEVELOPMENTS Arverne Houses.	8/01/79	\$103,566,061
NY36P005267 AUTHORITY TRANSFER PROGRAM 5 CITY 3 DEVELOPMENTS Gun Hill and Parkside Houses. AUTHORITY TRANSFER PROGRAM 5 CITY 5 DEVELOPMENTS Glenmofo Plaza and O'Dwyer Gardens.	7/01/80	\$50,100,000
NY36P005268 AUTHORITY TRANSFER PROGRAM 6 CITY 3 DEVELOPMENTS Glenwood, Nostrand and Todt Hill Houses.	7/01/80	\$39,236,000
NY36P005271 AUTHORITY TRANSFER PROGRAM 7 CITY 3 DEVELOPMENTS Berry, Pelham Parkway and Pomonok Houses. AUTHORITY TRANSFER PROGRAM 7 STATE DEVELOPMENTS Haber Houses.	10/01/80	\$55,109,000

## NOTE D (PAGES 2,8,9,11,21)

Three State Developments, Audubon, Butler and Chelsea Addition and 2 City Developments, Coney Island and Hylan became part of the Federal Program in July 1995.

## NOTE E (PAGES 3,4,14,25,26,31,34,38,43)

Development Cost includes an Unsubsidized Improvement for 1. Early Childhood Center; 2. Day Care Center; 3. Stores; 4. Additional Land; 5. Grand Street Settlement.

## NOTE F (PAGES 4,20,24,26,38,40,44)

Total Development cost includes a Donation from the City of New York.

## NOTE G (PAGES 4,11,12,27,41)

The City has paid a construction subsidy out of Federal Model Cities supplemental funds toward the construction of Developments NY005096, 118, 121, 135, 149 and 169 to keep the Federally financed portion of the Developments within Federal construction cost limitations.

## NOTE H (PAGES 8,24)

The City has paid a construction subsidy for NY36P005263 and NY36P005259 to keep the Federally financed portion of the Developments within Federal construction cost limitations.

## NOTE I (PAGE 9,40)

Throggs Neck Addition was built on land from Throggs Neck Houses. Chelsea Addition was built on land that was part of Elliott Houses.

## NOTE J (PAGES 12,19,27,45)

A single set of construction bids was taken for the three sites of NY005056, for the two sites of NY005085 and for the two sites of NY005096 without a cost breakdown. Costs were allocated to NY005085 on a dwelling unit basis and to NY005096 on a basis consistent with the actual development cost subledgers.

## EXPLANATORY NOTES

### NOTE K (PAGE 12)

Two of the buildings at Douglass Houses, 51-53 Manhattan Avenue and 74-76 West 103rd Street are Rehabilitated buildings. The other 15 buildings at the Development are New Construction.

### NOTE L (PAGES 13,15,27)

Moderate rehabilitation work has been completed on 5 of 6 Developments comprising the Property Disposition Program (NY36M000157A-F). HUD provided the rehabilitation cost by grant and the Authority is operating the rehabilitated units under a Section 8 HAP agreement with HUD. The 6th Development, Greene-Quincy was sold by NYCHA in December 1998.

### NOTE M (PAGE 16)

Development NY005108 (Forest Hills Cooperative) has been leased to the Forest Hills Cooperative Corporation. The Development is operated, managed and maintained by the Phipps Housing Services, Inc.

### NOTE N (PAGES 21,32,46)

Developments NY005213A & B originally built as Fort Greene East and West is now managed and listed separately as Ingersoll and Whitman Houses. Queensbridge Houses has been split into 2 Managing Developments, Queensbridge North and South. The dividing line of the two Developments is 41st Avenue. All buildings and park land north of 41st Avenue belongs to Queensbridge North and everything south of this street comprises Queensbridge South.

### NOTE O (PAGE 23)

Development NY005248 (Lavanburg Homes) has been leased to the Henry Street Settlement which operates the Development under contract from the New York City Human Resources Administration.

### NOTE P (PAGE 28)

Gouverneur Morris Houses was built as Morris I (NY005037 & EDP #239) and Morris II (NY005079 & EDP #280).

### NOTE Q (PAGE 29)

434 East 141st Street (Formally NY005052H) was rehabilitated and financed for \$255,000 as part of NY005044 (Mott Haven Houses). This building was later demolished (December 1980) and the residents either moved out or were relocated to other Authority Developments. In December 1994 NYCHA sold this parcel to the NYC Partnership Housing Development Fund Corporation, Inc.

### NOTE R (PAGE 33)

Red Hook I (NY005001) and Red Hook II (NY005029) are now managed as Red Hook East and West. Red Hook East consists of 1,411 units of Red Hook I. Red Hook West comprises the remaining 1,134 units of Red Hook I and all of the 346 units of Red Hook II.

## EXPLANATORY NOTES

### NOTE S (PAGE 33)

The rehabilitation Program broken down into four sections on page 33 was built as seven separate sites, each with its own Development (NY #) and EDP #. They are:

Section	Development #	EDP #
College Point	NY005076E	297
Douglass Rehabs	NY005076AB NY005076C	255 299
Taft Rehabs	NY005076G NY005076I NY005076J	295 293 292
Wise Rehab	NY005076D	298

It was not possible to break down the costs for each section, therefore all costs for the entire Development have been listed under College Point.

### NOTE T (PAGE 45)

Land for West Brighton I and West Brighton II was acquired as a single site. The cost of the land was allocated to each section and included in each Development's respective development costs on a dwelling unit ratio.

### NOTE U (PAGE 57)

The number of Rental rooms includes balconies and half-baths as half-rooms.

### NOTE V (PAGE 57)

City Part IV Developments that were sold to cooperatives: Luna Park on 10/10/62; Cedar Manor, 12/20/62; Rosedale Gardens, 1/21/64; Franklin Plaza, 3/8/65; Woodstock Terrace, 6/2/65; Village View, 5/28/65; Gouverneur Gardens, 6/8/67 and Marsaryk Towers, 7/72.

# ALPHABETICAL INDEX OF DEVELOPMENTS

	DEVELOPMENT NAME	MANAGED BY	BOROUGH	T.D.S. #	PAGE #	
A	Adams	Adams	Bronx	118	1	
	Albany	Albany	Brooklyn	031	1	
	Albany II	Albany	Brooklyn	085	1	
	45 Allen Street	Seward Park Extension	Manhattan	265	1	
	Amsterdam	Amsterdam	Manhattan	022	1	
	Amsterdam Addition	Amsterdam	Manhattan	187	1	
	830 Amsterdam Avenue	Douglass	Manhattan	150	1	
	Armstrong I	Armstrong I	Brooklyn	210	2	
	Armstrong II	Armstrong I	Brooklyn	228	2	
	Arverne	Edgemere	Queens	051	2	
	Astoria	Astoria	Queens	026	2	
	Atlantic Terminal Site 4B	Wyckoff Gardens	Brooklyn	256	2	
	Audubon	Audubon	Manhattan	125	2	
	B	Bailey Avenue - West 193rd Street	Fort Independence	Bronx	202	2
		Baisley Park	Baisley Park	Queens	091	3
		Baruch	Baruch	Manhattan	060	3
		Baruch Houses Addition	Baruch	Manhattan	198	3
Bay View		Bay View	Brooklyn	092	3	
Baychester		Baychester	Bronx	126	3	
Beach 41st Street - Beach Channel Drive		Beach 41st Street - Beach Channel Drive	Queens	165	3	
Bedford - Stuyvesant Rehab.		Sumner	Brooklyn	311	3	
Belmont - Sutter Area		Boulevard	Brooklyn	345	4	
General Berry		Todt Hill	Staten Island	052	4	
Berry Street - South 9th Street		Tompkins	Brooklyn	357	4	
Dr. Betances I		Betances	Bronx	211	4	
Dr. Betances II		Betances, Mill Brook & Mitchel	Bronx	220-518-519	4	
Dr. Betances III		Betances, Mill Brook & Mitchel	Bronx	222-520-521	4	
Dr. Betances IV		Betances	Bronx	230	4	
Dr. Betances V		Betances	Bronx	231	5	
Dr. Betances VI		Betances	Bronx	285	5	
Bethune Gardens		Audubon	Manhattan	160	5	
Bland		Bland	Queens	054	5	
Borinquen Plaza I		Borinquen Plaza I	Brooklyn	243	5	
Borinquen Plaza II		Borinquen Plaza I	Brooklyn	271	5	
Boston Road Plaza		Pelham Parkway	Bronx	189	5	
Boston Secor		Boston Secor	Bronx	138	6	
Boulevard		Boulevard	Brooklyn	046	6	
Boynnton Avenue Rehab.		Bronx River	Bronx	346	6	
Bracetti Plaza		Lower East Side Consolidation	Manhattan	264	6	
Breukelen		Breukelen	Brooklyn	056	6	
Brevoort		Brevoort	Brooklyn	065	6	

# ALPHABETICAL INDEX OF DEVELOPMENTS

	DEVELOPMENT NAME	MANAGED BY	BOROUGH	T.D.S. #	PAGE #
	Bronx River	Bronx River	Bronx	032	6
	Bronx River Addition	Bronx River	Bronx	157	7
	Bronxchester	Saint Mary's Park	Bronx	255	7
	Bronxdale	Bronxdale	Bronx	067	7
	Reverend Brown	Prospect Plaza	Brooklyn	325	7
	Brownsville	Brownsville	Brooklyn	016	7
	Bryant Avenue - East 174th Street	Murphy Private (SEBCO)	Bronx	530	7
	Bushwick	Bushwick	Brooklyn	086	7
	Bushwick II (Groups A & C)	Hope Gardens	Brooklyn	302	8
	Bushwick II (Groups B & D)	Hope Gardens	Brooklyn	303	8
	Bushwick II C.D.A. (Group E)	Hope Gardens	Brooklyn	324	8
	Butler	Butler	Bronx	113	8
C	Campos Plaza I	Campos Plaza I	Manhattan	257	8
	Campos Plaza II	Campos Plaza I	Manhattan	286	8
	Carey Gardens	Carey Gardens	Brooklyn	166	8
	Carleton Manor	Hammel	Queens	164	9
	Carver	Carver	Manhattan	058	9
	Cassidy - Lafayette	Richmond Terrace	Staten Island	206	9
	Castle Hill	Castle Hill	Bronx	080	9
	Cedar Manor	Sold Cooperative	Queens		57
	Chelsea	Chelsea	Manhattan	134	9
	Chelsea Addition	Chelsea	Manhattan	176	9
	Claremont Parkway - Franklin Avenue	Union Avenue Consolidation	Bronx	334	9
	Claremont Rehab. (Group 2)	Claremont Consolidation	Bronx	307	10
	Claremont Rehab. (Group 3)	Claremont Consolidation	Bronx	308	10
	Claremont Rehab. (Group 4)	Claremont Consolidation	Bronx	335	10
	Claremont Rehab. (Group 5)	Claremont Consolidation	Bronx	336	10
	Clason Point Gardens	Sack Wern	Bronx	011	10
	Clinton	Clinton	Manhattan	123	10
	College Avenue - East 165th Street	Claremont Consolidation	Bronx	236	10
	Coney Island	Coney Island	Brooklyn	094	11
	Coney Island I (Site 1B)	Carey Gardens	Brooklyn	239	11
	Coney Island I (Sites 4 & 5)	Surfside Gardens	Brooklyn	216	11
	Coney Island I (Site 8)	O'Dwyer Gardens	Brooklyn	238	11
	Conlon L.I.H.F.E. Towers	Baisley Park	Queens	232	11
	Cooper Park	Cooper Park	Brooklyn	069	11
	Corsi Houses	Jefferson	Manhattan	199	11
	Crown Heights	Park Rock Consolidation	Brooklyn	312	12
	Cypress Hills	Cypress Hills	Brooklyn	070	12

# ALPHABETICAL INDEX OF DEVELOPMENTS

	DEVELOPMENT NAME	MANAGED BY	BOROUGH	T.D.S. #	PAGE #	
D	Davidson	Union Avenue Consolidation	Bronx	190	12	
	De Hostos Apartments	Wise Towers	Manhattan	155	12	
	Douglass	Douglass	Manhattan	082-582	12	
	Douglass Addition	Douglass	Manhattan	148	12	
	Drew - Hamilton	Drew - Hamilton	Manhattan	111	12	
	Dyckman	Dyckman	Manhattan	041	13	
E	Eagle Avenue - East 163rd Street	McKinley	Bronx	224	13	
	East 4th Street Rehab.	Lower East Side Consolidation	Manhattan	322	13	
	344 East 28th Street	Straus	Manhattan	185	13	
	335 East 111th Street	Jefferson	Manhattan	203	13	
	East 120th Street Rehab.	Wagner	Manhattan	319	13	
	East 152nd Street - Courtlandt Avenue	Melrose	Bronx	237	13	
	East 165th Street - Bryant Avenue	Murphy Private (Building Management Associates)	Bronx	530	14	
	East 173rd Street - Vyse Avenue	Murphy Private (Building Management Associates)	Bronx	530	14	
	1010 East 178th Street	Murphy	Bronx	180	14	
	East 180th Street - Monterey Avenue	Twin Parks Consolidation	Bronx	208	14	
	East New York City Line	Cypress Hills	Brooklyn	263	14	
	East River	East River	Manhattan	009	14	
	Eastchester Gardens	Eastchester Gardens	Bronx	034	14	
	Edenwald	Edenwald	Bronx	057	15	
	Edgemere	Edgemere	Queens	098	15	
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NY005134A	Dr. Betances III (part managed by Betances)	339	326	4
NY005134B	Dr. Betances III (part mgmt. by Mill Brook)	356	294	4
NY005134C	Dr. Betances III (part managed by Mitchel)	366	249	4
NY005135	Dr. Betances IV	349	326	4
NY005136	Dr. Betances V	350	326	5
NY005137	Conlon L.I.H.F.E. Towers	347	240	11
NY005138	1162 - 1176 Washington Avenue	354	344	43
NY005140	F.H.A. Repossessed Houses (Group I)	324	324	48
NY005141	Taylor Street - Wythe Avenue	358	358	39
NY005145	Bryant Avenue - East 174th Street	352	748	7
NY005147	Glebe Avenue - Westchester Avenue	342	222	17
NY005148	College Avenue - East 165th Street	351	344	10
NY005149	Corsi Houses	359	219	11
NY005151	Robbins Plaza	329	253	34
NY005154	East 152nd Street - Courtlandt Avenue	360	360	13
NY005155	F.H.A. Repossessed Houses (Group II)	327	324	48
NY005157	Coney Island I (Site 8)	334	334	11
NY36M000157A	Metro North Rehab.	830	830	27

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NY36M000157D	East 4th Street Rehab.	833	833	13
NY36M000157E	Fabria Rehab.	834	834	15
NY36M000157F	East 120th Street Rehab.	835	835	13
NY005158	F.H.A. Repossessed Houses (Group III)	340	324	48
NY005159	F.H.A. Repossessed Houses (Group IV)	345	324	48
NY005161	Coney Island I (Site 1B)	335	288	11
NY005162	1471 Watson Avenue	332	222	44
NY005163	Teller Avenue - East 166th Street	344	344	39
NY005164	Hoe Avenue - East 173rd Street	333	748	19
NY005165	Eagle Avenue - East 163rd Street	343	236	13
NY005166	Garvey (Group A)	381	381	16
NY005168	Harborview Terrace	377	377	18
NY005169	Unity Plaza (Sites 17, 24, 25A)	348	375	41
NY005171	East New York City Line	378	378	14
NY005173	Jackie Robinson	346	346	34
NY005174	104-14 Tapscott Street	361	283	39
NY005175	Borinquen Plaza I	353	353	5
NY005177	Prospect Plaza	362	381	31
NY005178	Twin Parks West (Sites 1 & 2)	363	363	41
NY005179	Randall Avenue - Balcom Avenue	364	218	32
NY005180	West Tremont Ave. - Sedgwick Ave. Area	365	368	46
NY005181A	First Houses	370	370	16
NY005181B	Vladeck	371	204	43
NY005181C	Elliott	367	367	15
NY005181D	Riis	372	210	34
NY005182	F.H.A. Repossessed Houses (Group V)	376	324	48
NY005183A	Dyckman	373	373	13
NY005183B	Sedgwick	368	368	36
NY005183C	Lexington	374	217	23



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NY005186	45 Allen Street	380	312	1
NY005188	Florentino Plaza	375	375	15
NY005189	Atlantic Terminal Site 4B	384	272	2
NY005190	Morrisania Air Rights	385	385	29
NY005191	Leavitt Street - 34th Avenue	386	290	23
NY005192	Thomas Apartments	387	259	40
NY005194	Two Bridges U.R.A. (Site 7)	389	221	41
NY005195	Borinquen Plaza II	390	353	5
NY005196	Palmetto Gardens	393	393	30
NY005197	F.H.A. Repossessed Houses (Group VII)	395	324	48
NY005198	F.H.A. Repossessed Houses (Group VIII)	396	324	49
NY005199	F.H.A. Repossessed Houses (Group VI)	397	324	48
NY005200	Morris Park Senior Citizens' Home	504	346	28
NY005201	Long Island Baptist Houses	502	375	24
NY005202	Randolph	503	503	32
NY005203	Shelton House	505	240	36
NY005205	Sack Wern	506	506	35
NY005206	F.H.A. Repossessed Houses (Group IX)	520	324	49
NY005210	Grampion	507	503	17
NY005211	Rutland Towers	508	283	35
NY005212	F.H.A. Repossessed Houses (Group X)	521	324	49
NY005213A	Whitman	509	509	46
NY005213B	Ingersoll	510	510	21
NY005213C	Wald	511	511	43
NY005213D	Brownsville	512	512	7
NY005213E	Lincoln	513	513	23
NY005213F	Marcy	514	514	25
NY005213G	Gowanus	515	515	17
NY005213H	Johnson	516	516	22

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NY005213J	King Towers	518	518	22
NY005213K	Bland	519	519	5
NY005214	Union Avenue - East 163rd Street	753	753	41
NY005215	Lower East Side III	548	840	24
NY005216A	Patterson	522	522	30
NY005216B	Melrose	523	523	27
NY005216C	Albany	524	524	1
NY005216C	Albany II	524	524	1
NY005216D	Redfern	525	525	33
NY005217	Dr. Betances VI	545	545	5
NY36P005218	Hope Gardens	546	546	20
NY36P005220A	Amsterdam	530	530	1
NY36P005220B	Governor Smith	531	531	37
NY36P005220C	Farragut	532	532	15
NY36P005220D	Bronx River	533	533	6
NY36P005220D	Bronx River Addition	533	533	7
NY36P005220E	Carver	534	534	9
NY36P005220F	Forest	535	535	16
NY36P005220G	Cypress Hills	536	536	12
NY36P005220H	Soundview	537	537	37
NY36P005220I	Sumner	538	538	38
NY36P005220J	Wilson	539	539	47
NY005221	Washington Heights Rehab. (1 & 2)	563	341	43
NY36P005222	Bushwick II (Groups A & C)	565	546	8
NY005223	Claremont Rehab. (Group 3)	750	750	10
NY005224	South Bronx Area (Site 402)	550	753	37
NY36P005225	Howard Avenue - Park Place	551	551	20
NY005226	East 165th Street - Bryant Avenue	552	748	14
NY005227	Twin Parks East (Site 9)	577	577	40

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NY005229	Washington Heights Rehab. Phase IVD	789	341	44
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NY005233	Lower East Side Rehab (Group 5)	555	555	25
NY005235	Manhattanville Rehab (Group 2)	557	558	25
NY005236	Manhattanville Rehab (Group 3)	558	558	25
NY005237	West Tremont Rehab (Group 1)	560	769	46
NY36P005238	West Tremont Rehab (Group 2)	561	769	46
NY36P005239	West Tremont Rehab. (Group 3)	562	769	46
NY36P005240	Bushwick II (Groups B & D)	566	546	8
NY005241	International Tower	296	296	21
NY36P005242	New Lane Area	306	306	29
NY36P005243	Vandalia Avenue	273	273	42
NY005244A	Howard	568	568	20
NY005244B	Douglass	569	569	12
NY005244B	Douglass Addition	569	569	12
NY005244C	Mill Brook	570	570	27
NY005244C	Mill Brook Extension	570	570	28
NY005244D	Edgemere	571	571	15
NY005244E	White	572	539	46
NY005244F	Arverne	573	571	2
NY36P005246	Claremont Rehab. (Group 2)	330	750	10
NY005248	Lavanburg Homes	578	578	23
NY005249	Boynton Avenue Rehab.	767	533	6
NY005250	Sterling Place Rehab. (St John's -Sterling)	801	765	38
NY005252	East 173rd Street - Vyse Avenue	778	748	14
NY005253	Claremont Parkway - Franklin Avenue	779	753	9
NY005254	U.P.A.C.A. U.R.A. (Site 5)	757	760	42
NY36P005255	Bedford - Stuyvesant Rehab.	266	538	3
NY36P005257	Ocean Hill - Brownsville	287	765	30
NY36P005258	Crown Heights	331	765	12

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NY36P005260	Public School 139 (Conversion)	774	774	31
NY36P005261	Howard Avenue	782	765	20
NY36P005262	Lower East Side II	783	555	24
NY36P005263	Bushwick II C.D.A. (Group E)	758	546	8
NY36P005264	Campos Plaza II	593	593	8
NY36P005265	Thurgood Marshall Plaza	754	754	26
NY36P005266	Fort Washington Avenue Rehab.	341	341	16
NY36P005267A	Gun Hill	579	579	18
NY36P005267B	Parkside	580	580	30
NY36P005267C	Glenmore Plaza	581	581	17
NY36P005267D	O'Dwyer Gardens	582	582	30
NY36P005268A	Todt Hill	583	583	40
NY36P005268B	Glenwood	584	584	17
NY36P005268C	Nostrand	585	585	29
NY36P005269	Stuyvesant Gardens II	755	755	38
NY36P005270	154 West 84th Street	840	840	44
NY36P005271A	Pelham Parkway	586	586	31
NY36P005271B	General Berry	587	587	4
NY36P005271C	Pomonok	588	588	31
NY36P005271D	Haber	589	589	18
NY36P005272	Morris Heights Rehab.	769	769	28
NY36P005273	Claremont Rehab. (Group 4)	751	750	10
NY36P005274	Claremont Rehab. (Group 5)	752	750	10
NY36P005277	Reverend Brown	336	336	7
NY36P005278	Tapscott Street Rehab.	775	763	39
NY36P005279	Macombs Road	759	769	25
NY36P005280	Stebbins Avenue - Hewitt Place	770	753	38
NY36P005281	U.P.A.C.A. (Site 6)	760	760	42
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NY36P005284B	Wash. Hgts. Rehab. III (Ft. Wash. Consol)	756	341	44
NY36P005285	Park Rock Rehab.	765	765	30
NY36P005286	West Farms Road Rehab.	780	780	45
NY36P005287	Harrison Avenue Rehab. (Group B)	773	762	19
NY36P005288	Berry Street - South 9th Street	777	777	4
NY36P005290	Ralph Avenue Rehab.	771	763	32
NY36P005291	Union Avenue - East 166th Street	768	753	41
NY36P005292	Lenox Road - Rockaway Parkway	763	763	23
NY36P005293	Marcy Avenue - Greene Avenue Site B	804	840	26
NY36P005295	Longfellow Avenue Rehab.	794	748	24
NY36P005296	1168 Stratford Avenue Rehab.	792	533	54
NY36P005299	Hunts Point Avenue Rehab.	806	748	20
NY36P005300	Marcy Avenue - Greene Avenue Site A	803	840	26
NY36P005305	Sterling Place Rehabs. (Sterling - Buffalo)	837	765	38
NY36P005311	Sutter Avenue - Union Street	807	203	39
NY36P005312	Highbridge Rehabs. (W. 166th - Anderson)	808	482	19
NY36P005313	Highbridge Rehabs. (Nelson Avenue Rehab.)	809	482	19
NY36P005314	Franklin Avenue I Conventional	479	482	50
NY36P005314	Franklin Avenue I MHOP	844	844	50
NY36P005317	Prospect Avenue	845	845	50
NY36P005318	West Farms Square Conventional	481	482	51
NY36P005318	West Farms Square MHOP	849	849	51
NY36P005321	Madison Avenue	851	851	50
NY36P005322	Southern Boulevard	846	846	51
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NY36P005335	Samuel (MHOP) I	847	847	50
NY36P005345	Samuel (MHOP) II	871	871	51
NY36P005346	Franklin Avenue II Conventional	482	482	50
NY36P005346	Franklin Avenue II MHOP	864	864	50

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NY36P005361	Chelsea Addition	451	451	9
NY36P005362	Butler	435	435	8
NY36P005363	Coney Island	671	671	11
NY36P005364	Hylan	680	680	21
NY36P005365	Audubon	444	444	2
NY36P005366	Amsterdam Addition	453	453	1
NY36P005367	Baychester	440	440	3
NY36P005368	Bay View	670	670	3
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239	239	Gouverneur Morris	NY005037	28
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West 193rd Street - Bailey Avenue	Bailey Avenue - West 193rd Street	2
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Westchester Avenue - Glebe Avenue	Glebe Avenue - Westchester Avenue	17
Williamsburg U.R.A. Parcel 2	Taylor Street - Wythe Avenue	39
Willis Avenue - East 136th Street Area	Mitchel	28
Wilson - Bedford Area	Independence	21
Wise Rehab (54 West 94th Street)	Rehab. Program (Wise Rehab.)	33
Wortman Avenue - Pennsylvania Avenue	Pennsylvania Avenue - Wortman Avenue	31
Wythe Avenue - Taylor Street	Taylor Street - Wythe Avenue	39
125-03 22nd Avenue	Rehab Program (College Point)	33
34th Avenue - Leavitt Street	Leavitt Street - 34th Avenue	23
108th Street - 62nd Drive	Forest Hills Co-Op (108th Street - 62nd Drive)	16
155th Street - Amsterdam Avenue	Audubon	2
170th Street - 90th Avenue Area	International Tower	21
170th Street - 93rd Avenue Area	Conlon L.I.H.F.E. Tower	11



# **ASSET MANAGEMENT DEPARTMENT**

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DIRECTOR

**NAOMI LARA**  
DEPUTY DIRECTOR

**E. STEVEN CRUZ**  
DEPUTY DIRECTOR

**MARISTELLA KELSEY**  
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