



Lt. Governor Sheila Y. Oliver
Chairman

Charles A. Richman
Executive Director

November 21, 2019

Mr. Cody Cook

Address not provided

Via email: opra+request-7785-cf13e104@requests.opramachine.com

Re: OPRA Request: C151976

Dear Mr. Cook:

The Agency received your Open Public Records Act (OPRA) request on October 28, 2019. The request was clarified on November 4, 2019 and November 12, 2019. The seven business day deadline to respond to your request is November 21, 2019. Your request and clarifications were received as follows:

"This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Please electronically provide the following data on affordable housing units and their lotteries.

- Building address
- Unit number
- Unit size (i.e. number of bedrooms)
- Unit rent
- Income requirements
- Date posted online to solicit applications
- Date lottery ran [if filled via lottery]
- Date unit filled
- Number of applications [if available]

The data are similar to what is available through NJ Housing Resource Center and SocialServe for current affordable housing applications, but I am interested in historical data as far back as available.

If the exact unit number is unavailable -- e.g., if the data are only available at the building, but not unit, level -- please provide the number of units of each size and rent within the apartment building.

The data is for academic use, not commercial, but I can cover some fees. Please advise me if fees are likely to exceed \$250."

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY

637 South Clinton Avenue • P.O. Box 18550 • Trenton, NJ 08650-2085

TELEPHONE: (609) 278-7400 • WEB: www.njhousing.gov

11-04-19 clarification

"Under OPRA and the common law right of access, please provide documents, lists, statements, or Excel spreadsheets sufficient to show the following details on listings for housing units managed by the NJ Housing Resource Center and listed online during the past 10 years:

- 1) Building address
- 2) Number of bedrooms
- 3) Number of bathrooms
- 4) Monthly rent
- 5) Income requirements
- 6) Date posted online

All requested details are available through the NH Housing Resource Center's listings on Social Serve. Below I have included links to examples of current listings.

With regard to all of the items, I prefer to receive the responses to this request in one or more Microsoft Excel spreadsheets if at all possible."

11-12-19 clarification

"Thank you for the prompt response. Regarding the specific questions:

- All of the rent fields from the submitted NAHMA files would be great
- Yes, I was referring to the date posted on the NJHRC website"

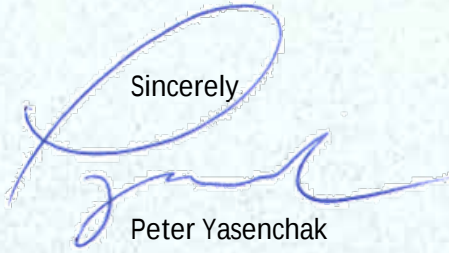
Please note the following with respect to your request:

- A. Socialserve was able to compile a spreadsheet (NJ_all_listings.xlsx) containing information you are seeking with respect to housing units contained on the NJ Housing Resource Center website. Based upon the information you provided the spreadsheet attached hereto is reasonably believed to be responsive to your request.

The Agency reserves the right to raise any other grounds for denial not raised in this response. Failure of the Agency to assert an exemption or privilege does not act as a waiver of any grounds for denial. Furthermore, a reviewing Court or the Government Records Council ("GRC") may deem a denial of access to be authorized on grounds other than those advanced by a custodian. See Paff v. Twp. of Plainsboro, A-2122-05T2 (App. Div. 2007), affirming, Paff v. Township of Plainsboro, GRC Complaint No. 2005-29 (March 2006). If your request for access to a government record has been denied or unfilled within the seven business day period, you have a right to challenge the decision by the Agency to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint

Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc.

Sincerely

A handwritten signature in blue ink, appearing to read 'Peter Yasenchak', with a large, stylized initial 'P'.

Peter Yasenchak
OPRA Custodian
Division of Regulatory Affairs
609-278-8803
pyasenchak@njhmfa.gov