Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

OMB No. 1545-0047 Open to Public

Department of the Treasury Internal Revenue Service

▶ The organization may have to use a copy of this return to satisfy state reporting requirements.

Inspection

		2008 calendar year, or tax year beginning JUL 1, 2008 and ending	JUN 30, 2009	
			D Employer identific	ation number
B Ch ap	neck if oplicable	use IRS	D Employer Identific	cation number
	Addres change	s label or URBAN EDGE HOUSING CORPORATION		
	Name change	type D: D: A-	22-2	483475
	Initial	See Number and street (or P.O. box if mail is not delivered to street address) Room/sui	te E Telephone number	•
]return]Termin- ation	[Consideration of the control of the		989-9300
Γ]Amend return		G Gross receipts \$	2,990,476.
	Applica		H(a) Is this a group re	turn
	pendin		for affiliates?	Yes X No
		SAME AS C ABOVE	H(b) Are all affiliates inc	luded? Yes No
I T	22.22	mpt status: X 501(c) (3) ◀ (insert no.) 4947(a)(1) or 527		list. (see instructions)
1 14	laboit	e: ► WWW.URBANEDGE.ORG	H(c) Group exemption	
		organization: X Corporation		State of legal domicile: MA
		Summary		
or c		Briefly describe the organization's mission or most significant activities: $\overline{ ext{AFFORDABI}}$	E HOUSING, C	OMMUNITY
8	1	BUILDING AND ORGANIZING, FORCLOSURE COUNSELIN	G AND OTHER	PROGRAMS.
an				
Governance		Check this box if the organization discontinued its operations or disposed of mo		28
õ		Number of voting members of the governing body (Part VI, line 1a)		28
∞ಶ		Number of independent voting members of the governing body (Part VI, line 1b)		29
ies		Total number of employees (Part V, line 2a)		27
Activities		Total number of volunteers (estimate if necessary)		-86,535.
Act		Total gross unrelated business revenue from Part VIII, line 12, column (C)		-126,273.
	b	Net unrelated business taxable income from Form 990-T, line 34		
Revenue			Prior Year	Current Year
	8	Contributions and grants (Part VIII, line 1h)	906,172.	2,123,667.
		Program service revenue (Part VIII, line 2g)	1,865,495.	1,495,493.
ě		Investment income (Part VIII, column (A), lines 3, 4, and 7d)	170,973.	102,026.
LJ.	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	-276,486.	-2,719,974.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	2,666,154.	1,001,212.
	13	Grants and similar amounts paid (Part IX, column (A), lines 1·3)		
	14	Benefits paid to or for members (Part IX, column (A), line 4)		1 000 000
S	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	1,581,819.	1,878,722.
nse		Professional fundraising fees (Part IX, column (A), line 11e)		
Expenses		Total fundraising expenses (Part IX, column (D), line 25)		
யி		Other expenses (Part IX, column (A), lines 11a-11d, 11f-24f)	1,231,346.	
		Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	2,813,165.	3,214,861.
	19	Revenue less expenses. Subtract line 18 from line 12	-147,011.	-2,213,649.
Net Assets or Fund Balances			Beginning of Year	End of Year
ets	20	Total assets (Part X, line 16)	27,584,022.	25,160,467.
Ass Ba	21	Total liabilities (Part X, line 26)	25,642,737.	25,224,999.
Set	22	Net assets or fund balances. Subtract line 21 from line 20	1,941,285.	-64,532.
Ps	art II	Signature Block		
HOTOT		Under penalties of perjuny I declare that I have examined this return, including accompanying schedules and statemen	ts, and to the best of my knowled	ge and belief, it is true, correct,
		and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowled	ige.	
Sig	n			
Her		Signature of officer	Date	
1161	-	MOSSIK HACOBIAN, PRESIDENT		
		Type or print name and title		
		Description Date Date		rer's identifying number
Paid	i	Preparer's signature ALEXANDER, ARONSON, FINNING 5/16/10	self- employed	structions)
Pre	parer's		P.C. EIN ►	
Use	Only	yours if self-employed), 21 EAST MAIN STREET	Line	
		address, and TITICEDODO MA 01 F 01	Phone no > 5	08-366-9100
		RS discuss this return with the preparer shown above? (see instructions)	j i none no. P S	X Yes No
ıvıa\	v tne li	NO DISCUSS THIS LEGATE MITH THE DIEDALE SHOWL ADOVE: (SEE HISTIACTIONS)		

Par	† III Statement of Program Service Accomplishments (see instructions)
1	Briefly describe the organization's mission: TO HELP DEVELOP AND SUSTAIN STABLE, HEALTHY AND DIVERSE COMMUNITIES.
2	Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-F7? Yes X No
	the prof 1 of 1 of 500 cr 500 cz.
3	If "Yes", describe these new services on Schedule O. Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes X No
U	If "Yes", describe these changes on Schedule O.
4	Describe the exempt purpose achievements for each of the organization's three largest program services by expenses.
	Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and
	allocations to others, the total expenses, and revenue, if any, for each program service reported.
4a	(Code:) (Expenses \$ 831,140. including grants of \$) (Revenue \$ 2,018,424.) COMMUNITY SERVICES— PROVIDES VITAL SOCIAL SERVICES RELATING TO URBAN EDGE'S ROLE IN THE EGLESTON SQUARE COMMUNITY
	(Code:) (Expenses \$ 2,383,721 • including grants of \$) (Revenue \$ -717,260 •)
4b	(Code:) (Expenses \$ 2,383,721. including grants of \$) (Revenue \$ -717,260.) REAL ESTATE AND ECONOMIC DEVELOPMENT PROJECTS— FINANCES THE AQUISITION
	AND RENOVATION OF LOW INCOME RENTAL PROPERTIES AND STIMULATES BUSINESS
	GROWTH AND EMPLOYMENT OPPORTUNITIES
4c	(Code:) (Expenses \$ including grants of \$) (Revenue \$)
4d	Other program services. (Describe in Schedule O.) (Expenses \$ including grants of \$) (Revenue \$)
4e	(Expenses \$ including grants of \$) (Revenue \$) Total program service expenses \$ \$ 3,214,861. (Must equal Part IX, Line 25, column (B).)

Par	Checklist of Required Schedules		Yes	No
	Tour () (2) 40.47(-)(4) (-th and beauty private foundation)?		100	-1.0
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)?	1	Х	
	If "Yes," complete Schedule A	2	X	
2	Is the organization required to complete Schedule B, Schedule of Contributors?			
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for	3		Х
	public office? If "Yes," complete Schedule C, Part I Section 501(c)(3) organizations. Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II	4		Х
4	Section 501(c)(3) organizations. Did the organization engage in looblying activities: if Yes, complete deflection 6033(e) notice and			
5	Section 501(c)(4), 501(c)(5), and 501(c)(6) organizations. Is the organization subject to the section 6033(e) notice and	5		
_	reporting requirement and proxy tax? If "Yes," complete Schedule C, Part III			
6	Did the organization maintain any donor advised funds or any accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I	6		X
	on the distribution or investment of amounts in such lands of accounts in res, complete outloans by fact,			
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II.	7		X
_	the environment, historic land areas, or historic structures? If Yes, Complete Schedule 2, Yak III. Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete			
8	Did the organization maintain collections of works of art, historical treasures, of other similar assets. If you	8		X
_	Schedule D, Part III			
9	credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV	9		X
	Did the organization hold assets in term, permanent, or quasi-endowments? If "Yes," complete Schedule D, Part V	10		X
10	Did the organization hold assets in term, permanent, or quasi-endowments: if you, complete contents by the contents of the con			
11	Did the organization report an amount in Part X, lines 10, 12, 13, 15, or 25? If "Yes," complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable	11	Х	
	Did the organization receive an audited financial statement for the year for which it is completing this return that was			
12	prepared in accordance with GAAP? If "Yes," complete Schedule D, Parts XI, XII, and XIII	12	X	
40	Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	13		X
13	Did the organization maintain an office, employees, or agents outside of the U.S.?	14a		X
14a	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business,			
b	and program service activities outside the U.S.? If "Yes," complete Schedule F, Part I	14b		X
4 5	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity		-	
15	located outside the United States? If "Yes," complete Schedule F, Part II	⋅15		X
4.0	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals			
16	located outside the United States? If "Yes," complete Schedule F, Part III	16		X
47	Did the organization report more than \$15,000 on Part IX, column (A), line 11e? If "Yes," complete Schedule G, Part I	17		X
17 40	Did the organization report more than \$15,000 total on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	18		X
18 19	Did the organization report more than \$15,000 on Part VIII, line 9a? If "Yes," complete Schedule G, Part III	19		X
20	Did the organization operate one or more hospitals? If "Yes," complete Schedule H	20	ļ	X
21	Did the organization report more than \$5,000 on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II	21		X
22	Did the organization report more than \$5,000 on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III	22		X
23	Did the organization answer "Yes" to Part VII, Section A, questions 3, 4, or 5? If "Yes," complete Schedule J	23	X	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the			
	last day of the year, that was issued after December 31, 2002? If "Yes," answer questions 24b-24d and complete Schedule K.			
	If "No", go to guestion 25	24a		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b	-	
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease			
-	any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d	Ц	
25a	Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a			**
	disqualified person during the year? If "Yes," complete Schedule L, Part I	25a	! -	<u> </u>
b	Did the organization become aware that it had engaged in an excess benefit transaction with a disqualified person from a	1		17
_	prior year? If "Yes." complete Schedule L. Part I	25b	4-	X
26	Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified			v
	person outstanding as of the end of the organization's tax year? If "Yes," complete Schedule L, Part II	26	-	<u> X</u>
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, or substantial			v
	contributor, or to a person related to such an individual? If "Yes," complete Schedule L, Part III	27		X

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Part IV Checklist of Required Schedules (continued)

Was the organization related to any tax-exempt or taxable entity?

Is any related organization a controlled entity within the meaning of section 512(b)(13)?

Yes No During the tax year, did any person who is a current or former officer, director, trustee, or key employee: a Have a direct business relationship with the organization (other than as an officer, director, trustee, or employee), or an indirect business relationship through ownership of more than 35% in another entity (individually or collectively with other X person(s) listed in Part VII, Section A)? If "Yes," complete Schedule L, Part IV 28a **b** Have a family member who had a direct or indirect business relationship with the organization? X 28b If "Yes," complete Schedule L, Part IV c Serve as an officer, director, trustee, key employee, partner, or member of an entity (or a shareholder of a professional 28c corporation) doing business with the organization? If "Yes," complete Schedule L, Part IV 29 Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M 29 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation 30 Х 30 contributions? If "Yes," complete Schedule M Did the organization liquidate, terminate, or dissolve and cease operations? 31 X 31 If "Yes," complete Schedule N, Part I Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete 32 Х 32 Schedule N, Part II Did the organization own 100% of an entity disregarded as separate from the organization under Regulations 33 Х 33 sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I

If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1

If "Yes," complete Schedule R, Part V, line 2

Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization?

If "Yes," complete Schedule R, Part V, line 2

Did the organization conduct more than 5% of its activities through an entity that is not a related organization

and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI

Form 990 (2008)

X

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X

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22-2483475 URBAN EDGE HOUSING CORPORATION Form 990 (2008) Part V Statements Regarding Other IRS Filings and Tax Compliance Yes No 1a Enter the number reported in Box 3 of Form 1096, Annual Summary and Transmittal of 0 U.S. Information Returns. Enter -0- if not applicable 1a 0 Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable 1b Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners? 1c 2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return X b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? 2b Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file this return. (see instructions) Х Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return? За Х b If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O 3b 4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a Х financial account in a foreign country (such as a bank account, securities account, or other financial account)? 4a **b** If "Yes," enter the name of the foreign country: See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts. Х 5a Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? Х Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction? 5b c If "Yes," to question 5a or 5b, did the organization file Form 8886-T, Disclosure by Tax-Exempt Entity Regarding Prohibited 5c Tax Shelter Transaction? X 6a Did the organization solicit any contributions that were not tax deductible? 6a If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible? 6b Organizations that may receive deductible contributions under section 170(c). 7 X Did the organization provide goods or services in exchange for any quid pro quo contribution of more than \$75? 7a If "Yes," did the organization notify the donor of the value of the goods or services provided? 7b Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required Х 7с to file Form 8282? d If "Yes," indicate the number of Forms 8282 filed during the year 7d Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal Х benefit contract? 7e 7f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? For all contributions of qualified intellectual property, did the organization file Form 8899 as required? 7g For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required? 7h Section 501(c)(3) and other sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a fund maintained by a sponsoring organization, have excess business holdings at any time during the year? 8 Section 501(c)(3) and other sponsoring organizations maintaining donor advised funds. Did the organization make any taxable distributions under section 4966? 9a Did the organization make a distribution to a donor, donor advisor, or related person? 9b 10 Section 501(c)(7) organizations. Enter: N/A 10a a Initiation fees and capital contributions included on Part VIII, line 12 Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities Section 501(c)(12) organizations. Enter: N/A 11 a Gross income from members or shareholders 11a

Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)

b If "Yes," enter the amount of tax-exempt interest received or accrued during the year N/A

12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?

Form **990** (2008)

12a

11b

Part VI Governance, Management, and Disclosure (Sections A, B, and C request information about policies not required by the Internal Revenue Code.)

<u>Sec</u>	tion A. Governing Body and Management			
		[SSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSS	Yes	No
	For each "Yes" response to lines 2-7b below, and for a "No" response to lines 8 or 9b below, describe the circumstances,			
	processes, or changes in Schedule O. See instructions.			
1a		28		
b	Enter the number of voting themselve that are made shown	28		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other			•
	officer, director, trustee, or key employee?	2		_X_
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision			٠,,
	of officers, directors or trustees, or key employees to a management company or other person?	1 1		X
4	Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed?	1 1		X
5	Did the organization become aware during the year of a material diversion of the organization's assets?	1 1		X
6	Does the organization have members or stockholders?	6		X
7a	Does the organization have members, stockholders, or other persons who may elect one or more members of the			
	governing body?	1 1		X
b	Are any decisions of the governing body subject to approval by members, stockholders, or other persons?	7b	**********	X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year			
	by the following:			
а	The governing body?	8a	X	
b	Each committee with authority to act on behalf of the governing body?	8b	Х	
9a	Does the organization have local chapters, branches, or affiliates?	9a		X
b	If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates,			
	and branches to ensure their operations are consistent with those of the organization?	9b		
10	Was a copy of the Form 990 provided to the organization's governing body before it was filed? All organizations must			
	describe in Schedule O the process, if any, the organization uses to review the Form 990	10	X	
11	Is there any officer, director or trustee, or key employee listed in Part VII, Section A, who cannot be reached at the			
	organization's mailing address? If "Yes," provide the names and addresses in Schedule O	11		<u>X</u>
Sec	tion B. Policies			
			Yes	No
	Does the organization have a written conflict of interest policy? If "No," go to line 13	12a	X	
b	Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise			
	to conflicts?	12b	X	
С	Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe			.,
	in Schedule O how this is done			X
13	Does the organization have a written whistleblower policy?		X	ļ
14	Does the organization have a written document retention and destruction policy?	14	Χ	
15	Did the process for determining compensation of the following persons include a review and approval by independent			
	persons, comparability data, and contemporaneous substantiation of the deliberation and decision:		• • • • • • • • • • • • • • • • • • • •	
а	The organization's CEO, Executive Director, or top management official?	1 1	X	
b	Other officers or key employees of the organization?	15b	X	
	Describe the process in Schedule O. (see instructions)			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a			37
	taxable entity during the year?	16a	8.000000000	X
b	If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation			
	in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's			
	exempt status with respect to such arrangements?	16b		<u></u>
<u>Sec</u>	tion C. Disclosure			
17	List the states with which a copy of this Form 990 is required to be filed ▶MA			
18	Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) availa	ble for		
	public inspection. Indicate how you make these available. Check all that apply.			
	Own website X Another's website X Upon request			
19	Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy	, and fina	ncial	
	statements available to the public.			
20	State the name, physical address, and telephone number of the person who possesses the books and records of the organ	ization: 🕨	-	
	SALVATORE J. BOSCO, CFO - 617-989-9300			
	1542 COLUMBUS AVENUE, STE. 2, ROXBURY, MA 02119			

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated **Employees, and Independent Contractors**

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

- 1a Complete this table for all persons required to be listed. Use Schedule J-2 if additional space is needed.
- List all of the organization's current officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation, and current key employees. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List the organization's five current highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's former officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's former directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

Check this box if the organization did not co	ompensate any	off	icer	, dir	ecto	or, tru	uste	e, or key employee.		, many
(A)	(B)				C)			(D)	(E)	(F)
Name and Title	Average				ition			Reportable	Reportable	Estimated amount of
	hours	(cl	neck	all	that	app	oly)	compensation from	compensation from related	other
	per week	ctor				ĺ		the	organizations	compensation
	week	or dire	a)			ated		organization	(W-2/1099-MISC)	from the
		eats	truste			bens		(W-2/1099-MISC)		organization
	•	al fr	onal		ploye	tcom				and related
		Individual trustee or director	institutional trustee	Officer	Key employee	Highest compensated employee	ormer			organizations
			=	-	-	1 .	-			
ANNE MCKINNON	2.00	Х		Х				0.	0.	0.
CHAIR	2.00	Δ	-	Δ	+	-	-			
TOM DAVIS	2 00	37		X		1		0.	0.	0.
VICE-CHAIR	2.00	X		<u> </u>	-	+-	-			
EDDIE JENKINS	2 00	37		1				0.	0.	0.
VICE-CHAIR	2.00	X	-	X	+	-	┼	V .		
BEVERLY ESTES-SMARGIASSI	2 00	37		37				0.	0.	0.
TREASURER	2.00	X	-	X	+	-	+	U •	· ·	
VIKI BOK	0.00							0.	0.	0.
MEMBER	2.00	X	-		+	-	+-	0.	0.	
DIANE STAFFORD		١						0.	0.	0.
CLERK	2.00	X	-	X	-	+-	-	V •	V •	
MANUEL DURAN				l				0.	0.	0.
ASSISTANT CLERK	2.00	X	ļ	X	_	-	-	U •	V •	0.
MARY BROWN								0.	0.	0.
MEMBER	2.00	X	-	 	-	-	-	<u> </u>	V .	0.
GENIE CURRY									. 0.	0.
MEMBER	2.00	X	↓	<u> </u>	-		_	0.		0.
NATACHA DUNKER									. 0.	0.
MEMBER	2.00	X	-	-	4	_	-	0.	. 0	0.
BRUCE EHRLICH									. 0.	0.
MEMBER	2.00	X	_	_	_	_	-	0.		V •
AKIMI GARDEN									. 0.	0.
MEMBER	2.00	X				_	_	0.	. 0.	V •
SARAH HOWARD-MCHUGH										0.
MEMBER	2.00	X	1	_				0.	. 0.	. 0.
KIMMY JACKSON										
MEMBER	2.00	X						0.	. 0	. 0.
WILLIE JONES										
MEMBER	2.00	X			_			0	. 0	0.
PETER LEE				1						
MEMBER	2.00	X						0	. 0	. 0.
GINA MARTINEZ										
MEMBER	2.00	X		\perp		\perp		0	. 0	
										Form 990 (2008)

Part VII Section A. Officers, Directors, 7 (A)	(B)			(C	C)			(D)	(E)	(F)
Name and title	Average hours per	<u> </u>		Posi all 1		арр		Reportable compensation from the	Reportable compensation from related organizations	Estimated amount of other compensation
	week	Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated emolowee	Former	organization (W-2/1099-MISC)	(W-2/1099-MISC)	from the organization and related organizations
MANNY MARTINEZ MEMBER	2.00	Х						0.	0.	0.
JEFF PAQUETTE MEMBER	2.00	Х						0.	0.	0.
DARRYL PELTON MEMBER	2.00	х						0.	0.	0.
ELIZABETH RELERFORD MEMBER	2.00	х						0.	0.	0.
CHARLIE ROSE MEMBER	2.00	х						0.	0.	0.
KAREN ROYSTON MEMBER	2.00	х						0.	0.	0.
JOHANNA SMITH MEMBER	2.00	Х						0.	0.	. 0.
ANDREW SOBERS MEMBER	2.00	X						0.	0.	0.
FLOYD STRAW MEMBER	2.00	Х						0.	0.	0.
MAY VAUGHN-EBANKS MEMBER	2.00	X						356,824.	0.0	
Total Total number of individuals (including the	ose in 1a) who re	ecei	ved i	more	e tha	an \$			U .	
compensation from the organization										Yes No
3 Did the organization list any former office line 1a? If "Yes," complete Schedule J f.	or such individua	<i>l</i>								3 X
4 For any individual listed on line 1a, is the and related organizations greater than	\$150,000? If "Yes	s," c	omp	lete	Sch	nedu	le J	for such individual		4 X
5 Did any person listed on line 1a receive the organization? If "Yes," complete Sc.	or accrue compe hedule J for such	ensa per	ation rson	fron	n an	ıy ur	rela	ated organization for ser	vices rendered to	5 X
Section B. Independent Contractors 1 Complete this table for your five highest	t compensated ir	ndep	end	lent	con	trac	tors	that received more than	\$100,000 of comper	sation from
the organization. (A) Name and busin	one address		*****					(B) Description of	services	(C) Compensation
ACCOUNTING MANAGEMENT S	SOLUTIONS	M	IN	C •	, 02	80	0	ACCOUNTING T		278,931.
SOUTH STREET, SUITE 195), WALITA	П,Т Ъ	I'	LEA	UZ	. 4 3	, <u>J</u>	ACCOUNTING		
1					the state of the s		-			
			-							
2 Total number of independent contractor from the organization ▶	ors (including the	se ir	า 1) ง	who	rece	eive	d me	ore than \$100,000 in co	mpensation	
SEE SCHEDULE J-2 FO	OR PART V	7I]	Ε,	SE	CO	CIC	N	A CONTINUAT	ION	Form 990 (2008

Form **990** (2008)

Pai			Statement of Reven	ue					
			·			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts		b c d e f	Federated campaigns Membership dues Fundraising events Related organizations Government grants (contributions), gifts, grants similar amounts not included abov	1b 1c 1d 1d 5s, and e 1f 1s-1f:\$		2123667.			
Program Service C Revenue	2	a b c d	PROJECT MANAGEM RENTAL INCOME RESIDENT SERVIC ASSET MANAGEMEN	ENT E T FEES	Business Code 531390 531110 532000 531310	809,821. 275,081. 208,560. 202,031.	275,081. 208,560.		
D.		g	All other program service revertotal. Add lines 2a-2f			1495493.			
	3 4 5		Investment income (including other similar amounts) Income from investment of tax Royalties	-exempt bond p	proceeds	102,026.			102,026.
		b	Gross Rents	(i) Real 1,689,312. 1,989,264.	(ii) Personal				
	7	d a	Net rental income or (loss) Gross amount from sales of assets other than inventory Less: cost or other basis		b	-299,952	_213,417.	-86,535.	
		d	and sales expenses Gain or (loss) Net gain or (loss)						
Other Revenue	8		Gross income from fundraising including \$ contributions reported on line Part IV, line 18 Less: direct expenses	of 1c). See a	1				
Ö	9	c a b	Net income or (loss) from fund Gross income from gaming ac Part IV, line 19 Less: direct expenses	draising events stivities. See a b					
	10	a b	Net income or (loss) from gam Gross sales of inventory, less and allowances Less: cost of goods sold Net income or (loss) from sale	returns a		_			
	11	a b c	Miscellaneous Revenum MASTER LEASE REDISCHARGE OF INPROVISIONS FOR	ENT INCO IDEBTEDN VALUATI	Business Code 531110 900099 900099	178,461 41,800 -812,362	. 41,800 812,362		
	1	d e	Total Revenue Add lines 11a-11d			-1,827,921 -2,420,022 1001212			. 102,026.

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns.

************	All other organizations must compl				
	not include amounts reported on lines 6b, Bb, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to governments and				
	organizations in the U.S. See Part IV, line 21				
2	Grants and other assistance to individuals in				
	the U.S. See Part IV, line 22				
3	Grants and other assistance to governments,				
	organizations, and individuals outside the U.S.				
	See Part IV, lines 15 and 16				
4	Benefits paid to or for members				
5	Compensation of current officers, directors,	437,967.	180,919.	257,048.	
_	trustees, and key employees	437,907.	100,010.	237,040.	
6	Compensation not included above, to disqualified				
	persons (as defined under section 4958(f)(1)) and				
7	persons described in section 4958(c)(3)(B) Other salaries and wages	1,202,056.	638,974.	563,082.	
7	Pension plan contributions (include section 401(k)	1,202,000			
8	and section 403(b) employer contributions)				
9	Other employee benefits	49,262.	12,005.	37,257.	
10	Payroll taxes	189,437.	87,912.	101,525.	
11	Fees for services (non-employees):				
a	Management				
b	Legal	10,493.	10,493.		
С	Accounting	145,586.	17,901.	127,685.	
d	Lobbying				
е	Professional fundraising services. See Part IV, line 17				
f	Investment management fees		01 006		
g	Other	21,386.	21,386.	1 065	,
12	Advertising and promotion	1,865.	E2 022	1,865. 37,621.	
13	Office expenses	90,653.	53,032.	31,021.	
14	Information technology				
15	Royalties	31,995.	31,995.		
16	Occupancy	9,599.	1,478.		
17	Travel	9,333.	1,470.	0/121.	
18	Payments of travel or entertainment expenses				
10	for any federal, state, or local public officials Conferences, conventions, and meetings	20,271.	3,059.	17,212.	***************************************
19		563,197.	359,468.		
20 21	Interest Payments to affiliates				
22	Depreciation, depletion, and amortization	82,368.	37,198.		
23	Insurance	9,249.	6,696.		
24	Other expenses. Itemize expenses not covered				
	above. (Expenses grouped together and labeled miscellaneous may not exceed 5% of total				
	expenses shown on line 25 below.)				
а	CONSULTING AND CONTRACT	158,012.		158,012.	
b	BAD DEBT	52,023.	52,023.		
С	EQUIPMENT RENTAL AND PU	37,178.	21,158.		
d	DUES AND SUBSCRIPTIONS	36,982.	9,968.		
е	SPECIAL EVENTS	27,483.	9,649.		
f	All other expenses	37,799.	1,659,547. 3,214,861.		0.
25	Total functional expenses. Add lines 1 through 24f	3,214,861.	3,214,001.		·
26	Joint Costs. Check here Jif following				
	SOP 98-2. Complete this line only if the organization				
	reported in column (B) joint costs from a combined				
	educational campaign and fundraising solicitation				Farra 000 (2008)

Par	T A	Balance Sneet								
					(A) Beginning of year		E	(B) ind of t		
1	1	Cash - non-interest-bearing		and the second s	171,744.	1		450	6,2	27.
	2	Savings and temporary cash investments				2				***********
	3	Pledges and grants receivable, net				3				
	4	Accounts receivable, net		555,183.	4		863	3,6	77.	
	5	Receivables from current and former officers, d								
	•	employees, or other related parties. Complete F				5				
	6	Receivables from other disqualified persons (as								
	-	4958(f)(1)) and persons described in section 49								
		Part II of Schedule L				6				
g	7	Notes and loans receivable, net			2,111,533.	7	1	<u>,58</u>	7,0	64.
Assets	8	Inventories for sale or use				8				
As	9	Prepaid expenses and deferred charges			52,364.	9		7	0,7	71.
	10a	Land, buildings, and equipment: cost basis	10a	19,115,321.						
	b	Less: accumulated depreciation. Complete								
		Part VI of Schedule D	10b	3,870,830.	15,631,506.	10c	15	,24	$\frac{4,4}{}$	91.
	11	Investments - publicly traded securities				11				
	12	Investments · other securities. See Part IV, line	11			12				
	13	Investments - program-related. See Part IV, line	11		March Carlotte Control of the Contro	13				
	14	Intangible assets			0.061.600	14		~~~		27
	15	Other assets. See Part IV, line 11			9,061,692.	15		,93		
	16	Total assets. Add lines 1 through 15 (must equ	ual line	34)	27,584,022.	16		,16		
	17	Accounts payable and accrued expenses			1,763,114.		<u> </u>	, 47	1,2	08.
	18	Grants payable			60 070	18			6,3	20
	19	Deferred revenue			69,078.	19	<u> </u>		0,3	39
	20	Tax-exempt bond liabilities		:	20					
es	21	Escrow account liability. Complete Part IV of So				21				
Liabilities	22	Payables to current and former officers, director								
Lia		highest compensated employees, and disquali				22		200000000		8888888
_		of Schedule L			18,325,864.		19	,06	4 . 1	29
	23	Secured mortgages and notes payable to unre			10/323/0016	24		, , ,	-,-	
	24	Unsecured notes and loans payable			5,484,681.		4	,62	3.3	23.
	25 26	Other liabilities. Complete Part X of Schedule D Total liabilities. Add lines 17 through 25			25,642,737.			,22		
	20	Organizations that follow SFAS 117, check h								
Ø		lines 27 through 29, and lines 33 and 34.		and complete						
õ	27	Unrestricted net assets			744,904.	27	-1	,52	3,8	67.
<u>a</u>	28	Temporarily restricted net assets			1,196,381.			47	5,0	00.
Ö	29	, ,				29		98	4,3	35
Š		Organizations that do not follow SFAS 117,								
Net Assets or Fund Balances		complete lines 30 through 34.								
ets	30	Capital stock or trust principal, or current fund	s			30				
1886	31	Paid in or capital surplus, or land, building, or e	quipme	ent fund		31			-	
et 🌣	32	Retained earnings, endowment, accumulated i	ncome	, or other funds		32				
ž	33	Total net assets or fund balances							4,5	
	34	Total liabilities and net assets/fund balances			27,584,022.	34	25	<u>,16</u>	0,4	67
Pa	rt XI	Financial Statements and Reportin	g						1	T 81.
				p				Essession	Yes	No
1		ounting method used to prepare the Form 990:		Cash X Accrual	Other					
2a		e the organization's financial statements compile						2a		X
b		e the organization's financial statements audited						2b	X	
C		es" to lines 2a or 2b, does the organization have							17	
		ew, or compilation of its financial statements and						2c	X	+
3a		a result of a federal award, was the organization r							v	
		and OMB Circular A-133?						3a	X	-
h	If "Y	es." did the organization undergo the required a	udit or a	audits?				3b	Λ	

SCHEDULE A

Department of the Treasury

Internal Revenue Service

(Form 990 or 990-EZ)

Public Charity Status and Public Support

To be completed by all section 501(c)(3) organizations and section 4947(a)(1) nonexempt charitable trusts.

▶ Attach to Form 990 or Form 990-EZ. ▶ See separate instructions.

2008 Open to Public Inspection

OMB No. 1545-0047

Name of the organization

Employer identification number

22-2483475 URBAN EDGE HOUSING CORPORATION Part I Reason for Public Charity Status (All organizations must complete this part.) (see instructions) The organization is not a private foundation because it is: (Please check only one organization.) 1 A church, convention of churches, or association of churches described in section 170(b)(1)(A)(i). 2 A school described in section 170(b)(1)(A)(ii). (Attach Schedule E.) 3 A hospital or a cooperative hospital service organization described in section 170(b)(1)(A)(iii). (Attach Schedule H.) A medical research organization operated in conjunction with a hospital described in section 170(b)(1)(A)(iii). Enter the hospital's name, 4 city, and state: An organization operated for the benefit of a college or university owned or operated by a governmental unit described in 5 section 170(b)(1)(A)(iv). (Complete Part II.) 6 A federal, state, or local government or governmental unit described in section 170(b)(1)(A)(v). An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in section 170(b)(1)(A)(vi). (Complete Part II.) A community trust described in section 170(b)(1)(A)(vi). (Complete Part II.) 8 9 An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment. income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See section 509(a)(2). (Complete the Part III.) 10 An organization organized and operated exclusively to test for public safety. See section 509(a)(4). (see instructions) 11 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). See section 509(a)(3). Check the box that describes the type of supporting organization and complete lines 11e through 11h. **b** Type II c ____ Type III - Functionally integrated d ___ Type III - Other By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). If the organization received a written determination from the IRS that it is a Type I, Type II, or Type III supporting organization, check this box Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons? g A person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, Yes the governing body of the supported organization? 11g(i) A family member of a person described in (i) above? 11g(ii) (iii) A 35% controlled entity of a person described in (i) or (ii) above? Provide the following information about the organizations the organization supports. h (iii) Type of (iv) Is the organization (v) Did you notify the (vi) Is the (i) Name of supported (ii) EIN (vii) Amount of organization organization in col in col. (i) listed in your organization in col. organization support (i) organized in the U.S.? (described on lines 1-9 governing document? (i) of your support? above or IRC section Yes No (see instructions)) Yes No Yes No

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule A (Form 990 or 990-EZ) 2008

Total

Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi) (Complete only if you checked the box on line 5, 7, or 8 of Part I.)

Sec	tion A. Public Support						(A.T.)
	ndar year (or fiscal year beginning in)	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
	Gifts, grants, contributions, and						
	membership fees received. (Do not				006 170		m 044 F10
	include any "unusual grants.")	1,555,800.	1,980,604.	1,375,269.	906,172.	2,123,667.	7,941,512.
2	Tax revenues levied for the organ-			-			
	ization's benefit and either paid to			!			
	or expended on its behalf						
3	The value of services or facilities						
	furnished by a governmental unit to						
	the organization without charge				006 172	0.102.667	7 041 512
4	Total. Add lines 1 - 3	1,555,800.	1,980,604.	1,375,269.	906,172.	2,123,667.	7,941,512.
	The portion of total contributions						
	by each person (other than a						
	governmental unit or publicly						
	supported organization) included						
	on line 1 that exceeds 2% of the						
	amount shown on line 11,						89,356.
	column (f)				-		
6	Public Support. Subtract line 5 from line 4.						7,852,156.
Sec	ction B. Total Support		1		T	4.3.0000	(f) Total
Cal	endar year (or fiscal year beginning in)		(b) 2005	(c) 2006	(d) 2007 906,172.	(e) 2008 2,123,667.	7,941,512.
7	Amounts from line 4	1,555,800.	1,980,604.	1,375,269	900,172.	2,123,007.	7,341,312.
8	Gross income from interest,	-					
	dividends, payments received on						
	securities loans, rents, royalties		105 007	22 226	170,973.	102,026.	459,190.
	and income from similar sources	46,938.	105,927.	33,326	1/0,9/3.	102,020.	433/1300
9	Net income from unrelated business	;					
	activities, whether or not the	·					
	business is regularly carried on						
10	Other income. Do not include gain						
	or loss from the sale of capital				61,250.	220.261.	281,511.
	assets (Explain in Part IV.)				01,230	220/2011	8,682,213.
11	Total support. Add lines 7 through 10					12 8	,253,629.
12	Gross receipts from related activitie	s, etc. (see instruc	tions)			L	72007022
13	First five years. If the Form 990 is f	or the organization	's first, second, th	ird, fourth, or titth	tax year as a section)	
	organization, check this box and st	op here	orcontage				
Se	ction C. Computation of Pul	olic aupport P	ercerrage	oolumn (fl)		14	90.44 %
14	Public support percentage for 2008	(line 6, column (f)	divided by line 11,	Column (i))			98.15 %
15	Public support percentage from 200	J/ Schedule A, Pa	rt IV-A, line 201	on line 13, and line	a 14 is 33 1/3% or		ox and
16	a 33 1/3% support test - 2008. If the	e organization did r	ot check the box	on mile 15, and mil	5 14 10 00 17070 01		▶ X
	stop here. The organization qualifie b 33 1/3% support test - 2007. If the	es as a publicly sup	ported organization	line 13 or 16a ar	nd line 15 is 33 1/3	% or more, check t	his box
	b 33 1/3% support test - 2007. If the and stop here. The organization qu	e organization did i	tot check a box of	ization	id into to to to oo to		
	and stop here. The organization quality a 10% -facts-and-circumstances to	ialities as a publici	y supported organ	check a box on li	ne 13, 16a, or 16b.	and line 14 is 10%	or more,
17	and if the organization meets the "f	est - 2008. If the o	rganization did not	this box and stor	here. Explain in P	art IV how the orga	nization
	and if the organization meets the "t meets the "facts-and-circumstance	acts-and-circumsta	ances test, check	a publicly support	ed organization		▶ □
	meets the "facts-and-circumstance b 10% -facts-and-circumstances to	s" test. The organi	zation qualifies as	chack a hox on li	ne 13, 16a, 16b, or	17a, and line 15 is	10% or
	b 10% -facts-and-circumstances to more, and if the organization meets	est - 2007. IT the o	ryanization ulu noi oumetancas" test	check this hox an	d stop here. Expla	in in Part IV how th	ie
	more, and if the organization meets organization meets the "facts-and-organization meets the "facts-and-organization meets"	s the "tacts-and-circ	t The organization	qualifies as a nul	blicly supported or	ganization	>
	the second second second second	arcumstances tes	a hox on line 12 1	6a, 16b, 17a, or 1	7b, check this box	and see instructio	ns 🕨 🔲
18	B Private foundation. If the organiza	mon did not check	a DON OH HITE TO,		Scl	nedule A (Form 99	0 or 990-EZ) 2008

Sche	dule A (Form 990 or 990-EZ) 2008			2 :: 500/) (0)		Page 3
	rt III Support Schedule for C	organizations	Described in	Section 509(a)(2) (Complete only	if you checked the bo	x on line 9 of Part I.)
	tion A. Public Support		T		T	T	
Cale	ndar year (or fiscal year beginning in)	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
1	Gifts, grants, contributions, and						
	membership fees received. (Do not						
	include any "unusual grants.")						
2	Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3	Gross receipts from activities that						
	are not an unrelated trade or bus-						
	iness under section 513						
4	Tax revenues levied for the organ-						
	ization's benefit and either paid to						
	or expended on its behalf			3			
5	The value of services or facilities						
	furnished by a governmental unit to						
	the organization without charge						
6	Total. Add lines 1 - 5			·			
_	Amounts included on lines 1, 2, and						
	3 received from disqualified persons						
b	Amounts included on lines 2 and 3 received						
	from other than disqualified persons that						
	exceed the greater of 1% of the total of lines 9, 10c, 11, and 12 for the year or \$5,000					12	
c	Add lines 7a and 7b						
	Public support (Subtract line 7c from line 6.)						
NAME AND ADDRESS OF	ction B. Total Support						
-		(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
Cal	endar year (or fiscal year beginning in)	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
Calc 9		(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
Cald 9 10a	Amounts from line 6	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
Cald 9 10a	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
Cald 9 10a	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
Calc 9 10a	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
Calc 9 10a	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
Cale 9 10a k	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
Cale 9 10a k	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
Cale 9 10a	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)	(a) 2004	(b) 2005	(c) 2006	(d) 2007	(e) 2008	(f) Total
Calc 9 10a 11 11 12 13	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.)						
Calc 9 10a 11 11 12 13	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for	r the organization	's first, second, thi	rd, fourth, or fifth	tax year as a secti	on 501(c)(3) organiz	zation,
Calc 9 10aa 11 12 13 14	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for check this box and stop here	r the organization	's first, second, thi	rd, fourth, or fifth	tax year as a secti	on 501(c)(3) organiz	zation,
Calc 9 10a 11 11 12 13 14 Se	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for check this box and stop here	r the organization	's first, second, thi	rd, fourth, or fifth	tax year as a secti	on 501(c)(3) organiz	zation,
Calc 9 10a 10a 11a 11a 11a 11a 11a 11a 11a 11a	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for check this box and stop here ection C. Computation of Pub Public support percentage for 2008	r the organization lic Support Pe	's first, second, thi	rd, fourth, or fifth	tax year as a secti	on 501(c)(3) organiz	zation,
Calc 9 10a 11a 11a 12 13 14 See 15 16	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for check this box and stop here ction C. Computation of Pub Public support percentage from 2008 Public support percentage from 2008	r the organization lic Support Pe (line 8, column (f) of 7 Schedule A, Par	's first, second, thi ercentage divided by line 13, t IV-A, line 27g	rd, fourth, or fifth	tax year as a secti	on 501(c)(3) organiz	zation,
9 10abbbbbbbbbbbbbbbbbbbbbbbbbbbbbbbbbbbb	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for check this box and stop here ction C. Computation of Pub Public support percentage from 2000 ction D. Computation of Inve	r the organization lic Support Pe (line 8, column (f) of 7 Schedule A, Par	's first, second, thi ercentage divided by line 13, t IV-A, line 27g	rd, fourth, or fifth	tax year as a secti	on 501(c)(3) organiz	zation,
Calc 9 10a 11 12 13 14 Se 15 16 Se 17	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for check this box and stop here ction C. Computation of Pub Public support percentage for 2008 Public support percentage from 2000 Ction D. Computation of Inve	r the organization lic Support Pe (line 8, column (f) of Schedule A, Par stment Incon	's first, second, thi ercentage divided by line 13, t IV-A, line 27g ne Percentage umn (f) divided by li	rd, fourth, or fifth column (f))	tax year as a secti	on 501(c)(3) organiz	zation, % %
Calc 9 10a 11 12 13 14 See 15 16 See 17 18	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for check this box and stop here ction C. Computation of Pub Public support percentage for 2008 Public support percentage from 200° ction D. Computation of Inve	r the organization lic Support Pe (line 8, column (f) o 7 Schedule A, Par stment Incon 008 (line 10c, colu 2007 Schedule A	's first, second, thi ercentage divided by line 13, t IV-A, line 27g ne Percentage umn (f) divided by li , Part IV-A, line 27h	rd, fourth, or fifth column (f)) ne 13, column (f))	tax year as a secti	on 501(c)(3) organiz	zation,
Calc 9 10a 11 12 13 14 See 15 16 See 17 18	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for check this box and stop here Ction C. Computation of Pub Public support percentage for 2008 Public support percentage from 2000 Ction D. Computation of Investment income percentage from 2001 Investment income percentage from 2011 Investment Income 2011	r the organization lic Support Per (line 8, column (f) or 5 Schedule A, Par estment Incon 008 (line 10c, colu 2007 Schedule A	's first, second, thiercentage divided by line 13, t IV-A, line 27g me Percentage mm (f) divided by li , Part IV-A, line 27r not check the box	rd, fourth, or fifth column (f)) ne 13, column (f)) on line 14, and lir	tax year as a secti	on 501(c)(3) organized 15 16 17 18 33 1/3%, and line	zation,
Calc 9 10a 11 12 13 14 See 17 18 19	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for check this box and stop here extion C. Computation of Pub Public support percentage for 2008 Public support percentage from 200 extion D. Computation of Inve	r the organization lic Support Per (line 8, column (f) or sthe land land land land land land land land	's first, second, thi ercentage divided by line 13, t IV-A, line 27g me Percentage mm (f) divided by li , Part IV-A, line 27h not check the box e organization qua	rd, fourth, or fifth column (f)) ne 13, column (f)) on line 14, and lir lifies as a publicly	tax year as a section of the second of the s	15 16 17 18 33 1/3%, and line	zation, % % % % 17 is not
Calc 9 10a 11 12 13 14 See 17 18 19	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for check this box and stop here ction C. Computation of Pub Public support percentage for 2008 Public support percentage from 2000 ction D. Computation of Inve Investment income percentage from 33 1/3% support tests - 2008. If the more than 33 1/3%, check this box as 33 1/3% support tests - 2007. If the	r the organization lic Support Pe (line 8, column (f) of 7 Schedule A, Par stment Incon 2007 Schedule A e organization did and stop here. The e organization did	's first, second, thi ercentage divided by line 13, t IV-A, line 27g me Percentage mm (f) divided by li , Part IV-A, line 27h not check the box e organization qua not check a box or	ne 13, column (f)) on line 14, and lir lifies as a publicly n line 14 or line 19	tax year as a section of the section	15 16 17 18 33 1/3%, and line zation	zation,
Calc 9 10a 10a 11a 12 13 14 See 15 16 See 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Amounts from line 6 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 Add lines 10a and 10b Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.) Total support (Add lines 9, 10c, 11, and 12.) First five years. If the Form 990 is for check this box and stop here extion C. Computation of Pub Public support percentage for 2008 Public support percentage from 200 extion D. Computation of Inve	r the organization lic Support Pe (line 8, column (f) or 7 Schedule A, Parestment Incomo 008 (line 10c, column 2007 Schedule A e organization did and stop here. The organization did eck this box and seck this	's first, second, this ercentage divided by line 13, t IV-A, line 27g me Percentage Imn (f) divided by line, Part IV-A, line 27h not check the box e organization qua not check a box of stop here. The org	ne 13, column (f)) on line 14, and lir lifies as a publicly in line 14 or line 19 anization qualifies	tax year as a section of the second of the s	15 16 17 18 33 1/3%, and line ration more than 33 1/3%, ported organization	zation,

Schedule A

Identification of Excess Contributions Included on Part II, Line 5

2008

** Do Not File **

*** Not Open to Public Inspection ***

Contributor's Name	Total Contributions	Excess Contributions
BANK OF AMERICA	263,000.	89,356.
	7	
	·	
Total Excess Contributions to Schedule A, Part II, Line 5		89,356

SCHEDULE J (Form 990)

Department of the Treasury

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

▶ Attach to Form 990. To be completed by organizations that answered "Yes" to Form 990, Part IV, line 23.

2008

OMB No. 1545-0047

Open to Public Inspection

Internal Revenue Service

Name of the organization

URBAN EDGE HOUSING CORPORATION

Employer identification number 22-2483475

Pa	rt I Questions Regarding Compensation			
***********			Yes	No
1a	Check the appropriate box(es) if the organization provided any of the following to or for a person listed in Form 990,			
	Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.			
	First-class or charter travel Housing allowance or residence for personal use			
	Travel for companions Payments for business use of personal residence			
	Tax indemnification and gross-up payments Health or social club dues or initiation fees			
	Discretionary spending account Personal services (e.g., maid, chauffeur, chef)			
b	If line 1a is checked, did the organization follow a written policy regarding payment or reimbursement or provision			
		1b		
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors,			
	trustees, and the CEO/Executive Director, regarding the items checked in line 1a?	2		
3	Indicate which, if any, of the following the organization uses to establish the compensation of the organization's			
	CEO/Executive Director. Check all that apply.			
	Compensation committee Written employment contract			
	Independent compensation consultant Compensation survey or study			
	Form 990 of other organizations Approval by the board or compensation committee			
4	During the year, did any person listed in Form 990, Part VII, Section A, line 1a:			
а	Receive a severance payment or change of control payment?	4a		·X
b	Participate in, or receive payment from, a supplemental nonqualified retirement plan?	4b		X
c	Participate in, or receive payment from, an equity-based compensation arrangement?	4c	***********	X
	If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.			
	Only 501(c)(3) and 501(c)(4) organizations must complete lines 5-8.			
5	For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation			
	contingent on the revenues of:			
а	The organization?	5a		X
b	Any related organization?	5b		X
	If "Yes," to line 5a or 5b, describe in Part III.			
6	For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation			
	contingent on the net earnings of:			
a	The organization?	6a		X
b	Any related organization?	6b		X
	If "Yes" to line 6a or 6b, describe in Part III.			
7				
	not described in lines 5 and 6? If "Yes," describe in Part III	7		X
8	Were any amounts reported in Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the			
	initial contract exception described in Regs. section 53.4958-4(a)(3)? If "Yes," describe in Part III	8		<u> X</u>

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule J (Form 990) 2008

URBAN EDGE HOUSING CORPORATION

Part # Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use Schedule J-1 if additional space is needed.

For each individual whose compensation must be reported in Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that are not listed on Form 990, Part VII.

Note. The sum of columns (B)(i)-(iii) must equal the applicable column (D) or column (E) amounts on Form 990, Part VII, line 1a.

		(B) Breakdown of V	(B) Breakdown of W-2 and/or 1099-MISC compensation	SC compensation	(C)	(Q)	(E)	(F)
(A) Name		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other compensation	Deferred compensation	Nontaxable benefits	Total of columns (B)(i)-(D)	Compensation reported in prior Form 990 or Form 990-EZ
	9	135,841.	0	0 0	0	14,961.	150,802.	0
MOSSIK HACOBIAN	3		0	0 0	0.		0.	0.
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							Schedu	Schedule J (Form 990) 2008

SCHEDULE J-2 (Form 990)

Continuation Sheet for Form 990

Department of the Treasury
Internal Revenue Service

Attach to Form

▶ Attach to Form 990 to list additional information for Form 990, Part VII, Section A, line 1a.

2008
Open to Public Inspection

Name of the Organization

URBAN EDGE HOUSING CORPORATION

Employer Identification number 22-2483475

URBAN EDO									22-248	
Part I Continuation of Officers, D	rectors, Tr	ust	ees	s, K	(ey	Em	plq	yees, and Highes	t Compensated I	Employees
(A)	(B)))			(D)	(E)	(F)
Name and Title	Average				tion			Reportable	Reportable	Estimated
Name and Title	hours	10	heck				LΛ	compensation	compensation	amount of
	per	(C	Tecr	all	lliat	αμμ	'iy <i>)</i>	from	from related	other
	week					92		the	organizations	compensation
	week	ŏ				Highest compensated employee		organization	(W-2/1099-MISC)	from the
		Individual trustee or director				la T		(W-2/1099-MISC)	(** 2/1033 141100)	organization
		9 OF C	33			satec		(***2/1099****100)		and related
		uste	Institutional trustee		88	nedr				organizations
		Jal tr	onal	Officer	ploy	tco				organizationo
		livid	華	<u>g</u>	yem	ghes	Former			
		ŭ.	Ĕ	5	줆	Ť	ß			
NATHAN ZIELONKA									,	
MEMBER	2.00	X						0.	0.	0.
MOSSIK HACOBIAN			T							
	40.00			Х				135,841.	0.	14,961.
PRESIDENT	40.00			Δ				133,041.	V •	14,701.
CHRYSTAL KORNEGAY										
CHIEF EXECUTIVE OFFICER	40.00			X				126,546.	0.	14,961.
SALVATORE BOSCO										
CHIEF FINANCIAL OFFICER	40.00			X				94,437.	0.	5,171.
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SCHEDULE O (Form 990)

Supplemental Information to Form 990

Department of the Treasury Internal Revenue Service ▶ Attach to Form 990. To be completed by organizations to provide additional information for responses to specific questions for the Form 990 or to provide any additional information.

2008
Open to Public Inspection

Name of the organization

URBAN EDGE HOUSING CORPORATION

Employer identification number 22–2483475

ORDAN EDGE MOODING CONTOURING TO TOTAL
FORM 990, PART VI, SECTION A, LINE 10: THE 990 IS REVIEWED BY THE CHIEF
FINANCIAL OFFICER AND A COPY IS PROVIDED TO THE BOARD OF DIRECTORS BEFORE
IT IS FILED.
FORM 990, PART VI, SECTION B, LINE 15: MANAGEMENT COMPENSATION IS
DETERMINED BY THE BOARD OF DIRECTORS.
FORM 990, PART VI, SECTION C, LINE 19: URBAN EDGE HOUSING CORPORATION
MAKES ITS GOVERNING DOCUMENTS AND FINANCIAL STATMENTS AVAILABLE UPON
REQUEST.
FORM 990, PART XI, LINE 2C
THE PROCESS HAS NOT CHANGED FROM THE PRIOR YEAR.

Department of the Treasury Internal Revenue Service SCHEDULE R (Form 990)

Attach to Form 990. To be completed by organizations that answered "Yes" to Form 990, Part IV, lines 33, 34, 35, 36, or 37. Related Organizations and Unrelated Partnerships

See separate instructions.

Open to Public Inspection

OMB No. 1545-0047

Employer identification number 22-2483475 Direct controlling entity Œ 2528836.h/A 2908468.NA 1548191.N/A End-of-year assets Œ 630,188. 117,749 574,149 Total income 0 Legal domicile (state or foreign country) MASSACHUSETTS MASSACHUSETTS ELAWARE URBAN EDGE HOUSING CORPORATION Primary activity <u>@</u> RENTAL PROPERTY RENTAL PROPERTY RENTAL PROPERTY Identification of Disregarded Entities 22-2483475 Name, address, and EIN HYDE-BLAKEMORE LLC - 22-2483475 of disregarded entity DIXWELL PARK LLC - 22-2483475 HARVARD HILL LLC - 22-2483475 ENNIS HIGHLAND UE LLC 1542 COLUMBUS AVENUE 1542 COLUMBUS AVENUE 1542 COLUMBUS AVENUE Name of the organization ROXBURY, MA 02119 ROXBURY, MA 02119 ROXBURY, MA 02119 Parti

Part II Identification of Related Tax-Exempt Organizations

1542 COLUMBUS AVENUE

ROXBURY, MA 02119

3545978.N/A

1107352.

MASSACHUSETTS

RENTAL PROPERTY

(A)	(B)	(0)	(Q)	(E)	(F)
Name, address, and EIN of related organization	Primary activity	Legal domicile (state or foreign country)	Exempt Code section	Public charity status (if section 501(c)(3))	Direct controlling entity
URBAN EDGE REAL ESTATE OF GREATER BOSTON (UEPM) - 23-7450277, 1542 COLUMBUS AVENUE,					
ROXBURY, MA 02119	PROPERTY MANAGEMENT	MASSACHUSETTS	501(C)(4)	×	N/A
UECDF - 01-0571960					
1542 COLUMBUS AVENUE		·			
ROXBURY, MA 02119	LENDING ACTIVITIES	MASSACHUSETTS	501(C)(3)	170(B)(1)(A)(VIN/A	/A

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule R (Form 990) 2008

Schedule R (Form 990) 2008 URBAN EDGE HOUSING CORPORATION

Part III Identification of Related Organizations Taxable as a Partnership

(A)	(B)	(0)	(Q)	(E)	(9)	(0)	£	(9)	<u>(2)</u>
Name, address, and EIN of related organization	Primary activity	Legal domicile (state or foreign	Direct	Predominant income (related, investment, inrelated)	Share of total income	Share of end-of-year	Disproportion- ate allocations?	Code V-UBI amount in box 20 of Schedule	General or managing partner?
		country)		(power)			Yes No	K-1 (Form 1065)	Yes No
THEROCH APARTMENTS, LLC -									
87-0371054, 1542 COLUMBUS					-				
AVENUE, ROXBURY, MA 02119	RENTAL PROPERTY	MA	N/A	RELATED	-46,532.	5,054,512.	×	N/A	×
DIMOCK-BRAGDON LIMITED									
PARTNERSHIP - 04-2789963,									
1542 COLUMBUS AVENUE,			DIMOCK-BRAGDON					,	
ROXBURY, MA 02119	RENTAL PROPERTY	MA	HOUSING, INC.	RELATED	1,703.	455,368.	×	N/A	×
MONTEBELLO LIMITED	~~~~~								
PARTNERSHIP - 04-2899724,									
1542 COLUMBUS AVENUE,			MONTEBELLO		***************************************				
ROXBURY, MA 02119	RENTAL PROPERTY	MA	HOUSING, INC.	RELATED	21.	834,545.	×	N/A	×
U.E. LIMITED PARTNERSHIP -									
04-2842727, PO BOX 1209,			U.E. HOUSING,						
JAMAICA PLAIN, MA 02130	RENTAL PROPERTY	MA	INC.	RELATED	5,880.	2,211,158.	×	N/A	×

Part IV Identification of Related Organizations Taxable as a Corporation or Trust

(A)	(<u>B</u>)	<u>ට</u>	e	<u>(i)</u>	Œ	ගු	Œ
Name, address, and EIN of related organization	Primary activity	Legal domicile (state or foreign country)	Direct controlling entity	Type of entity (C corp, S corp, or trust)	Share of total income	Share of end-of-year assets	Percentage ownership
EGLESTON CENTER CORPORATION - 04-3314811	OWNERSHIP ENTITY OF						
1542 COLUMBUS AVENUE	COMMERCIAL						
ROXBURY, MA 02119	DEVELOPMENT	MA	N/A	c corp	209,041.	1,822,493.	100.00%
DIMOCK-BRAGDON HOUSING, - 04-2769640		•	-	-			
1542 COLUMBUS AVENUE	GENERAL PARTNER OF				4		
ROXBURY, MA 02119	RENTAL PROPERTY	MA	N/A	c corp	1,703.	114,091.	100.00%
MONTEBELLO HOUSING, INC 04-2895867							
1542 COLUMBUS AVENUE	GENERAL PARTNER OF						
ROXBURY, MA 02119	RENTAL PROPERTY	MA	N/A	c corp	. 11	65,218.	100.00\$
U.E. HOUSING, INC 04-2868324							
1542 COLUMBUS AVENUE	GENERAL PARTNER OF						
ROXBURY, MA 02119	RENTAL PROPERTY	MA	N/A	c corp	5,880.	1.	100.00%
U.E. II HOUSING, INC 04-2950432							
1542 COLUMBUS AVENUE	GENERAL PARTNER OF					٠	
ROXBURY, MA 02119	RENTAL PROPERTY	MA	N/A	c corp	13.	0	100.00%
832162 12-23-D8						Schedule R (Form 990) 2008	1 990) 2008

Part V Transactions With Related Organizations

Note. Complete line 1 if any entity is listed in Parts II, III, or IV.		Yes No
1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?		
a Receipt of (i) interest (ii) annuities (iii) royalties (iv) rent from a controlled entity		1a ×
Giff grapt or capital contribution to other organization(s)		1b X
		1c X
		×
d Loans or loan guarantees to or for other organization(s)		4
e Loans or loan guarantees by other organization(s)		1e V
f Sale of assets to other organization(s)		14 X
g Purchase of assets from other organization(s)		19 X
		1h X
		1i X
j Lease of facilities, equipment, or other assets from other organization(s)		1 i
k Performance of services or membership or fundraising solicitations for other organization(s)		1k X
l Performance of services or membership or fundraising solicitations by other organization(s)		- X
m Sharing of facilities, equipment, mailing lists, or other assets		1m X
		1n X
A Beimbrinsement paid to other organization for expenses		10 X
Reimbursement paid by other organization for expenses		Tp X
Other transfer of cash or property to other organization(s)		1q X
y Other transfer of cash or property from other organization(s)		1r X
2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds	action thresholds.	
(A)	(B)	<u>(</u>)
Name of other organization(s)	Transaction	Amount involved
	7: 5) 5-36	
(1) UECDF	В	1,227,353.
MIRRAN EDGE REAL ESTATE OF GREATER BOSTON, INC.	24	207,832.
(3) UECDF	M	270,186.
(4) U.E. LIMITED PARTNERSHIP	D	1,470,295.
עזו שמגת ווחויטות	<u>ر</u>	557,497.
(5) DIAWELLI FARR LIL		
(6) NORTHWEST CLEAVES LIMITED PARTNERSHIP	D	1,098,704.
832163 12-23-08	Schedu	Schedule R (Form 990) 2008

Part VI Unrelated Organizations Taxable as a Partnership

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

(A)	(B)	(0)	<u>6</u>	(E)	6	(5)	E
Name, address, and EIN of entity	Primary activity	nicile oreign y)	Are all partners section 501(c)(3) organizations?	Share yea	Disproportionate allocations?	Cod amoun of Sch (Fon	
				*			
		-					
						~~~~	
		-					
		•					
				ź			
						Schedule R (Form 990) 2008	n 990) 2008

SCHEDULE R-1

(Form 990)

Department of the Treasury Internal Revenue Service

Name of filing organization

▶ Attach to Form 990 to list additional information for Schedule R, Part I; Part II; Part III; Part IV. Part V, line 2; or Part VI. Continuation Sheet for Schedule R (Form 990)

URBAN EDGE HOUSING CORPORATION

Open to Public Inspection

OMB No. 1545-0047 2008

Employer identification number 22-2483475

Schedule R-1 (Form 990) 2008 Direct controlling End-of-year assets Œ 0 Total income 0 Legal domicile (state or foreign country) MASSACHUSETTS LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990. Primary activity <u>@</u> HOLDING COMPANY Continuation of Identification of Disregarded Entities Name, address, and EIN UE II HOUSING, LLC - 22-2483475 of disregarded entity 1542 COLUMBUS AVENUE ROXBURY, ME 02119 Part

Schedule R-1 (Form 990) 2008 URBAN EDGE HOUSING CORPORATION

Part III Continuation of Identification of Related Organizations Taxable as a Partnership

Phinay activity   Coast deviction   Coast devi						140	3	117		(4)
Primary activity   Capa councils   Predominant councils   Predomin		€ C	<u>(</u> )		(E)	£ ;	<b>(5)</b>	E		2
NEWTAL PROPERTY		activity	Legal domicile (state or foreign country)		Predominant income (related, investment, unrelated)	Share of total income	Share of end-of-year assets	Disproportion- ate allocations?  Yes No	Code V-UBI amount on Box 20 of K-1	managing partner?
NA   1.E. II   1.E.										
NEWTAL PROPERTY   MA   DUS. 11   N.C.   RELATED   -2 618   78,813   N.C.   RELATED   -2 618   78,813   N.C.   RELATED   -102   435,476   N.C.   RELATED   -102   435,476   N.C.   RELATED   -102   435,476   N.C.   N.C.   RELATED   -102   435,476   N.C.   N.C.   RELATED   -102   435,476   N.C.   N.C.   RELATED   -56   219,595   N.C.   N.C.   RELATED   -166   634,134   N.C.   RELATED   -166   N.C.   N.C.   RELATED   -166   N.C.   N										
REMYAL PROPERTY   MA	60							ì	6/14	-
CROSSING UE,   RELATED   102, 435,476,		ERTY	MA		RELATED	-2,618.	78,813,	×	N/A	×
RENTAL PROPERTY MA GP LIC RELATED -102, 435,476,  RENTAL PROPERTY MA GP LIC RELATED -87, 549,371,  RENTAL PROPERTY MA GP LIC RELATED -87, 549,371,  RENTAL PROPERTY MA HOUSING, INC, RELATED -12,646, 634,134.  RENTAL PROPERTY MA CLEAVES, INC, RELATED -12, 129,581,  RENTAL PROPERTY MA CLEAVES, INC, RELATED -41,522, 353,008,  RENTAL PROPERTY MA KARDANA URBAN RELATED -41,522, 353,008,  RENTAL PROPERTY MA INC, RELATED -3,231, 91,764,	LIMITED			EGLESTON						
RENTAL PROPERTY   MA	726,			CROSSING UE,						
RENTAL PROPERTY MA GP LLC RELATED -102, 435,476.  RENTAL PROPERTY MA GP LLC RELATED -55. 219,595.  RENTAL PROPERTY MA HOUSING, INC. RELATED -605. 289,958.  RENTAL PROPERTY MA INC. RELATED -605. 289,958.  D. P. HOUSING, RELATED -1,646. 634,134.  RENTAL PROPERTY MA INC. RELATED -122,333,008.				INC.					F / F 6	<b>&gt;</b>
RENTAL PROPERTY  ACADEMY HOMES URBAN EDGE, INC. RELATED  -87, 549,371.  549,371.  -87, 549,371.  -88,395.  -88,395.  -98,371.  -98,371.  -98,371.  -98,371.  -98,371.  -98,371.  -98,371.  -99,391.  -98,371.  -99,391.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.  -99,392.	RENTAL PROPI	ERTY	MA		RELATED	-102.	435,476		N/A	×
REMTAL PROPERTY  MA GP LLC RELATED  RENTAL PROPERTY  MA GP LLC RELATED  -87, 549,371,  549,371,  RENTAL PROPERTY  MA HOUSING, INC. RELATED  -1,646, 634,134,  RENTAL PROPERTY  MA CLEAVES, INC. RELATED  -1,646, 634,134,  MARDWAN URBAN  RENTAL PROPERTY  MA EDGE, INC. RELATED  -1,646, 634,134,  129,581,  RENTAL PROPERTY  MARDWAN URBAN  RBAN  MARDWAN URB										
REMTAL PROPERTY MA GP LLC REMTAL PROPERTY MA CLEAVES INC. RELATED -1,646 634,134.	1									
REMTAL PROPERTY MA GP LLC RELATED -87. 549,371.  REMTAL PROPERTY MA INC. RELATED -56. 219,595.  REMTAL PROPERTY MA HOUSING, RELATED -1,646, 634,134.  REMTAL PROPERTY MA CLEAVES, INC. RELATED -1,646, 634,134.  REMTAL PROPERTY MA EDGE, INC. RELATED -3,231, 91,764.	650,			AMORY TERRACE					K / TK	<u>&gt;</u>
REMTAL PROPERTY   MA	RENTAL PROPI	ERTY	MA	GP LLC	RELATED	-87.			N/A	4
NA   NA   NA   NA   NA   NA   NA   NA	EDGE			ACADEMY HOMES	•		•			
REMTAL PROPERTY   MA				URBAN EDGE,			12			
RENTAL PROPERTY   MA   RELATED   -56. 219,595.	1542 COLUMBUS			INC.						!
RENTAL PROPERTY MA HOUSING, INC. RELATED -605. 289,958.  RENTAL PROPERTY MA INC. RELATED -1,646. 634,134.  RENTAL PROPERTY MA CLEAVES, INC. RELATED -12. 129,581.  RENTAL PROPERTY MA EDGE, INC. RELATED -41,522. 353,008.  MACATA COMPANY, RELATED -3,231. 91,764.		ERTY	MA		RELATED	-56.	219,595		N/A	×
RENTAL PROPERTY MA HOUSING, INC. RELATED -605. 289,958.  RENTAL PROPERTY MA INC. RELATED -1,646. 634,134.  RENTAL PROPERTY MA CLEAVES, INC. RELATED -12. 129,581.  RENTAL PROPERTY MA EDGE, INC. RELATED -41,522. 353,008.										
SENTAL PROPERTY   MA   HOUSING, INC. RELATED   -605.   289,958.	BANCROFT LIMITED PARTNERSHIP									
RENTAL PROPERTY MA HOUSING, INC. RELATED -605, 289,958.  SENTAL PROPERTY MA INC. RELATED -1,646, 634,134.  RENTAL PROPERTY MA CLEAVES, INC. RELATED -112, 129,581.  RENTAL PROPERTY MA EDGE, INC. RELATED -41,522, 353,008.  RENTAL PROPERTY MA EDGE, INC. RELATED -41,522, 353,008.	COLUMBUS			BANCROFT					K / 14	<b>&gt;</b>
RENTAL PROPERTY   MA INC.   RELATED		ERTY	MA	1	RELATED	-605.		<u> </u>	N/A	4
RENTAL PROPERTY MA INC.  RELATED -1,646 634,134.  NORTHWEST  RENTAL PROPERTY MA CLEAVES, INC. RELATED -12, 129,581.  ITED  RENTAL PROPERTY MA EDGE, INC. RELATED -41,522. 353,008.  WANDMAN URBAN WATA COMPANY, RELATED -3,231. 91,764.										
RENTAL PROPERTY   MA INC.   RELATED   -1,646   634,134.	04-3140104,									
RENTAL PROPERTY   MA INC.   RELATED	83								£ / F #	
NORTHWEST   NORTHWEST   NORTHWEST   129,581.	RENTAL PROP	ERTY	MA	INC.	RELATED	-1,646.	634,134		N/A	4
RENTAL PROPERTY   MA CLEAVES, INC. RELATED	MITED									
MA   CLEAVES, INC. RELATED   -12, 129,581.	18894,									
RENTAL PROPERTY   MA CLEAVES, INC. RELATED   -12, 129,581.				NORTHWEST					k / † k	_>
MARDMAN URBAN   RELATED	RENTAL PROP	PERTY	MA	1	RELATED	-12.		<u></u>	N/A	4
NATOMAN URBAN   RELATED   -41,522, 353,008.	IMITED									
RENTAL PROPERTY   MA   EDGE, INC.   RELATED   -41,522, 353,008.	0575,									
RENTAL PROPERTY   MA   EDGE, INC.   RELATED   -41,522, 353,008.				WARDMAN URBAN				;	F .	Ş
3207, MCATA COMPANY, RENTAL PROPERTY MA INC. RELATED -3,231. 91,764.	RENTAL PROP	PERTY	MA	1	RELATED	٩	٦	<u></u>	N/A	4
MCATA COMPANY, RELATED -3,231. 91,764.										***************************************
WCATA COMPANY, RELATED -3,231. 91,764.	3207,									
MA INC. RELATED -3,231. 91,704.			f	WCATA COMPANY,		9			K / IV	>
	RENTAL PROP	PERTY	MA	INC.	RELATED	-3,231.	91,/64		U / NT	4

Schedule R-1 (Form 990) 2008 URBAN EDGE HOUSING CORPORATION

Part III Continuation of Identification of Related Organizations Taxable as a Partnership

	Code V-UBI General or amount on managing Box 20 of K-1 Yes No	N/A X						
£	Disproportion- ate allocations?	×						
(5)	Share of end-of-year assets	15,282.						
Œ	Share of total income	-32.		·				
(E)	Predominant income (related, investment, unrelated)	RELATED						
(a)	Direct controlling entity	EGLESTON STATION MANAGER, LLC						
0	Legal domicile (state or foreign country)	MA						
(B)	Primary activity	RENTAL PROPERTY						
(A)	Name, address, and EIN of related organization	EGLESTON STATION, LLC - 20-5857374, 1542 COLUMBUS AVENUE ROYRIRY MA 02119	NOABURI, RA VALLO					

Schedule R-1 (Form 990) 2008 URBAN EDGE HOUSING CORPORATION

Part IV Continuation of Identification of Related Organizations Taxable as a Corporation or Trust

					į		1
(A)	(B)		<u>Q</u>	( <u>H</u> )	Œ	<u> </u>	Î.
Name, address, and EIN of related organization	Primary activity	Legal domicile (state or foreign country)	Direct controlling entity	Type of entity (C corp, S corp, or trust)	Share of total income	Share of end-of-year assets	Percentage ownership
EGLESTON CROSSING UE, INC 05-0552756							
1542 COLUMBUS AVENUE	GENERAL PARTNER OF						
ROXBURY, MA 02119	RENTAL PROPERTY	MA	N/A	C CORP	0.	0	100.008
ARMORY TERRACE GP LLC 14-1882135							
1542 COLUMBUS AVENUE	GENERAL PARTNER OF						
ROXBURY, MA 02119	RENTAL PROPERTY	MA	N/A	C CORP	0	0	100.00%
BANCROFT HOUSING, INC 04-3305743					14		
1542 COLUMBUS AVENUE	GENERAL PARTNER OF						
ROXBURY, MA 02119	RENTAL PROPERTY	MAN	N/A	C CORP	48.	0	78.00%
J.P. HOUSING, INC 04-3140103	1						····
1542 COLUMBUS AVENUE	GENERAL PARTNER OF						
ROXBURY, MA 02119	RENTAL PROPERTY	MAN	N/A	C CORP	34.	175,652	78.00%
NORTHWEST CLEAVES, INC 04-3324972							
1542 COLUMBUS AVENUE	GENERAL PARTNER OF						-
ROXBURY, MA 02119	RENTAL PROPERTY	MA	N/A	C CORP	0	0	79.00\$
WARDMAN URBAN EDGE, INC 04-3520575							
1542 COLUMBUS AVENUE	GENERAL PARTNER OF						
ROXBURY, MA 02119	RENTAL PROPERTY	MAN	N/A	C CORP	H	1,375.	79,00%
ACADEMY HOMES URBAN EDGE, INC 04-3401846					e e e e e e e e e e e e e e e e e e e		
1542 COLUMBUS AVENUE	GENERAL PARTNER OF						
ROXBURY, MA 02119	RENTAL PROPERTY	MA	N/A	C CORP	0.	0	50.00%
ROSLINDALE FIELD DEVELOPMENT CORPORATION - 22-2483475							
1542 COLUMBUS AVENUE							
ROXBURY, MA 02119	HOLDING COMPANY	MA	N/A	C CORP	0.	0	50.00%
WCATA COMPANY - 04-3266053							
1542 COLUMBUS AVENUE	GENERAL PARTNER OF						
ROXBURY, MA 02119	RENTAL PROPERTY	MA	N/A	C CORP	50.	0	50.00%
EGLESTON STATION MANAGER - 20-8562844							
1542 COLUMBUS AVENUE	MANAGING MEMBER OF						
ROXBURY, MA 02119	RENTAL PROPERTY	MA	N/A	C CORP	1.	89	. 55.00%
UED CORPORATION							
1542 COLUMBUS AVENUE				-			**********
ROXBURY, MA 02119	HOLDING COMPANY	MA	N/A	c corp	0.	0	100.008
EGLESTON SQUARE DEVELOPMENT CORPORATION							
1542 COLUMBUS AVENUE							
ROXBURY, MA 02119	HOLDING COMPANY	MA	N/A	C CORP	0.	0	100.00%
					S	Schedule R-1 (Form 990) 2008	m 990) 2008

Schedule R-1 (Form 990) 2008 URBAN EDGE HOUSING CORPORATION

Part V line 2) Continuation of Transactions With Related Organizations (Schedule R (Form 990), Part V, line 2)

(A) Name of other organization	(B) Transaction type (a-r)	(C) Amount involved
η EGLESTON CROSSING UE, LLC	D	181,802.
(8) MONTEBELLO LIMITED PARTNERSHIP	D	369,969.
(9) WARDMAN UE LIMITED PARTNERSHIP	D	320,000.
(10) EGLESTON CROSSING UE LIMITED PARTNERSHIP	D	1,911,363.
(11) AMORY TERRACE LIMITED PARTNERSHIP	D	1,259,691.
(12) ACADEMY HOMES URBAN EDGE LIMITED PARTNERSHIP	Д	500,000.
(13) DIMOCK-BRAGDON LIMITED PARTNERSHIP	D	450,998.
(14) J.P. HOUSING LIMITED PARTNERSHIP	D	172,535.
(15)		
(16)		
(17)		
(18)		
(61)		
(50)		
(21)		
(22)		
(23)		
(24)		
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