

Shelter for All

At SERV Behavioral Health System, we know that every person can make a valuable contribution to the community.

Since 1974, SERV has integrated housing and supportive services to address the needs of the whole person and not just a disability.

SERV Properties and Management, a part of SERV Behavioral Health System, specializes in the planning, development and management of housing for special populations.

From creating affordable housing for seniors to managing residences in the community for adults with disabilities, SERV Properties and Management makes it possible for those in need to come home.



For information about other SERV programs and services, contact our Administrative Office at
1-800-987-SERV (7378)

Services

Facility Operations and Maintenance

Full or partial operational responsibility for your facility including computerized maintenance management that allows for up-to-date reporting and clear record of all maintenance transactions.

Licensing and Inspection

Guidance and support successfully navigating licensing and inspection processes including BL&I, DMHS, and DDD.

Acquisition and Development Support

Assistance in scouting, procuring, financing and developing operationally sound sites and building facilities.

Infrastructure Analysis

Analysis of all current operational procedures to increase efficiency, lower overhead costs and create energy savings.

Bed Bug Eradication

A highly effective, safe and affordable system using Cryonite and Diatomaceous Earth. Call (609) 406-0100, ext. 3060, to request a brochure.

Teleconferencing

Teleconferencing from SERV offices in Ewing (Mercer County), Cranford (Union), Clifton (Passaic) and Piscataway (Middlesex) on 50-inch+ plasma and LCD televisions in meeting rooms with a 20- to 50-person capacity.



Properties & Management, Inc.

*Building Strength Toward Recovery
and Independence*

FACILITIES MANAGEMENT SERVICES FOR YOUR ORGANIZATION

in the following N.J. Counties:

Burlington ~ Hudson ~ Hunterdon
Mercer ~ Middlesex ~ Monmouth
Ocean ~ Passaic ~ Somerset ~ Union

(609) 406-0100, Ext. 3060

servbhs.org

A member of



Behavioral Health System, Inc.

20 Scotch Road, 3rd Flr., Ewing, N.J. 08628
(609) 406-0100 or (800) 987-SERV (7378)
Fax: (609) 406-0307 www.servbhs.org

Focus on Your Core Competency *Providing Housing*

With the help of SERV Properties and Management, your organization can focus on what you do best with the confidence that all of your building maintenance, license and inspection requirements, and recordkeeping are in order.

What we have to offer:

HUD EXPERTISE — SERV P&M has nearly 20 years of experience maintaining HUD-funded properties.

TAX CREDIT COMPLIANCE — See Case #1 — Ujima Village

EXPERIENCED FACILITIES STAFF — Our dedicated staff can focus solely on facility management issues so you can focus on quality of care.

FLEXIBLE INFORMATION MANAGEMENT TOOLS — A state-of-the-art software system allows us to set up files, manage leases, make payments and maintain records for a variety of property management options, including HUD properties and third-party payment.

RESIDENTIAL HOME IMPROVEMENTS — Contractor Registration No. 13VH03735800

Idea Into Action *Affordable Housing for Seniors*

CASE #1 – UJIMA VILLAGE

The need for affordable housing in Ewing, N.J., was clear but how to make it happen was not so apparent. As the primary partner in Ujima Village, a 52-unit senior housing initiative, SERV Properties and Management oversaw every phase of the project including:

- ◆ Creation of funding for a tax-credit property
- ◆ Engineering
- ◆ Architectural
- ◆ Construction Management
- ◆ General Contracting
- ◆ Lease-Up

Today, all of the apartments are leased to qualified residents and SERV Properties and Management remains as the building management and maintenance contractor.

Service Area

Ten New Jersey counties: Burlington, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Ocean, Passaic, Somerset and Union.

Principle Into Practice *Restoring Neighborhoods, Revitalizing Communities*

CASE #2 – LEONARD APT. BUILDING

This dilapidated Trenton apartment building was no longer an adequate living space for anyone. SERV Properties and Management acquired HUD funding to renovate the 12-unit building and changed the face of the neighborhood.

Renovations included:

- ◆ Window replacement
- ◆ Roof replacement
- ◆ New common-room flooring
- ◆ Replacement of the heating and cooling systems
- ◆ Lease-up to income-certified individuals
- ◆ The ongoing maintenance and management of the building

Today, this refurbished apartment-house is home to more than 20 individuals with special needs.

P&M manages and/or oversees:

- ◆ 7 Administration offices
- ◆ 51 Single-family homes
- ◆ 7 Multi-family units
- ◆ 110 Apartment units
- ◆ 8 Apartment buildings (101 units)
- ◆ 16 Condominiums
- ◆ 2 Commercial Sites