



Affordable Housing for Rent



WEST 127th STREET RESIDENCE 45 NEWLY CONSTRUCTED UNITS AT 310 WEST 127th STREET CENTRAL HARLEM, NEW YORK

Amenities: 24-hour security, computer lab, fitness room, bike room, laundry room, teaching kitchen, roof top garden, indoor play area for children and enclosed rear yard that has a play area and seating, on-site social services for low income or formerly homeless households with special needs.

Transit: A/C/D/B/2/3, M100, M101, M60, M7, M10

No application fee • No broker's fee • Smoke-free building • www.BreakingGround.org

This building is being constructed through the Extremely Low- & Low-Income Affordability Program (ELLA) of the New York City Housing Development Corporation and the Supportive Housing Loan Program (SHLP) of the New York City Department of Housing Preservation and Development. Supportive housing is permanent, affordable housing with on-site support services to serve the needs of the most vulnerable New Yorkers, including the formerly homeless and disabled. Sixty percent of units in supportive housing are set aside for low income or formerly homeless individuals or families with special needs, who are referred by city agencies. The remaining 40% of units in the building are made available to the public through lottery. The units listed in this notice are only those made available to the general public.

Who Should Apply?

Individuals or households who meet the income and household size requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria. Applicants who live in New York City receive a general preference for apartments.

A percentage of units is set aside for:

- Mobility-disabled applicants (5%)
- Vision- or hearing-disabled applicants (2%)

Preference for a percentage of units goes to:

- Residents of **Manhattan Community Board 10** (50%)
- Municipal employees (5%)

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	60% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Available		Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
Studio		\$824	20	→	1 person	\$30,755.00 - \$47,760.00
					2 people	\$30,755.00 - \$54,600.00
1 Bedroom		\$1,043	9	→	1 person	\$38,606.00 - \$47,760.00
					2 people	\$38,606.00 - \$54,600.00
					3 people	\$38,606.00 - \$61,440.00
2 Bedroom		\$1,262	13	→	2 people	\$47,006.00 - \$54,600.00
					3 people	\$47,006.00 - \$61,440.00
					4 people	\$47,006.00 - \$68,220.00
					5 people	\$47,006.00 - \$73,680.00
3 Bedroom		\$1,451	3	→	3 people	\$54,412.00 - \$61,440.00
					4 people	\$54,412.00 - \$68,220.00
					5 people	\$54,412.00 - \$73,680.00
					6 people	\$54,412.00 - \$79,140.00
					7 people	\$54,412.00 - \$84,600.00

¹ Tenant Pays Electricity

² Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

³ Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.

⁴ Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

How Do You Apply?

Apply online or through mail. To apply online, please go to nyc.gov/housingconnect. To request an application **by mail, send a self-addressed envelope to: West 127th Street Residence c/o Breaking Ground, PO Box 760, New York, NY, 10018**. Only send one application per development. Do not submit duplicate applications. Do not apply online and also send in a paper application. Applicants who submit more than one application may be disqualified.

When is the Deadline?

Applications must be postmarked or submitted online no later than **July 20, 2020**. Late applications will not be considered.

What Happens After You Submit an Application?

After the deadline, applications are selected for review through a lottery process. If yours is selected and you appear to qualify, you will be invited to an interview to continue the process of determining your eligibility. Interviews are usually scheduled from 2 to 10 months after the application deadline. You will be asked to bring documents that verify your household size, identity of members of your household, and your household income.

Español

Presente una solicitud en línea en nyc.gov/housingconnect. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **West 127th Street Residence c/o Breaking Ground, PO Box 760, New York, NY, 10018**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal **antes de 20 de julio 2020**.

简体中文

访问 nyc.gov/housingconnect 在线申请。如要获取本广告及书面申请表的简体中文版，请将您的回邮信封寄送至：**West 127th Street Residence c/o Breaking Ground, PO Box 760, New York, NY, 10018**。信封背面请用英语注明“CHINESE”。必须在以下日期之前在线提交申请或邮寄书面申请 **2020年7月20日**。

Русский

Чтобы подать заявление через интернет, зайдите на сайт: nyc.gov/housingconnect. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **West 127th Street Residence c/o Breaking Ground, PO Box 760, New York, NY, 10018**. На задней стороне конверта напишите слово "RUSSIAN" на английском языке. Заявки должны быть поданы онлайн или отправлены по почте (согласно дате на почтовом штемпеле) не позднее **20 июля 2020**.

한국어

nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **West 127th Street Residence c/o Breaking Ground, PO Box 760, New York, NY, 10018**으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. **2020년 7월 20 일**까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

Kreyòl Ayisyen

Aplike sou entènèt sou sitwèb nyc.gov/housingconnect. Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvlop ki gen adrès pou retounen li nan: **West 127th Street Residence c/o Breaking Ground, PO Box 760, New York, NY, 10018**. Nan dèyè anvlop la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan **dat jiyè 20, 2020**.

العربية

تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني nyc.gov/housingconnect. للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مظروف يحمل اسمك وعنوانك إلى: **West 127th Street Residence c/o Breaking Ground, PO Box 760, New York, NY, 10018** على الجهة الخلفية للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل **20 يوليو، 2020**.

• Mayor Bill de Blasio • HPD Commissioner Louise Carroll • HDC President Eric Enderlin

