



# Affordable Housing for Rent

## The Smile

70 NEWLY CONSTRUCTED UNITS AT 158 East 126<sup>th</sup> Street, New York, NY 10035  
East Harlem



**Amenities:** 24-hour concierge, on-site resident manager, fitness center<sup>†</sup>, spa<sup>†</sup>, conference room<sup>†</sup>, coworking space<sup>†</sup>, game room<sup>†</sup>, social lounge<sup>†</sup>, demonstration kitchen<sup>†</sup>, private party room<sup>†</sup>, media room<sup>†</sup>, rooftop pool with hot tubs<sup>†</sup>, card-operated laundry room<sup>†</sup> (<sup>†</sup>additional fees apply; amenities come as a package and are not available for individual selection)

**Transit:** Trains: 4, 5, 6, Metro North; Buses: BX15, M1, M35, M60, M100, M103

**No fee to apply • No broker's fee • Smoke-free building • More information:** [www.nyhousingsearch.com](http://www.nyhousingsearch.com) or [www.thesmile.com](http://www.thesmile.com)

This building is being constructed through the Low Income Housing Tax Credit Program of the New York State Housing Finance Agency and the Inclusionary Housing Program of the New York City Department of Housing Preservation and Development (HPD), and is anticipated to receive a Tax Exemption through HPD's 421a Tax Incentive Program.

### 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/Hearing-disabled applicants (2%)
- Preference for a percentage of units goes to:
  - Residents of **Manhattan Community Board 11** (50%)
  - Municipal employees (5%)

### AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	60% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum<sup>4</sup></i>	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum<sup>4</sup></i>
Studio		\$1,023	14	→	1 person	\$38,400 - \$47,760		\$2,054	7	→	1 person	\$70,423 - \$103,480
1 bedroom	\$1,090	28	→	1 person	\$41,143 - \$47,760	\$2,200	14	→	1 person	\$75,429 - \$103,480	2 people	\$75,429 - \$118,300
				2 people	\$41,143 - \$54,600				3 people	\$75,429 - \$133,120		
				3 people	\$41,143 - \$61,440							
2 bedroom	\$1,297	5	→	2 people	\$49,406 - \$54,600	\$2,849	2	→	2 people	\$97,680 - \$118,300	3 people	\$97,680 - \$133,120
				3 people	\$49,406 - \$61,440				4 people	\$97,680 - \$147,810		
				4 people	\$49,406 - \$68,220				5 people	\$97,680 - \$159,640		
				5 people	\$49,406 - \$73,680							

<sup>1</sup> Rent includes gas for cooking. Tenant is responsible for electric including electric heating.

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

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

<sup>4</sup> 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](http://nyc.gov/housingconnect). To request an application **by mail, send your mailing address to: Call/text 929-344-1309, M- F 9am- 5pm**. 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 23, 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 appointment of eligibility to continue the process of determining your eligibility. Appointments 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](http://nyc.gov/housingconnect). Para recibir una traducción de español de este anuncio y la solicitud impresa, por favor llame o envíe un mensaje de texto a **929-344-1309, M- F 9am- 5pm**. Escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 23 de julio 2020.

**简体中文** 访问 [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 在线申请。如要获取本广告及书面申请表的中文字版，请致电或发短信 **929-344-1309, M- F 9am- 5pm**。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23日。

**Русский** Чтобы подать заявление через интернет, найдите на сайт: [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Для получения данного объявления и заявления на русском языке **пожалуйста, позвоните или текст 929-344-1309, M- F 9am- 5pm**. напишите слово "RUSSIAN" на английском языке. Заявки должны быть поданы онлайн или отправлены по почте (согласно дате на почтовом штемпеле) не позднее 23 июля 2020.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 **929-344-1309, M- F 9am- 5pm 전화** 또는 문자 메시지를 보내주십시오. "KOREAN" 이라고 영어로 적어주십시오. 2020년 7월 23일까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyòl Ayisyen** Aplike sou entènèt sou sitwèb [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papyè, rele oswa voye yon mesaj tèks **929-344-1309, M- F 9am- 5pm**. Ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat 23 jiyè 2020.

تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني [nyc.gov/housingconnect](http://nyc.gov/housingconnect) للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، الاتصال أو إرسال رسالة نصية العربية إلى: **929-344-1309, M- F 9am- 5pm**. اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 23 يوليو، 2020

Governor Andrew Cuomo • Mayor Bill de Blasio • HPD Commissioner Louise Carroll • HCR CEO/ Commissioner RuthAnne Visnauskus

