



Affordable Housing for Rent

VILLA GARDENS

52 NEWLY CONSTRUCTED UNITS AT 16 EAST 204th STREET BEDFORD PARK, BRONX

Amenities: Roof top Recreation area, Community room, Outdoor Recreation area, Bike room, *Laundry room (*additional fees apply).

Transit: Trains: 4/D, Buses: Bx34, Bx22

No application fee • No broker's fee • Smoke-free building • More information: villagardens@langsamprop.com

This building is being constructed through the Mixed-Middle Income Program of the New York City Housing Development Corporation and the New York City Department of Housing Preservation and Development.

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 Bronx **Community Board 7** (50%)
 - Municipal employees (5%)

AVAILABLE UNITS AND INCOME REQUIREMENTS

| 60% AREA MEDIAN INCOME (AMI) UNITS | Unit Size | Monthly Rent ¹ | Units Available | Household Size ² | Annual Household Income ³ <i>Minimum – Maximum⁴</i> | 90% AREA MEDIAN INCOME (AMI) UNITS | Monthly Rent ¹ | Units Available | Household Size ² | Annual Household Income ³ <i>Minimum – Maximum⁴</i> | 100% AREA MEDIAN INCOME (AMI) UNITS | Monthly Rent ¹ | Units Available | Household Size ² | Annual Household Income ³ <i>Minimum – Maximum⁴</i> |
|------------------------------------|-----------|---------------------------|-----------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------|-----------------|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------|----------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| | | Studio | \$736 | 2 | 1 person 2 people | | \$27,189-\$44,820 \$27,189-\$51,240 | | \$1,049 | 2 | | 1 person 2 people | \$37,920-\$67,230 \$37,920-\$76,860 | | \$1,185 |
| | 1 bedroom | \$929 | 5 | 1 person 2 people 3 people | \$33,875-\$44,820 \$33,875-\$51,240 \$33,875-\$57,660 | | \$1,320 | 6 | 1 person 2 people 3 people | \$47,280-\$67,230 \$47,280-\$76,860 \$47,280-\$86,490 | | \$1,490 | 11 | 1 person 2 people 3 people | \$53,109-\$74,700 \$53,109-\$85,400 \$53,109-\$96,100 |
| | 2 bedroom | \$1,121 | 4 | 2 people 3 people 4 people 5 people | \$40,492-\$51,240 \$40,492-\$57,660 \$40,492-\$64,020 \$40,492-\$69,180 | | \$1,591 | 4 | 2 people 3 people 4 people 5 people | \$56,606-\$76,860 \$56,606-\$86,490 \$56,606-\$96,030 \$56,606-\$103,770 | | \$1,795 | 7 | 2 people 3 people 4 people 5 people | \$63,600-\$85,400 \$63,600-\$96,100 \$63,600-\$106,700 \$63,600-\$115,300 |
| | 3 bedroom | \$1,289 | 2 | 3 people 4 people 5 people 6 people 7 people | \$46,835-\$57,660 \$46,835-\$64,020 \$46,835-\$69,180 \$46,835-\$74,280 \$46,835-\$79,440 | | \$1,831 | 2 | 3 people 4 people 5 people 6 people 7 people | \$65,418-\$86,490 \$65,418-\$96,030 \$65,418-\$103,770 \$65,418-\$111,420 \$65,418-\$119,160 | | \$2,066 | 4 | 3 people 4 people 5 people 6 people 7 people | \$73,475-\$96,100 \$73,475-\$106,700 \$73,475-\$115,300 \$73,475-\$123,800 \$73,475-\$132,400 |

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: Villa Gardens c/o Langsam Property Services Corp. 1601 Bronxdale Avenue, Suite 201, Bronx, NY 10462.** 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 **January 3, 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: **Villa Gardens c/o Langsam Property Services Corp. 1601 Bronxdale Avenue, Suite 201, Bronx, NY 10462.** En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **3 de enero 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：**Villa Gardens c/o Langsam Property Services Corp. 1601 Bronxdale Avenue, Suite 201, Bronx, NY 10462.** 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1月3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 **Villa Gardens c/o Langsam Property Services Corp. 1601 Bronxdale Avenue, Suite 201, Bronx, NY 10462.** 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 **3 января 2020**.

한국어

nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **Villa Gardens c/o Langsam Property Services Corp. 1601 Bronxdale Avenue, Suite 201, Bronx, NY 10462.** 으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. **2020년 1월 3일**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 papyè, voye anvlop ki gen adrès pou retounen li nan: **Villa Gardens c/o Langsam Property Services Corp. 1601 Bronxdale Avenue, Suite 201, Bronx, NY 10462.** Nan dèyè anvlop la, ekri mo "HAITIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **janvye 3, 2020**.

العربية

تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني nyc.gov/housingconnect. للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مطروف يحمل اسمك وعنوانك إلى: **Villa Gardens c/o Langsam Property Services Corp. 1601 Bronxdale Avenue, Suite 201, Bronx, NY 10462.** يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل **3 يناير، 2020**.

