

This building is being constructed through the Low Income Rental Program (LIRP) of the New York City Department of Housing Preservation and Development.



# Affordable Housing For Rent

## 99 NEWLY CONSTRUCTED UNITS



### Harlem West 117, 24 West 117<sup>th</sup> Street, Central Harlem, Manhattan

**Amenities:** Fitness Center, Residents Lounge, Landscaped Courtyard, Oversized Windows, Bike Storage\*, Washer/Dryer\*, and On-Site Parking Garage\* (\*additional fees may apply)

**Transit:** 2/3 to 116<sup>th</sup> St & Lenox, 6 to 116<sup>th</sup> & Lexington, M7 & M1 to 116<sup>th</sup> Street Lenox Avenue

**More Info:**  
[www.117thstreetrental.com](http://www.117thstreetrental.com)  
[www.ccmangers.com](http://www.ccmangers.com)

**No application fee. No broker's fee**

#### Who Should Apply?

Individual or households who meet the income and household size requirements listed in the table below may apply. Only qualified applicants will be eligible for apartments. Applicants who live in New York City receive a general preference for apartments.

Preferences for apartments (percentage of units) go to:  
 - Applicants with mobility impairments (5%)  
 - Applicants with visual or hearing impairments (2%)  
 - Residents of Manhattan **Community District 10** (50%)  
 - Municipal employees (5%)

### 1. View the Available Units...



### 2. See Unit Requirements...

Unit Size	Monthly Rent*	Units Available		Household Size**	Annual Household Earning***
Studio	\$491	9	➔	1 person	\$19,637 - \$23,520
1 bedroom	\$528	7	➔	1 person	\$21,019 - \$23,520
				2 person	\$21,019 - \$26,880
2 bedroom	\$643	2	➔	2 person	\$25,273 - \$26,880
				3 person	\$25,273 - \$30,240
				4 person	\$25,273 - \$33,560
Studio	\$635	3	➔	1 person	\$24,873 - \$29,400
1 bedroom	\$682	3	➔	1 person	\$26,619 - \$29,400
				2 person	\$26,619 - \$33,600
3 bedroom	\$950	1	➔	4 person	\$36,800 - \$41,950
				5 person	\$36,800 - \$45,350
				6 person	\$36,800 - \$48,700
1 bedroom	\$835	26	➔	1 person	\$32,182 - \$35,280
2 bedroom	\$1,011	41	➔	2 person	\$32,182 - \$40,320
				3 person	\$38,655 - \$40,320
3 bedroom	\$1,163	7	➔	4 person	\$38,655 - \$45,360
				5 person	\$38,655 - \$50,340
				6 person	\$44,546 - \$50,340
				5 person	\$44,546 - \$54,420
				6 person	\$44,546 - \$58,440

\* Includes gas for cooking

\*\* Household size includes all members who will live with you, this includes elder parents, children extended family & care aides. All members are subject to occupancy criteria.

\*\*\* Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income for household members. Income guidelines are subject to change.

#### How Do You Apply?

Apply online or through mail. To apply online, please go to: [www.nyc.gov/housingconnect](http://www.nyc.gov/housingconnect)  
 To request an application by mail, mail a self-addressed envelope to: Harlem West 117<sup>th</sup> Street, PO Box 2015, New York, NY 10035. Please do not submit duplicate applications. **Applicants who submit more than one application will be disqualified. Choose only one method of applying; either by mail or online (not both, this would be considered duplicate applications).**

#### When Is the Deadline?

Applications must be postmarked or submitted online no later than **May 5, 2014**  
 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 your application is selected and you appear to qualify, you will be invited to an interview where management will 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.

**Harlem 117<sup>th</sup> Street is a Smoke-free community**

[www.nyc.gov/housingconnect](http://www.nyc.gov/housingconnect)

Mayor Bill de Blasio  
 HPD Commissioner Vicki Been

