



Affordable Housing For Rent



89 NEWLY CONSTRUCTED UNITS

El Barrio's Artspace PS109, 215 E. 99th Street, Harlem, Manhattan

Amenities: 3,000 square feet of residential gallery space, open floor plans, outdoor courtyard, on-site laundry.

Transit: (Trains): 4/6 to 96 Street & Lexington (Busses): M101 & M102 to 96 Street & Lexington

More Info: www.artspace.org/PS109

No application fee. No broker's fee.

Who Should Apply?

Individuals 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 are artists and live in New York City receive a general preference for apartments.**

Preference for a percentage of units goes to:

- Applicants with mobility impairments (5%)
- Applicants with visual or hearing impairments (2%)
- Residents of **Manhattan Community Board 11** (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	\$494	18	→	1 person	\$19,150 - \$23,520
Studio	\$785	32	→	1 person	\$29,350 - \$35,280
1 bedroom	\$844	18	→	1 person	\$31,450 - \$35,280
				2 people	\$31,450 - \$40,320
2 bedroom	\$1022	21	→	2 people	\$37,700 - \$40,320
				3 people	\$37,700 - \$45,360
				4 people	\$37,700 - \$50,340

*Rent Includes gas heat.

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

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

How Do You Apply?

Apply online or through mail. To apply online, please go to: nyc.gov/housingconnect. **If you are an artist, please be sure to indicate this within your profile before applying.** To request an application by mail, send self-addressed envelope to: El Barrio's Operation Fightback, 413 E.120th Street, Room 403, 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 **July 14, 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.

El Barrio's Artspace PS109 is a smoke-free community

www.nyc.gov/housingconnect

Mayor Bill de Blasio

HPD Commissioner Vicki Been



NYC
Department of
Housing Preservation
& Development