



# Affordable Housing for Rent

## LOTTERY IS OPEN FOR PLACEMENT ON RE-RENTAL WAITING LIST

**The Residences at P.S. 186**  
**526 West 146<sup>th</sup> Street, New York, NY 10431**  
**Harlem**

**Amenities:** Live-in superintendent, video intercom system, laundry room, elevator, community room, bike room

**Transit:** Trains: 1, A, B, C, D; Buses: M100, M101, M5

**No application fee • No broker's fee**

This building was constructed through the Low-Income Rental Program (LIRP) and the Low-Income Housing Tax Credit (LIHTC) Program of the New York City Department of Housing Preservation and Development (HPD).

### 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.

Completed applications will only be accepted either by mail or online. **200 eligible randomly selected applications** will be placed on a waiting list for future vacancies.

## AVAILABLE UNITS AND INCOME REQUIREMENTS

Rents and Household Earning Limits advertised are based on current 2019 HUD AMI limits and may be adjusted when new annual guidelines are published by HUD. The minimum household income is determined by the current lowest monthly rent charged for an available unit. Depending on the actual rent for a designated unit the minimum income requirement may change.

Unit Size	Monthly Rent <sup>1</sup>	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>	Monthly Rent <sup>1</sup>	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>	Monthly Rent <sup>1</sup>	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>
Studio	\$526 - \$747	1 Person	\$20,229 - \$29,880	\$683 - \$933	1 Person	\$25,612 - \$37,350	\$802 - \$846	1 Person	\$29,692 - \$44,820
		2 People	\$20,229 - \$34,160		2 People	\$25,612 - \$42,700		2 People	\$29,692 - \$51,240
Deluxe Studio	\$567 - \$747	1 Person	\$21,635 - \$29,880	\$740 - \$933	1 Person	\$27,566 - \$37,350	\$900 - \$1,120	1 Person	\$31,749 - \$44,820
		2 People	\$21,635 - \$34,160		2 People	\$27,566 - \$42,700		2 People	\$31,749 - \$51,240
		3 People	\$21,635 - \$38,440		3 People	\$27,566 - \$42,700		3 People	\$31,749 - \$57,660
1 Bed	\$567 - \$800	1 Person	\$21,909 - \$29,880	\$727 - \$1,000	1 Person	\$27,395 - \$37,350	\$892 - \$918	1 Person	\$33,052 - \$44,820
		2 People	\$21,909 - \$34,160		2 People	\$27,395 - \$42,700		2 People	\$33,052 - \$51,240
		3 People	\$21,909 - \$38,440		3 People	\$27,395 - \$48,050		3 People	\$33,052 - \$57,660
2 Bed	\$693 - \$961	2 People	\$26,949 - \$34,160	\$894 - \$1,201	2 People	\$33,840 - \$42,700	\$1,088 - \$1,095	2 People	\$40,492 - \$51,240
		3 People	\$26,949 - \$38,440		3 People	\$33,840 - \$48,050		3 People	\$40,492 - \$57,660
		4 People	\$26,949 - \$42,680		4 People	\$33,840 - \$53,350		4 People	\$40,492 - \$64,020
		5 People	\$26,949 - \$46,120		5 People	\$33,840 - \$57,650		5 People	\$40,492 - \$69,180

Unit Size	Monthly Rent <sup>1</sup>	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>	Monthly Rent <sup>1</sup>	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>
Deluxe Studio	\$1,947 - \$1,965	1 Person	\$68,949 - \$97,110	\$2,609 - \$2,641	1 Person	\$91,646 - \$123,255
		2 People	\$69,949 - \$111,020		2 People	\$91,646 - \$140,910
		3 People	\$69,949 - \$124,930		3 People	\$91,646 - \$158,565
1 Bed	\$1,946 - \$2,031	1 Person	\$69,189 - \$97,110	\$2,583 - \$2,641	1 Person	\$91,029 - \$123,255
		2 People	\$69,189 - \$111,020		2 People	\$91,029 - \$140,910
		3 People	\$69,189 - \$124,930		3 People	\$91,029 - \$158,565
2 Bed		2 People		\$2,853 - \$3,142	2 People	\$110,915 - \$140,910
		3 People			3 People	\$110,915 - \$158,565
		4 People			4 People	\$110,915 - \$176,055
		5 People			5 People	\$110,915 - \$190,245

<sup>1</sup> Tenant pays electricity; rent includes gas for cooking, heat, and hot water.

<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 a self-addressed envelope to: **Lemle & Wolff, Inc, 5925 Broadway, Bronx, NY 10463**. 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 **March 25, 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.

<b>Español</b>	Presente una solicitud en línea en <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> . Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: <b>Lemle &amp; Wolff, Inc, 5925 Broadway, Bronx, NY 10463</b> . En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 25 de marzo 2020.
<b>简体中文</b>	访问 <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> 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: <b>Lemle &amp; Wolff, Inc, 5925 Broadway, Bronx, NY 10463</b> 。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 3 月 25 日。
<b>Русский</b>	Чтобы подать заявление через интернет, зайдите на сайт: <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> . Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу <b>Lemle &amp; Wolff, Inc, 5925 Broadway, Bronx, NY 10463</b> . 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 25 март 2020.
<b>한국어</b>	<a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 <b>Lemle &amp; Wolff, Inc, 5925 Broadway, Bronx, NY 10463</b> ..으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. 2020 년 3 월 25 일까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.
<b>Kreyòl Ayisyien</b>	Aplike sou entènèt sou sitwèb <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> . 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: <b>Lemle &amp; Wolff, Inc, 5925 Broadway, Bronx, NY 10463</b> . Nan dèyè anvlop la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbe yo anvan dat 25 mas 2020 .
<b>العربية</b>	إرسال طلب عبر الإنترنت على <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> . لتلقي ترجمة إسبانية لهذا الإعلان والتطبيق المطبوع ، أرسل مظروفًا بالعنوان إلى: <b>Lemle &amp; Wolff, Inc, 5925 Broadway, Bronx, NY 10463</b> . على الجانب الآخر من الظرف ، اكتب الكلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو بخدم بريدي قبل 25 مارس 2020.

Mayor Bill de Blasio • HPD Commissioner Louise Carroll

