



# Affordable Housing for Rent

## LOTTERY IS OPEN FOR PLACEMENT ON WAITING LIST

### BSM Central Harlem Apartments

200 West 133<sup>rd</sup> Street, 201 West 135<sup>th</sup> Street, 204 West 133<sup>rd</sup> Street, 206 West 133<sup>rd</sup> Street, 2232 7<sup>th</sup> Avenue, 2234 7th Avenue, 2236 7th Avenue, 2238 7th Avenue, 2240 7th Avenue, 2247 7th Avenue, 2251 7th Avenue, 2252 7th Avenue, 2253 7th Avenue, 2254 7th Avenue, 2256 7th Avenue, 2302 7th Avenue, 2304 7th Avenue, 2306 7th Avenue, 2308 7th Avenue, 2310 7th Avenue, 2484 7th Avenue

**Amenities:** Video surveillance, buzzer intercom

**Transit:** Trains – A/C, B/D, 2/3; Buses M1, M2, M3, M7, M10, M102, Bx19, Bx33

**No application fee • No broker’s fee**

These buildings are approved to receive a Tax Exemption through the Article XI program of the Housing Development Fund Company (HDFC) and 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. **5,000 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>	House -hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum</i>		Monthly Rent <sup>1</sup>	House -hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum</i>		Monthly Rent <sup>1</sup>	House -hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum</i>
1 Bed	40% AREA MEDIAN INCOME (AMI)	\$545 - \$801	1 Person	\$18,662 – \$29,880	50% AREA MEDIAN INCOME (AMI)	\$724 – \$1,001	1 Person	\$24,817 – \$37,350	60% AREA MEDIAN INCOME (AMI)	\$925 – \$1,201	1 Person	\$31,698 – \$44,820
			2 People	\$18,662 – \$34,160			2 People	\$24,817 – \$42,700			2 People	\$31,698 – \$51,240
			3 People	\$18,662 – \$38,440			3 People	\$24,817 – \$48,050			3 People	\$31,698 – \$57,660
2 Bed		\$403 - \$961	2 People	\$13,790 – \$34,160		\$927 – \$1,202	2 People	\$31,755 – \$42,700		\$1,137 – \$1,442	2 People	\$38,966 – \$51,240
			3 People	\$13,790 – \$38,440			3 People	\$31,755 – \$48,050			3 People	\$38,966 – \$57,660
			4 People	\$13,790 – \$42,680			4 People	\$31,755 – \$53,350			4 People	\$38,966 – \$64,020
			5 People	\$13,790 – \$46,120			5 People	\$31,755 – \$57,650			5 People	\$38,966 – \$69,180
3 Bed		\$562 - \$1,110	3 People	\$19,249 – \$38,440		\$1,040 – \$1,388	3 People	\$35,641 – \$48,050		\$1,419 – \$1,665	3 People	\$48,644 – \$57,660
			4 People	\$19,249 – \$42,680			4 People	\$35,641 – \$53,350			4 People	\$48,644 – \$64,020
			5 People	\$19,249 – \$46,120			5 People	\$35,641 – \$57,650			5 People	\$48,644 – \$69,180
			6 People	\$19,249 – \$49,520			6 People	\$35,641 – \$61,900			6 People	\$48,644 – \$74,280
			7 People	\$19,249 – \$52,960			7 People	\$35,641 – \$66,200			7 People	\$48,644 – \$79,440

Unit Size		Monthly Rent <sup>1</sup>	House -hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum</i>		Monthly Rent <sup>1</sup>	House -hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum</i>		Monthly Rent <sup>1</sup>	House -hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum</i>
Studio	90% AREA MEDIAN INCOME (AMI)	\$1,530 – \$1,681	1 Person	\$52,458 – \$67,230	100% AREA MEDIAN INCOME (AMI)	\$1,750 – \$1,868	1 Person	\$60,000 – \$74,700	115% AREA MEDIAN INCOME (AMI)			
			2 People	\$52,458 – \$76,860			2 People	\$60,000 – \$85,400				
1 Bed		\$1,179 – \$1,802	1 Person	\$40,417 – \$67,230		\$1,750 – \$2,002	1 Person	\$60,000 – \$74,700		\$1,750 – \$2,302	1 Person	\$60,000 – \$85,905
			2 People	\$40,417 – \$76,860			2 People	\$60,000 - \$85,400			2 People	\$60,000 – \$98,210
			3 People	\$40,417 – \$86,890			3 People	\$60,000 - \$96,100			3 People	\$60,000 – \$110,515
2 Bed		\$1,453 – \$2,163	2 People	\$49,809 – \$76,860		\$2,105 – \$2,403	2 People	\$72,146 – \$85,400		\$2,350 – \$2,763	2 People	\$80,572 – \$98,210
			3 People	\$49,809 – \$86,890			3 People	\$72,146 – \$96,100			3 People	\$80,572 – \$110,515
			4 People	\$49,809 – \$96,030			4 People	\$72,146 – \$106,700			4 People	\$80,572 – \$122,705
			5 People	\$49,809 – \$103,770			5 People	\$72,146 – \$115,300			5 People	\$80,572 – \$132,595
3 Bed		\$1,899 – \$2,498	3 People	\$65,109 – \$86,490		\$2,526 – \$2,775	3 People	\$86,606 – \$96,100		\$2,700 – \$3,192	3 People	\$92,572 – \$110,515
			4 People	\$65,109 – \$96,030			4 People	\$86,606 – \$106,700			4 People	\$92,572 – \$122,705
			5 People	\$65,109 – \$103,770			5 People	\$86,606 – \$115,300			5 People	\$92,572 – \$132,595
			6 People	\$65,109 – \$111,420			6 People	\$86,606 – \$123,800			6 People	\$92,572 – \$142,370
			7 People	\$65,109 – \$119,160			7 People	\$86,606 – \$132,400			7 People	\$92,572 – \$152,260
4 Bed						\$2,700 – \$3,095	4 People	\$92,572 – \$106,700		\$3,370 – \$3,560	4 People	\$115,543 – \$122,705
							5 People	\$92,572 – \$115,300			5 People	\$115,543 – \$132,595
							6 People	\$92,572 – \$123,800			6 People	\$115,543 – \$142,370
							7 People	\$92,572 – \$132,400			7 People	\$115,543 – \$152,260
							8 People	\$92,572 – \$140,900			8 People	\$115,543 – \$162,035
							9 People	\$92,572 – \$151,739			9 People	\$115,543 – \$174,500

<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](https://nyc.gov/housingconnect). To request an application by mail, send a self-addressed envelope to: **Central Harlem Apartments c/o Housing Partnership Development Corporation, 253 West 35 Street, 3<sup>rd</sup> Floor, NY, NY 10001**. 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 26, 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 <a href="https://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>Central Harlem Apartments c/o Housing Partnership Development Corporation, 253 West 35 Street, 3rd Floor, NY, NY 10001</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 26 de marzo 2020.
简体中文	访问 <a href="https://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>Central Harlem Apartments c/o Housing Partnership Development Corporation, 253 West 35 Street, 3rd Floor, NY, NY 10001</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 26 日。
Русский	Чтобы подать заявление через интернет, зайдите на сайт: <a href="https://nyc.gov/housingconnect">nyc.gov/housingconnect</a> . Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу <b>Central Harlem Apartments c/o Housing Partnership Development Corporation, 253 West 35 Street, 3rd Floor, NY, NY 10001</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 2020 年 3 월 26 日.
한국어	<a href="https://nyc.gov/housingconnect">nyc.gov/housingconnect</a> 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 <b>Central Harlem Apartments c/o Housing Partnership Development Corporation, 253 West 35 Street, 3rd Floor, NY, NY 10001</b> .보내주십시오. 봉투 뒷면에 “KOREAN” 이라고 영어로 적어주십시오 2020 年 3 월 26 일까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.
Kreyòl Ayisyien	Aplike sou entènèt sou sitwèb <a href="https://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>Central Harlem Apartments c/o Housing Partnership Development Corporation, 253 West 35 Street, 3rd Floor, NY, NY 10001</b> . Nan dèyè anvlop la, ekri mo “HATIAN CREOLE” an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat 26 mas 2020.
العربية	إرسال طلب عبر الإنترنت على <a href="https://nyc.gov/housingconnect">nyc.gov/housingconnect</a> . لتلقي ترجمة إسبانية لهذا الإشعار والتطبيق المطبوع ، أرسل مظاروفاً مع العنوان إلى: <b>Central Harlem Apartments c / o Housing Partnership Development Corporation, 253 West 35 Street 253 Partnership Development Corporation</b> ، NY ، Floor 3 ، 10001. على الجزء الخلفي من أعلاه ، اكتب باللغة الإنجليزية كلمة “الإسبانية” . يجب تقديم الطلبات عبر الإنترنت أو بختم بريدي قبل 26 مارس 2020.

