

MANHATTAN HAMILTON HEIGHTS RE-OPENING WAITING LIST

Joseph J. Yancey, HDFC is a 66 unit building including 65 units designated for the elderly 62 and older and elderly who are mobility disabled located at 140-146 West 142nd Street, New York, NY, is pleased to announce that applications are now being accepted for the waiting list for renting to those with limited income. Qualifications will be based on income guidelines

Occupancy Guidelines:

Family Size *	Apt. Size	Monthly Tenant Portion of Rent *	Total Maximum Gross Annual Income **
1	Studio	Eligible resident pays 30% of income	\$36,550
1-2	1 Bedroom	Eligible resident pays 30% of income	\$41,750

Subject to occupancy standards

* Includes gas for heat and cooking

** Income guidelines subject to change

Monthly rent is based on 30% of the family's total household income (as per US Dept. of Housing and Urban Development regulations) and includes gas for cooking.

Completed application must be returned by regular letter sized mail only (Priority, certified, registered, express or overnight mail will not be accepted) to a post office box number, or its equivalent, that will be listed with the application and **must be postmarked by December 14, 2018**. Applications postmarked after **December 14, 2018** will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Duplicate applications will not be accepted. Qualifications will be based on Section-8 Federal guidelines and additional selection criteria.

APPLICANTS WILL BE REQUIRED TO MEET SECTION 8 CRITERIA and WILL BE REQUIRED TO SUBMIT TO A CREDIT & BACKGROUND CHECK & ADDITIONAL SELECTION CRITERIA

To request an application, it can be downloaded from www.phippsny.org, <https://phippsrentals.com/properties/joseph-j-yancey/> or by mailing only a postcard no later than November 30, 2018:

Joseph J Yancey, HDFC
902 Broadway, 13th Floor
New York, NY 10010

NO BROKERS FEE.

NO APPLICATION FEE.

SHOULD BE PAID AT ANYTIME IN CONNECTION WITH THESE APPLICATION.

SUPERVISED BY US DEPT. OF HUD

