NYC Housing Connect

Affordable Housing for Rent

BALTON COMMONS
32 NEWLY CONSTRUCTED UNITS AT
267 West 126th Street New York, N.Y. 10027
Central Harlem/Morningside Heights

Amenities: Elevator, in-unit AC & Dishwasher, on-site Laundry, Exercise Room, Outdoor Recreation area and Playground, Rooftop Terrace, Bike Storage* (*additional fees apply)
Transit: Subway lines: A/B/C/D/1/2/3 Bus Routes: M100, M101, M102, M104, BX15
No fee to apply • No broker's fee • Smoke-free building • More information: www.Lemordev.com

This building is being constructed through the Neighborhood Construction Program of the New York City Housing Development Corporation and the Low-Income Housing Tax Credit Program of the New York City Department of Housing Preservation and Development.

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. Applicants who live in New York City receive a general preference for apartments.

- A percentage of units is set aside for:
  - Mobility–disabled applicants (5%)
  - Vision/Hearing–disabled applicants (2%)
- Preference for a percentage of units goes to:
  - Residents of COMMUNITY BOARD MANHATTAN 10(50%)
  - Municipal employees (5%)

AVAILABLE UNITS AND INCOME REQUIREMENTS

30% AREA MEDIAN INCOME (AMI) UNITS

Unit Size	Monthly Rent[1]	Units Available		Household Size[2]	Annual Household Income[3] *Minimum – Maximum[4]*
Studio	$362	2	→	1 person	$ 12,412 - $ 25,080
				2 people	$ 12,412 - $ 28,650
1 bedroom	$465	1	→	1 person	$ 15,943 - $ 25,080
				2 people	$ 15,493 - $ 28,650
				3 people	$ 15,493 - $ 32,220
2 bedrooms	$569	2	→	2 people	$ 19,509 - $ 28,650
				3 people	$ 19,509 - $ 32,220
				4 people	$ 19,509 - $ 35,790
				5 people	$ 19,509 - $ 38,670

30% AREA MEDIAN INCOME (AMI) UNITS

Tenant Rent Share[1]	Units Available		Household Size[2]	Annual Household Income[3] *Minimum – Maximum[4]*
Eligible tenant pays 30% of their income. Applicants will need to qualify for section 8.	2	→	1 person	$ 0 - $ 25,080
			2 people	$ 0 - $ 28,650
			3 people	$ 0 - $ 32,220
Eligible tenant pays 30% of their income. Applicants will need to qualify for section 8.	2	→	2 people	$ 0 - $ 28,650
			3 people	$ 0 - $ 32,220
			4 people	$ 0 - $ 35,790
			5 people	$ 0 - $ 38,670

60% AREA MEDIAN INCOME (AMI) UNITS

Unit Size	Monthly Rent[1]	Units Available		Household Size[2]	Annual Household Income[3] *Minimum – Maximum[4]*
Studio	$843	4	→	1 person	$ 28,903 - $ 50,160
				2 people	$ 36,515 - $ 57,300
1 bedroom	$1,065	5	→	1 person	$ 36,515 - $ 50,160
				2 people	$ 36,515 - $ 57,300
				3 people	$ 36,515 - $ 64,400
2 bedrooms	$1,290	3	→	2 people	$44,229 - $ 57,300
				3 people	$44,229 - $ 64,400
				4 people	$44,229- $ 71,580
				5 people	$44,229 - $ 77,340
3 bedrooms	$1,482	1	→	3 people	$ 50,812 - $ 64,400
				4 people	$ 50,812 - $ 71,580
				5 people	$ 50,812 - $ 77,340
				6 people	$ 50,812 - $ 83,040
				7 people	$ 50,812 - $ 88,800

100% AREA MEDIAN INCOME (AMI) UNITS

Monthly Rent[1]	Units Available		Household Size[2]	Annual Household Income[3] *Minimum – Maximum[4]*
$1,372	4	→	1 person	$47,040 - $ 83,600
			2 people	$ 47,040 - $ 95,500
$1,726	3	→	1 person	$ 59,178 - $ 83,600
			2 people	$ 59,178 - $ 95,500
			3 people	$ 59,178 - $ 107,400
$2,083	2	→	2 people	$ 79,646 - $ 95,500
			3 people	$ 79,646 - $ 107,400
			4 people	$ 79,646 - $ 119,300
			5 people	$ 79,646 - $ 128,900
$2,398	1	→	3 people	$ 82,218 - $ 107,400
			4 people	$ 82,218 - $ 119,300
			5 people	$ 82,218 - $ 128,900
			6 people	$ 82,218 - $ 138,400
			7 people	$ 82,218 - $ 148,000

[1] Rent includes gas for cooking and tenant pays for electric heat.
[2] Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.
[3] Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.
[4] Minimum incomes 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. To request an application **by mail, send a self-addressed envelope to: LEMOR DEVELOPMENT GROUP PO BOX 556 New York, N.Y. 10030**. 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 October 1st 2021. 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 appointment of eligibility to continue the process of determining your eligibility. Appointments 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 nyc.gov/housingconnect. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **LEMOR DEVELOPMENT GROUP PO BOX 556 New York, N.Y. 10030**.. En el reverso del sobre, escriba en inglés la palabra “SPANISH.” Las solicitudes se deben enviar en línea o con sello postal antes de 1 de octubre de 2021.

简体中文 访问 nyc.gov/housingconnect 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：**LEMOR DEVELOPMENT GROUP PO BOX 556 New York, N.Y. 10030**. **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2021年10月1日

Русский Чтобы подать заявление через интернет, зайдите на сайт: nyc.gov/housingconnect. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **PO BOX 556 New York, N.Y. 10030** 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 1 октября 2021.

한국어 nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를**LEMOR DEVELOPMENT GROUP PO BOX 556 New York, N.Y. 10030**.으로 보내주십시오. 봉투 뒷면에 “KOREAN” 이라고 영어로 적어주십시오. 2021년 10월 1일 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

Kreyòl Ayisyien Aplike sou entènèt sou sitwèb nyc.gov/housingconnect. Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvlòp ki gen adrès pou retounen li nan: **LEMOR DEVELOPMENT GROUP PO BOX 556 New York, N.Y. 10030**. Nan dèyè anvlòp la, ekri mo “HATIAN CREOLE” an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat 1ye oktob 2021.

العربية إرسال طلب عبر الإنترنت على nyc.gov/housingconnect. لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع ، أرسل مظروفًا بالعنوان إلى: **PO BOX 556 New York, N.Y. 10030**]. على ظهر المظروف ، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم بريدي قبل 1 أكتوبر 2021st.

Polskie Aby złożyć wniosek online, przejdź na stronę nyc.gov/housingconnect. Aby uzyskać polskie tłumaczenie tego powiadomienia oraz wniosek w wersji wydrukowanej, wyślij kopertę z własnym adresem: **LEMOR DEVELOPMENT GROUP PO BOX 556 New York, N.Y. 10030**. Wpisz słowo „POLISH” w j. angielskim na odwrocie koperty. Wnioski muszą posiadać stempel pocztowy lub zostać przesłane online nie później niż 1 października 2021.

Français Pour déposer votre demande en ligne, rendez-vous sur le site nyc.gov/housingconnect. Pour recevoir une traduction en français de cet avis ainsi qu’un dossier de demande papier, envoyez une enveloppe libellée à votre nom et votre adresse à l’adresse suivante **: PO BOX 556 New York, N.Y. 10030** Les demandes doivent être envoyées par la poste ou soumises en ligne au plus tard le 1er octobre 2021, le cachet de la poste faisant foi.

বাংলা অনলাইনে আবেদন করতে, অনুগ্রহ করে nyc.gov/housingconnect এ যান। এই বিজ্ঞপ্তির বাংলা অনুবাদ এবং আবেদনটি ছাপানোভাবে পেতে এই ঠিকানায় একটি স্ব-সম্বোধিত খাম পাঠান: **LEMOR DEVELOPMENT GROUP PO BOX 556 New York, N.Y. 10030**. । খামের পিছনে “BENGALI” শব্দটি ইংরেজিতে লিখুন। অ্যাপ্লিকেশনগুলি অবশ্যই অক্টোবর 1 2021 এর মধ্যে পোস্টমার্ক করতে হবে বা অনলাইনে জমা দিতে হবে।

اردو آن لائن اپلائی کرنے کے لیے، براہِ کرم nyc.gov/housingconnect پر جائیں۔ اس نوٹس کا اردو زبان میں ترجمہ اور پرنٹ شدہ درخواست موصول کرنے کے لیے، اپنے ذاتی پتے کا حامل ایک لفافہ:[**LEMOR DEVELOPMENT GROUP PO BOX 556 New York, N.Y. 10030**. پر بھیجیں۔ لفافے کی پشت پر لفظ "URDU" انگریزی میں تحریر کریں۔ درخواستوں کے لیے پوسٹ مارک کردہ ہونا یا [یکم اکتوبر 2021] سے زیادہ تاخیر سے آن لائن جمع نہ کرایا جانا لازم ہے۔