



# Affordable Housing for Rent

## One East Harlem Residences

268 NEWLY CONSTRUCTED UNITS AT 2319 Third Avenue, East Harlem, Manhattan

**Amenities:** 24-hour attended lobby, on-site resident manager, Sun Terrace, State of the Art Fitness Center, Business Center, Lounge Room, Bicycle Storage (additional Fee), Storage Units (additional Fee), Laundry Room, In-Unit Washer/Dryer, Rooftop Terrace, Pet-Friendly, Dog-Wash Room, Super Market and Garage on-site (not included with residential apartments).

Transit: **Subway:** No. 2, 3, 4, 5, 6, **Commuter Train:** Metro North, **Buses:** M60 (LGA), M98, M100, M101, M103. BX15

**No fee to apply • No broker's fee • Smoke-free building • Pet Friendly** **More Information:** [www.oneeastharlem.com](http://www.oneeastharlem.com)

This building is being constructed through the Mixed-Middle Income Program of the New York City Housing Development Corporation and 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 Manhattan **COMMUNITY BOARD 11** (50%)
  - Municipal employees (5%)

### AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup>		Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup>	
				Minimum	Maximum <sup>4</sup>				Minimum	Maximum <sup>4</sup>
Studio	\$625	15	1 person	\$24,000	\$37,360	\$826	15	1 person	\$30,892	\$46,700
			2 people	\$24,000	\$42,720			2 people	\$30,892	\$53,400
1 bedroom	\$791	11	1 person	\$30,000	\$37,360	\$1,042	12	1 person	\$38,606	\$46,700
			2 people	\$30,000	\$42,720			2 people	\$38,606	\$53,400
			3 people	\$30,000	\$48,040			3 people	\$38,606	\$60,050
2 bedroom	\$940	21	2 people	\$36,000	\$42,720	\$1,241	22	2 people	\$46,320	\$53,400
			3 people	\$36,000	\$48,040			3 people	\$46,320	\$60,050
			4 people	\$36,000	\$53,360			4 people	\$46,320	\$66,700
			5 people	\$36,000	\$57,640			5 people	\$46,320	\$72,050
3 bedroom	\$1,078	2	3 people	\$41,623	\$48,040	\$1,424	3	3 people	\$53,486	\$60,050
			4 people	\$41,623	\$53,360			4 people	\$53,486	\$66,700
			5 people	\$41,623	\$57,640			5 people	\$53,486	\$72,050
			6 people	\$41,623	\$61,920			6 people	\$53,486	\$77,400
			7 people	\$41,623	\$66,200			7 people	\$53,486	\$82,750

  

Unit Size	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup>		Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup>	
				Minimum	Maximum <sup>4</sup>				Minimum	Maximum <sup>4</sup>
Studio	\$1,426	22	1 person	\$51,463	\$93,400	\$1,815	23	1 person	\$64,800	\$154,110
			2 people	\$51,463	\$106,800			2 people	\$64,800	\$176,220
1 bedroom	\$1,792	16	1 person	\$64,320	\$93,400	\$2,278	24	1 person	\$80,983	\$154,110
			2 people	\$64,320	\$106,800			2 people	\$80,983	\$176,220
			3 people	\$64,320	\$120,100			3 people	\$80,983	\$198,165
2 bedroom	\$2,141	32	2 people	\$77,178	\$106,800	\$2,726	41	2 people	\$97,235	\$176,220
			3 people	\$77,178	\$120,100			3 people	\$97,235	\$198,165
			4 people	\$77,178	\$133,400			4 people	\$97,235	\$220,110
			5 people	\$77,178	\$144,100			5 people	\$97,235	\$237,765
			3 people	\$89,178	\$120,100			3 people	\$112,389	\$198,165
3 bedroom	\$2,465	4	4 people	\$89,178	\$133,400	\$3,142	5	4 people	\$112,389	\$220,110
			5 people	\$89,178	\$144,100			5 people	\$112,389	\$237,765
			6 people	\$89,178	\$154,800			6 people	\$112,389	\$255,420
			7 people	\$89,178	\$165,500			7 people	\$112,389	\$273,075

<sup>1</sup> Rent includes gas for cooking.  
<sup>2</sup> Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.  
<sup>3</sup> Household Income 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 <https://housingconnect.nyc.gov/PublicWeb/>. To request an application **by mail, send a self-addressed envelope to: Richman Property Services, Inc., P.O. Box 780, New York NY 10035.** 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 August 1<sup>st</sup>, 2022. 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 submit documents to continue the process of determining your eligibility. Applicants are usually contacted from 2 to 10 months after the application deadline. You will be asked to submit documents that verify your household size, identity of members of your household, and your household income.

**Español** Presente una solicitud en línea en <https://housingconnect.nyc.gov/PublicWeb/>. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **Richman Property Services, Inc., P.O. Box 780, New York NY 10035.** En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes del 1 de agosto 2022.

**简体中文** 访问<https://housingconnect.nyc.gov/PublicWeb/>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：**Richman Property Services, Inc., P.O. Box 780, New York NY 10035.** 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 2022年8月1日。

**Русский** Чтобы подать заявление через интернет, зайдите на сайт: <https://housingconnect.nyc.gov/PublicWeb/>. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **Richman Property Services, Inc., P.O. Box 780, New York NY 10035.** 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 августа 2022.

**한국어** <https://housingconnect.nyc.gov/PublicWeb/>에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **Richman Property Services, Inc., P.O. Box 780, New York NY 10035.** 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. 2022년 8월 1일까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyòl Ayisyen** Aplike sou entènèt sou sitwèb <https://housingconnect.nyc.gov/PublicWeb/>. 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: **Richman Property Services, Inc., P.O. Box 780, New York NY 10035.** Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat out 1, 2022.

**العربية** للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مغروف يحمل اسمك وحواذك إلى: **Richman Property Services, Inc., P.O. Box 780, New York NY 10035.** على الجهة الخلفية للمغروف، كتب باللغة الإنجليزية كلمة "ARABIC". 2022 أغسطس 1 قبل ان يمتلئ. يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بظلم البريد قبل 1 أغسطس 2022.

Governor Kathy Hochul • Mayor Eric Adams • HPD Commissioner Adolfo Carrion Jr. • HDC President Eric Enderlin

