

NEWLY CONSTRUCTED APARTMENTS FOR RENT

Harlem River Point South, LLC is pleased to announce that applications are now being accepted for 139 affordable housing rental apartments now under construction at **200 East 131 Street** in the **East Harlem** section of **Manhattan**. This building is being financed through the Low Income Rental Program (LIRP) of the New York City Department of Housing Preservation and Development (HPD) and the Low Income Affordable Marketplace Program (LAMP) of the New York City Housing Development Corporation (HDC). The building will include Intercom System, On-Site Super, and a Laundry Room. The size, rent and targeted income distribution for the 139 apartments are as follows:

Anticipated date of occupancy is January 2014.

Apartments Available	Apartment Size	Household Size*	Monthly Rent**	Total Annual Income Range*** Minimum - Maximum
4	Studio	1	\$494	\$18,858- \$24,080
10	1 Bedroom	1 2	\$533	\$20,263 - \$24,080 \$20,263 - \$27,520
14	2 Bedroom	2 3 4	\$648	\$24,275 - \$27,520 \$24,275 - \$30,960 \$24,275 - \$34,360
1	3 Bedroom	3 4 5 6	\$743	\$28,115 - \$30,960 \$28,115 - \$34,360 \$28,115 - \$37,120 \$28,115 - \$39,880
17	Studio	1	\$785	\$28,835 - \$36,120
38	1 Bedroom	1 2	\$844	\$30,926 - \$36,120 \$30,926 - \$41,280
54	2 Bedroom	2 3 4	\$1,022	\$37,098 - \$41,280 \$37,098 - \$46,440 \$37,098 - \$51,540
1	3 Bedroom	3 4 5 6	\$1,174	\$42,892 - \$46,440 \$42,892 - \$51,540 \$42,892 - \$55,680 \$42,892 - \$59,820

*Subject to occupancy criteria

**Includes gas for heat-residents pay for electricity

***Income guidelines subject to change

Qualified applicants will be required to meet income and family size guidelines as well as additional selection criteria. Applications may be downloaded from www.harlemriverpointsouth.com or requested by mail from: **316 West 118th Street, New York, NY 10026**. Please include a **self-addressed envelope** with your request. **Completed applications must be returned by regular mail only (no priority, certified, registered, express, oversized or overnight mail will be accepted) to a post office box number that will be listed with the application, and must be postmarked by August 12, 2013.** Applications postmarked after **August 12, 2013** will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Disqualified applications will not be accepted. Preference will be given to New York City residents. Eligible households that include persons with mobility impairments will receive preference for 5% of the units; eligible households that include persons with visual and/or hearing impairments will receive preference for 2% of the units. Current and eligible residents of **Manhattan Community Board 11** will receive preference for 50% of the units. Eligible Veterans will receive preference for 10% of the units; applicants who can document displacement by Hurricane Sandy and/or its related storms will receive preference for 15% of the units; and eligible City of New York Municipal Employees will receive a 5% preference.

No Broker's Fee. No Application Fee.

MICHAEL R. BLOOMBERG, Mayor
MATHEW M. WAMBUA, Commissioner – NYC HPD
MARC JAHR, President – NYC HDC
www.nyc.gov/housing

