

Newly Constructed Apartments for Rent THE UPTON

THE UPTON is pleased to announce that applications are now being accepted for 118 affordable housing rental apartments now under construction at **890 Courtlandt Avenue, 875 Melrose Avenue and 370 E. 162nd Street** in the **Melrose** section of **The Bronx**. This building is being constructed through New York City Department of Housing Preservation and Development's Multifamily New Construction Program and New Housing Opportunity Program (NHOP) of New York City Housing Development Corporation. The size, average rent and targeted income distribution of the 118 apartments is as follows:

No. Of Units	Unit Size	Family Size*	Monthly Rent**	Total Gross Annual Income Range *** Minimum-Maximum
3	Studio	1	\$816	\$29,760 - \$55,500
17	1 Bedroom	1-2	\$1,027	\$37,029 - \$63,400
31	2 Bedroom	1	\$1,237	\$44,263 - \$55,500
		2		\$44,263 - \$63,400
		3-4		\$44,263 - \$79,200
4	3 Bedroom	2 - 4	\$ 1,429	\$51,291 - \$79,200
		5 - 6		\$51,291 - \$91,900

No. Of Units	Unit Size	Family Size*	Monthly Rent**	Total Gross Annual Income Range *** Minimum-Maximum
2	Studio	1	\$988	\$35,657 - \$61,050
19	1 Bedroom	1-2	\$1,243	\$44,434 - \$69,740
38	2 Bedroom	1	\$1,496	\$53,143 - \$61,050
		2		\$53,143 - \$69,740
		3-4		\$53,143 - \$87,120
4	3 Bedroom	2 - 4	\$ 1,729	\$61,577 - \$87,120
		5 - 6		\$61,577 - \$101,090

*subject to occupancy standards **includes cooking gas ***income guidelines subject to change

Applicants will be required to meet income and additional criteria. **Applications must be requested by post card only from: THE UPTON 303 Park Avenue South, PMB 1122, New York, NY 10010 or download at www.phippsny.org/housing_app.html.** Completed Applications must be returned by **Regular Mail ONLY (No priority, certified, registered, express or overnight mail will be accepted)** to a post office box number, that will be listed with the application, and **must be postmarked by November 15, 2010**. Applications postmarked after November 15, 2010 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. Preference will be given to New York City residents. Current and eligible residents of **Bronx Community Board 1 & 3** will receive preference for 50% of each unit size. 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-impaired applicants will receive preference for 2% of the units; and eligible City of New York Municipal employees will receive a 5% preference.

No Broker's Fee or Application Fee Should Be Paid
At Anytime in Connection With These Applications.



MICHAEL R. BLOOMBERG, Mayor
New York City Department of
Housing Preservation and Development
RAFAEL E. CESTERO, Commissioner
New York City Housing
Development Corporation
MARC JAHR, President
www.nyc.gov/housing

