



## RANDOLPH HOUSES NORTH

**106 NEWLY CONSTRUCTED UNITS AT 265 WEST 114<sup>TH</sup> STREET, CENTRAL HARLEM**

**Amenities:** live-in superintendent, 24 hour monitored security, elevators, storage cages, bike storage, resident lounge, computer room, coin/card operated laundry rooms, and outdoor recreation space.

**Transit:** trains - 2, 3, B, C / buses - M2, M3, M4, M7, M10, M11, M102, M116

• No application fee • No broker's fee • Smoke-free building

This building is being constructed through the Extremely Low and Low-Income Affordability (ELLA) program of the New York City Housing Development Corporation (HDC), the Participating Loan Program (PLP) of the New York City Department of Housing Preservation and Development (HPD), and the New York City Housing Authority (NYCHA).

### 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 applicants with disabilities: mobility (5%) and vision / hearing (2%).
- Preference for a percentage of units goes to:
  - NYCHA-affiliated applicants\* (25%)
  - Residents of **Manhattan Community Board 10** (50%)
  - Municipal employees (5%)

## AVAILABLE UNITS AND INCOME REQUIREMENTS

50% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum – Maximum) <sup>4</sup>
	Studio	\$675	4	→	1 person	\$25,475 - \$33,400
60% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum – Maximum) <sup>4</sup>
	Studio	\$865	8	→	1 person	\$31,989 - \$40,080
	1 bedroom	\$929	63	→	1 person	\$34,320 - \$40,080
					2 people	\$34,320 - \$45,840
	2 bedroom	\$1,121	21	→	2 people	\$41,040 - \$45,840
					3 people	\$41,040 - \$51,540
					4 people	\$41,040 - \$57,240
	3 bedroom	\$1,289	10	→	3 people	\$47,452 - \$51,540
					4 people	\$47,452 - \$57,240
					5 people	\$47,452 - \$61,860
				6 people	\$47,452 - \$66,420	

\*In order to qualify for the NYCHA preference units, your entire household must be included on your application and if approved, must vacate your current NYCHA unit. NYCHA preference priority as follows:

- Former public housing residents of Randolph Houses
- Current public housing residents residing in Manhattan
- Current residents of other Authority public housing developments
- Certified applicants on the Authority's public housing waiting list
- Current Authority Section 8 voucher holders

<sup>1</sup>Tenant pays electricity

<sup>2</sup>Household size includes everyone who will live with you including parents and children. Subject to occupancy criteria

<sup>3</sup>Household earnings 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 [nyc.gov/housingconnect](http://nyc.gov/housingconnect). To request an application by mail, send a self-addressed envelope to: **Randolph Houses North c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. 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 **April 6, 2018**. 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 interview to continue the process of determining your eligibility. Interviews 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](http://nyc.gov/housingconnect). Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **Randolph Houses North c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **6 de abril 2018**

**简体中文** 访问 [nyc.gov/housingconnect](http://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：**Randolph Houses North c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418** 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 **2018年4月6日**

**Русский** Чтобы подать заявление через интернет, зайдите на сайт: [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **Randolph Houses North c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. 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 **6 апреля 2018**

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **Randolph Houses North c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418** 으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. 2018년 4월 6일까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyòl Ayisyen** Aplike sou entènèt sou sitwèb [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvlop ki gen adrès pou retounen li nan: **Randolph Houses North c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. Nan dèyè anvlop la, ekri mo "HAITIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **avril 6, 2018**

**العربية** تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني [nyc.gov/housingconnect](http://nyc.gov/housingconnect). للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مظروف يحمل اسمك وعنوانك إلى: **Randolph Houses North c/o The Wavecrest Management Team, 87-14 116th Street, Richmond Hill, NY 11418**. على الجهة الخلفية للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل **6 أبريل 2018**