



THE GRAHAM

87 NEWLY CONSTRUCTED UNITS AT 255 EAST 138TH STREET, MOTT HAVEN, BRONX

Amenities: Live-in super, Bike room, Outdoor terrace, Parking, Laundry room*, Non-smoking building (*additional fees apply).

Transit: 4, 5 & 6 trains, BX 1, 2, 21, 32 & 33 Buses

No application fee • No broker's fee • Pet Friendly (weight restrictions apply) • More information: www.lemlewoff.com

This building is being constructed through the Extremely Low & Low-Income Affordability Program (ELLA) of the New York City Housing Development Corporation and the Inclusionary Housing 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- or hearing-disabled applicants (2%)
- Preference for a percentage of units goes to:
- Residents of **Bronx Community Board 1** (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 <i>Minimum – Maximum⁴</i>
	Studio	\$368	2	→	1 person	\$ 14,503 - \$ 20,040
40% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent ¹	Units Available		Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
	Studio	\$519	2		1 person	\$19,680 - \$ 26,720
	1 bedroom	\$558	5	→	1 person	\$ 21,086 - \$ 26,720
					2 people	\$ 21,086 - \$ 30,560
	2 bedroom	\$676	2	→	2 people	\$ 25,166 - \$ 30,560
					3 people	\$ 25,166 - \$ 34,360
					4 people	\$ 25,166 - \$ 38,160
	3 bedroom	\$775	5	→	3 people	\$ 29,143 - \$ 34,360
					4 people	\$ 29,143 - \$ 38,160
					5 people	\$ 29,143 - \$ 41,240
6 people	\$ 29,143 - \$ 44,280					
50% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent ¹	Units Available		Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
	Studio	\$670	1		1 person	\$ 24,858 - \$ 33,400
	1 bedroom	\$720	6	→	1 person	\$ 26,640 - \$ 33,400
					2 people	\$ 26,640 - \$ 38,200
	2 bedroom	\$870	4	→	2 people	\$ 31,818 - \$ 38,200
					3 people	\$ 31,818 - \$ 42,950
					4 people	\$ 31,818 - \$ 47,700
	3 bedroom	\$1,000	3	→	3 people	\$ 36,858 - \$ 42,950
					4 people	\$ 36,858 - \$ 47,700
					5 people	\$ 36,858 - \$ 51,550
6 people	\$ 36,858 - \$ 55,350					
60% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent ¹	Units Available		Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
	Studio	\$822	1		1 person	\$ 30,069 - \$ 40,080
	1 bedroom	\$882	23	→	1 person	\$ 32,195 - \$ 40,080
					2 people	\$ 32,195 - \$ 45,840
	2 bedroom	\$1,065	10	→	2 people	\$ 38,503 - \$ 45,840
					3 people	\$ 38,503 - \$ 51,540
					4 people	\$ 38,503 - \$ 57,240
	3 bedroom	\$1,224	4	→	3 people	\$ 44,538 - \$ 51,540
					4 people	\$ 44,538 - \$ 57,240
					5 people	\$ 44,538 - \$ 61,860
6 people	\$ 44,538 - \$ 66,420					
100% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent ¹	Units Available		Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
	1 bedroom	\$1,208	10	→	1 person	\$ 43,372 - \$ 66,800
					2 people	\$ 43,372 - \$ 76,400
	2 bedroom	\$1,458	7	→	2 people	\$ 51,978 - \$ 76,400
					3 people	\$ 51,978 - \$ 85,900
					4 people	\$ 51,978 - \$ 95,400
	3 bedroom	\$1,683	2	→	3 people	\$ 60,275 - \$ 85,900
					4 people	\$ 60,275 - \$ 95,400
					5 people	\$ 60,275 - \$ 103,100
	6 people	\$ 60,275 - \$ 110,700				

¹ Rent includes gas for cooking.

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 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. To request an application **by mail, send a self-addressed envelope to: The Graham, 5925 Broadway, Bronx NY 10463**. 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 **July 17, 2017**. 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 . Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: The Graham, 5925 Broadway, Bronx NY 10463 . En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 17 de julio 2017 .
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： The Graham, 5925 Broadway, Bronx NY 10463 。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 2017年7月17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 The Graham, 5925 Broadway, Bronx NY 10463 . 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 17 июля 2017 .
한국어	nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 The Graham, 5925 Broadway, Bronx NY 10463 으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. 2017년 7월 17일 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.
Kreyòl Ayisyen	Aplike sou entènèt sou sitwèb nyc.gov/housingconnect . Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papyè, voye anvlòp ki gen adrès pou retounen li nan: The Graham, 5925 Broadway, Bronx NY 10463 . Nan deyè anvlòp la, ekri mo "HAITIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat jwè 17, 2017 .
العربية	تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني nyc.gov/housingconnect . للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مظروف يحمل اسمك وعنوانك إلى: The Graham, 5925 Broadway, Bronx NY 10463 . اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 17 يوليو، 2017 .

