

Middle Income Rental Units

The Douglass

279 West 117th Street, New York, NY 10026



Amenities: Doorman, Fitness Center, Courtyard

Transit: A,B,C,D,2,3

No application fee • No broker's fee • Pet Friendly building

****One Month Free on Select Listings****

Applications are now being accepted to fill vacancies and replenish the waiting list. This building was constructed through the New Housing Opportunities Program of the New York City Housing Development Corporation. Individuals or households who meet the income and household size requirements listed in the table below may apply.

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size		Monthly Rent ¹		Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
STUDIO	250% AREA MEDIAN INCOME(AMI) UNITS	1,900	→	1-2 people	\$67,338 - \$159,600
One Bedroom		2,600	→	1-2 people 3 people	\$91,612 - \$218,400 \$91,612 - \$249,600
Two Bedroom		2,775	→	1-3 people 4-5 people	\$98,332 - \$233,100 \$98,332 - \$266,400
Two Bedroom		3,200	→	1-2 people 3-5 people	\$112,903 - \$268,800 \$112,903 - \$284,250

¹ Rent includes Heat, Hot Water and Cooking Gas

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.

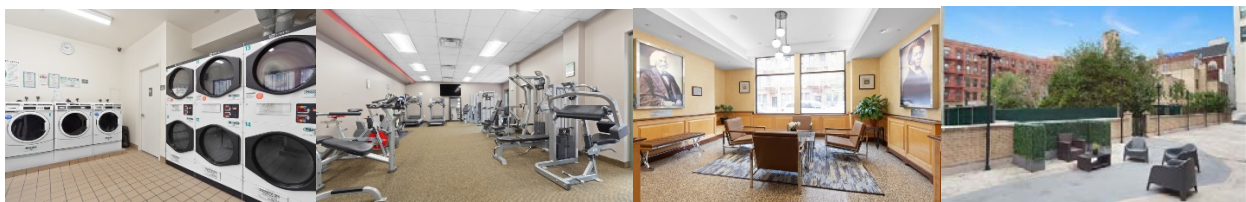
⁴ Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

How Do You Apply?

Applications may be requested in person or by **mailing a self-addressed envelope to:**

IBEC BUILDING CORPORATION, 55 Broad Street, 16th Floor, New York NY 10004

Applications may also be requested by emailing julian@ibecliving.com or by calling **212-729-4314**



Mayor Bill de Blasio • HPD Commissioner Louise Carroll • HDC President Eric Enderlin

