

NEWLY CONSTRUCTED APARTMENTS FOR RENT

Harlem River Point North LLC aka **Harlem River Point North** is pleased to announce that applications are now being accepted for **172** affordable housing rental apartments now under construction at **1951 Park Avenue & 121 East 131st Street** in the **East Harlem** neighborhood of **Manhattan**. These buildings are being constructed through the Low Income Rental Program (LIRP) of the New York City Department of Housing Preservation and Development (HPD), the Low Income Affordable Marketplace Program (LAMP) of the New York City Housing Development Corporation, and the State Low Income Housing Tax Credit Program (SLIHC) of New York State Homes and Community Renewal (HCR). The size, rent, and targeted income distribution for the apartments are as follows:

# Apts. Available	Apartment Size	Household Size*	Monthly Rent**	Total Annual Income Range*** Minimum - Maximum
8	Studio	1	\$474	\$18,172 – \$24,080
9	1 Bedroom	1 2	\$511	\$19,509 – \$24,080 \$19,509 – \$27,520
14	2 Bedroom	2 3 4	\$623	\$23,418 – \$27,520 \$23,418 – \$30,960 \$23,418 – \$34,360
4	3 Bedroom	3 4 5 6	\$715	\$27,155 – \$30,960 \$27,155 – \$34,360 \$27,155 – \$37,120 \$27,155 – \$39,880
31	Studio	1	\$751	\$27,669 – \$36,120
35	1 Bedroom	1 2	\$808	\$29,692 – \$36,120 \$29,692 – \$41,280
59	2 Bedroom	2 3 4	\$979	\$35,623 – \$41,280 \$35,623 – \$46,440 \$35,623 – \$51,540
12	3 Bedroom	3 4 5 6	\$1127	\$41,280 – \$46,440 \$41,280 – \$51,540 \$41,280 – \$55,680 \$41,280 – \$59,820

*Subject to occupancy criteria ** Includes gas for cooking-resident pays electricity
*** Income guidelines subject to change

Applicants will be required to meet income guidelines and additional selection criteria to qualify. Applications may be requested **by regular mail to: Harlem River Point North LLC c/o PO BOX 387, Triborough Station, New York, NY 10035** or **by visiting our website www.HRPNorth.com**. Please be sure to include a self-addressed envelope with your request for an application. **Completed applications must be returned by regular mail only to a post office box number that will be listed with the application, and must be postmarked by June 27, 2013.** Applications postmarked after June 27, 2013 will be set aside for possible future consideration. Applicants will be selected by lottery. Applicants who submit more than one application will be disqualified. Disqualified applications will not be accepted. 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. Applicants who can document displacement by Hurricane Sandy and/or its related storms will receive preference for 25% of the units; and eligible City of New York Municipal Employees will receive a 5% preference.

No Brokers Fee. No Application Fee.

HARLEM RIVER POINT NORTH IS A NON SMOKING COMMUNITY

ANDREW M. CUOMO, Governor
MICHAEL R. BLOOMBERG, Mayor
MATHEW M. WAMBUA, Commissioner – NYC HPD
MARC JAHR, President – NYC HDC
DARRYL C. TOWNS, Commissioner/CEO – NYS HCR



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