

## NEWLY CONSTRUCTED APARTMENTS FOR RENT

**Highbridge Overlook, L.P.** is pleased to announce that applications are now being accepted for 114 affordable rental apartments now under construction at **240 West 167<sup>th</sup> Street** in the **Highbridge** section of the **Bronx**. This building is being constructed through the Low-Income Affordable Market-Place Program (LAMP) of the New York City Housing Development Corporation, the State Low Income Housing Tax Credit Program (SLIHC) of New York State Homes and Community Renewal, the Low Income Rental Program (LIRP) of the New York City Department of Housing Preservation and Development, and The New York City Housing Authority. The size, rent, and targeted income distribution for the 114 apartments are as follows:

# Apartments Available	Apartment Size	Household Size*	Monthly Rent**	Total Annual Income Range*** Minimum - Maximum
5	1 Bedroom	1	\$511	\$19,509 - \$24,080
		2	\$511	\$19,509 - \$27,520
9	2 Bedroom	2	\$623	\$23,418 - \$27,520
		3	\$623	\$23,418 - \$30,960
		4	\$623	\$23,418 - \$34,360
2	3 Bedroom	3	\$715	\$27,155 - \$30,960
		4	\$715	\$27,155 - \$34,360
		5	\$715	\$27,155 - \$37,120
		6	\$715	\$27,155 - \$39,880
5	1 Bedroom	1	\$659	\$24,583 - \$30,100
		2	\$659	\$24,583 - \$34,400
9	2 Bedroom	2	\$801	\$29,520 - \$34,400
		3	\$801	\$29,520 - \$38,700
		4	\$801	\$29,520 - \$42,950
2	3 Bedroom	3	\$921	\$34,218 - \$38,700
		4	\$921	\$34,218 - \$42,950
		5	\$921	\$34,218 - \$46,400
		6	\$921	\$34,218 - \$49,850
# Apartments Available****	Apartment Size	Household Size*	Monthly Rent**	Total Annual Income Range*** Minimum - Maximum
26	1 Bedroom	1	\$808	\$29,692 - \$36,120
		2	\$808	\$29,692 - \$41,280
51	2 Bedroom	2	\$979	\$35,623 - \$41,280
		3	\$979	\$35,623 - \$46,440
		4	\$979	\$35,623 - \$51,540
5	3 Bedroom	3	\$1,127	\$41,280 - \$46,440
		4	\$1,127	\$41,280 - \$51,540
		5	\$1,127	\$41,280 - \$55,680
		6	\$1,127	\$41,280 - \$59,820

\* Subject to occupancy criteria.

\*\* Includes gas for heat, hot water and cooking – tenant pays electricity.

\*\*\* Income guidelines subject to change. Minimum income does not apply to households qualifying for Section 8 assistance.

\*\*\*\* Up to 39 units (12 one bedroom apartments, 24 two bedroom apartments and 3 three bedroom apartments) will have a preference for NYCHA households as follows: (i) current eligible residents of Highbridge Gardens Houses; (ii) current eligible public housing residents in the Bronx Community District Number Four; (iii) current eligible public housing residents; and (iv) current eligible NYCHA Section 8 Voucher holders.

Qualified applicants will be required to meet income guidelines and additional selection criteria. To request an application, mail a self-addressed envelope to: **Highbridge Overlook, L.P., College Station, P.O. Box 30210, New York, NY 10030** or by visiting our website: <http://www.prestigemgt.com/forms>. **Completed applications must be returned by regular mail only (no priority, certified, registered, express, oversized or overnight mail will be accepted) to a post office box number that will be listed on the application, and must be postmarked by September 24, 2013.** Applications postmarked after September 24, 2013 will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Disqualified applications will not be accepted. A general preference will be given to New York City residents. 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 **Bronx Community Board 4** will receive preference for 50% of the units; and eligible City of New York Municipal Employees will receive a preference for 5% of the units.



**No Broker's Fee. No Application Fee.**

**ANDREW M. CUOMO, Governor  
MICHAEL R. BLOOMBERG, Mayor**

**MATHEW M. WAMBUA, Commissioner, NYC HPD  
MARC JAHR, President, NYC HDC  
JOHN B. RHEA, Chairman, NYCHA  
DARRYL C. TOWNS, Commissioner/CEO, NYS HCR**



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