

**NEWLY RENOVATED
LARGE & SPACIOUS
APARTMENTS FOR RENT**

BRONX PRO - UAC 3 Apartments is pleased to announce that applications are now being accepted for 170 affordable housing rental apartments now under construction at **1601 University Ave., 1472 Montgomery Ave., 1665 Andrews Ave. and 120 W 176th St.** in the **Morris Heights** section of the **Bronx**. These buildings are being rehabilitated through the New Housing Opportunities Program (New HOP) of the New York City Housing Development Corporation (HDC). The size, rent and targeted income distribution for the 170 apartments are as follows:

Apartment Available*	Apartment Size	Household Size**	Monthly Rent***	Total Annual Income Range**** Minimum-Maximum	
MIDDLE INCOME	27	1 Bedroom	1-2	\$1,026	\$35,177-\$63,400
	65	2 Bedroom (i)	1	\$1,235	\$42,343-\$63,400
			2		\$42,343-\$71,300
			3-4		\$42,343-\$79,200
29	3 Bedroom (ii)	2-4	\$1,427	\$48,926-\$79,200	
		5-6		\$48,926-\$91,900	
4	4 Bedroom (iii)	3-5 6-8	\$1,594	\$54,651-\$ 91,900 \$54,651-\$104,600	
LOW INCOME	11	1 Bedroom	1	\$781	\$28,594-\$33,300
			2		\$28,594-\$38,040
	22	2 Bedroom	2	\$942	\$34,354-\$38,040
			3		\$34,354-\$42,780
4			\$34,354-\$47,520		
10	3 Bedroom	3	\$1,087	\$39,566-\$42,780	
		4		\$39,566-\$47,520	
		5		\$39,566-\$51,360	
		6		\$39,566-\$55,140	
2	4 Bedroom	4	\$1,217	\$44,126-\$47,520	
		5		\$44,126-\$51,360	
		6		\$44,126-\$55,140	
		7		\$44,126-\$58,980	
		8		\$44,126-\$62,760	

* Approximately 43 units of the total 170 available units will be set aside for households that have been pre-identified by NYCHA as either (a) former residents of UAC, (b) eligible NYCHA residents, or (c) Section 8 voucher holders seeking relocation.

**Subject to occupancy criteria.

***Includes gas for heat and cooking.

****Income guidelines subject to change.

(i)Priority for 2 bedroom units will be given to households with 2 or more members.

(ii)Priority for 3 bedroom units will be given to households with 3 or more members.

(iii)Priority for 4 bedroom units will be given to households with 4 or more members.

Qualified applicants will be required to meet income and family size guidelines and additional selection criteria. Applications may be **DOWNLOADED FROM WWW.BRONXPROGROUP.COM** or requested by mail from: **UAC 3 DEVELOPER LLC, c/o LIH, 1491 Montgomery Ave, Bronx, NY 10453**. Please include a **SELF-ADDRESSED, DOUBLE STAMPED ENVELOPE** with your request. **Completed applications must be returned by regular mail only (no priority, certified, registered, express or overnight mail will be accepted) to a post office box number that will be listed with the application, and must be postmarked by August 16, 2010.** Applications postmarked after **August 16, 2010** will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Duplicated applications will not be accepted. Preference will be given to New York City residents. Current and eligible residents of Bronx Community Board 5 will receive preference for 50% of the units. Eligible households that include persons with visual and/or hearing impairments will receive preference for 2% of the units; and eligible City of New York Municipal Employees will receive a 5% preference.

No Brokers Fee. No Application Fee.

MICHAEL R. BLOOMBERG, Mayor
New York City Housing Development Corporation
MARC JAHR, President
New York City Housing Authority
JOHN B. RHEA, Chairman
www.nyc.gov/housing



UAC 3 Developer LLC
1605 Dr. MLK Jr. Blvd
Bronx, NY 10453
P: 718.294.5840
F: 718.294.2768

APPLICATION COVER LETTER

DATE: June 2010

RE: BRONX PRO UAC 3 Apartments

Dear Prospective Applicant:

Enclosed is an application for the above-referenced building, which participates in a governmentally assisted affordable housing program supervised by The New York City Housing Development Corporation (HDC). Please note the following before completing and returning this application:

1. Applications will be randomly drawn and opened in a lottery process monitored by HDC. Depending on the volume of applications received, it may not be possible for all of them to be opened. Accordingly, it is possible that you may not receive a response. All applicants are encouraged to monitor the internet resource center established by The City of New York (www.nyc.gov/housing) to keep up with new housing opportunities to which they may apply. Applying to more buildings, including those in locations that might not be your first preference, can only increase the chances that one of your applications will be opened and processed.
2. Each applicant may submit only one application. Duplicate applications/submissions will result in disqualification.
3. The application should be filled out very carefully. Leaving out information pertaining to the number and names of household members applying to live in the unit, or their incomes, may result in disqualification. In addition, **DO NOT USE WHITE-OUT OR LIQUID PAPER** anywhere on the application. If you need to correct a mistake, you should (a) cross one line neatly through the information, (b) write the revised information neatly next to it, and (c) sign your initials near the change.
4. **ONLY THE APPLICATION ITSELF SHOULD BE SUBMITTED AT THIS TIME. DO NOT ATTACH ANY CHECKS OR OTHER DOCUMENTS TO YOUR APPLICATION.** If your application is selected for further processing, additional information will be requested at that time.
5. No broker or application fees may be charged in connection to the initial lottery for this program. If your application is drawn for further processing, a non-refundable credit check fee. Fee **for low-income applicants** is **\$25** for households with 1 or 2 adults or **\$50** for households with 3 or more adults.

Fee is **\$50 for middle income** households with 1 or 2 adults or **\$75** for households with 3 or more adults. This fee will be collected by the management company *at that time*. Again, this should NOT be sent with your application.

6. **Income Eligibility:** Attached is a chart which breaks down the mandatory income levels for the New Housing Opportunities Program (New HOP) units in this building, based on family size. All income sources for all household members should be listed on the application. In general, gross income is what is calculated for most income except that net income is analyzed for self-employed applicants. Net business income from current and prior years is considered for self-employed applicants, and such applicants must have at least two (2) complete years in the same self-employed field. Further, please note that all sources of income must be able to be documented and verified. If your application is selected for processing you will be contacted with a list of such documentation which you will need to provide at that time.

7. **Other Eligibility Factors:** In addition to the income requirements, other eligibility factors will be applied. These include:

- A. Credit History
- B. Criminal Background Checks
- C. Qualification as a Household - HDC's affordable housing programs are designated for individuals, families and households who can document financial interdependence as a household unit. These affordable programs are not intended for "roommate situations" and so such applicants will not be eligible under this household criterion.
- D. Continuing Need (**this applies only to the low income applicants**) Applicants to HDC's low-income housing programs must demonstrate a continuing need for housing assistance through an analysis of their assets and recent income history. For example, applicants may not have more than \$250,000 in total household assets (excluding specifically designated retirement accounts such as IRAs and 401Ks).
- E. OTHER: Home Visit

8. **Application Preferences:** There is a general preference in the lottery for current New York City residents. Households outside of New York City are free to apply, but their applications will be assigned a low priority and processed only after all NYC resident applicants. There are additional preferences for persons residing in this development's community board, persons with disabilities, and persons who are municipal employees of the City of New York. Please answer the questions on the application carefully to assist in identifying such preferences.

9. **Primary Residence Requirement:** Any applicant ultimately approved for this development must maintain the new apartment as their sole primary residence. Therefore any approved tenant will need to surrender any other primary residences prior to signing a lease for this program. While this is true of all other apartments, maintaining more than one unit which participates in any governmental



housing program is a particularly egregious violation of this requirement. If you are presently residing in another governmentally assisted unit, you are free to apply to this building provided that you comply with this requirement and give up your current such unit before signing a lease with this building (if you are selected and approved). Violation of this requirement may lead to the loss of the apartments and leases in question, as well as referral to the appropriate authorities for potential criminal charges.

10. Submission of False or Incomplete Information: Prospective applicants should be aware that this is a governmentally assisted housing program. The submission of false or knowingly incomplete information (either in this application or in any subsequently provided verification documents) will not only result in an applicant's disqualification, but will be forwarded to the appropriate authorities for further action – including the possibility of criminal prosecution. All paperwork and documents submitted by applicants are subject to review by The New York City Department of Investigation, a fully empowered law enforcement agency of The City of New York.

Once you have reviewed all of this information, and would still like to apply, please complete and return the enclosed application. Deadline information and return mail instructions are included in the attached notice.

UAC 3 Developer LLC
Bronx Pro Apartments

1601 University Ave, 1665 Andrews Ave, 1472 Montgomery Ave &
120 W. 176th Street
Bronx, NY 10453

APPLICATION FOR APARTMENT

Instructions:

1. Mail only one application per family. You will be disqualified if more than one application per family is received.
2. When completed, this application must be returned by regular mail only; do not send registered or certified mail.
3. The completed application must be postmarked no later than August 16, 2010. Applications postmarked after this date will be set aside for possible future consideration.
4. Mail completed application to:

UAC 3 Apartments
P.O. Box 521400
Bronx, NY 10452

5. **No payment should be given to anyone in connection with the preparation or filing of this application.**

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6. This information to be filled out by the Applicant:

Name and Address

Name _____
Current
Address _____
City, State, Zip
Code _____
Home Telephone/Cell
Phone _____
Work
Phone _____
How long have you lived at this address? _____ Years _____ Months

Household Information

How many persons in your household, including yourself, WILL LIVE IN THE UNIT FOR WHICH YOU ARE APPLYING? _____.

List all of the people WHO WILL LIVE IN THE UNIT FOR WHICH YOU ARE APPLYING, starting with yourself, and provide the following information. Add additional pages if necessary.

Full Name	Relation to Applicant	Birth Date	Age	Sex	Occupation

Income from Employment

1) Are you an employee of the City of New York, the New York City Housing Development Corporation, the New York City Economic Development Corporation, the New York City Housing Authority, or the New York City Health and Hospitals Corporation? Yes _____ No _____ (If Yes, please identify the agency or entity at which you are employed):

Agency/Entity _____

2) If you answered "yes" to Question 1 above, have you personally had any role or involvement in any process, decision, or approval regarding the housing development that is the subject of this application? Yes ___ No ___

NOTE: If you answered 'Yes' to Question 1 above, you may be required to submit a statement from your employer that your application does not create a conflict of interest. If you answered 'Yes' to Question 2 above, you will be required to submit a statement from your employer that your application does not create a conflict of interest. Such statement would not be required until later in the application process, after you have been selected through the lottery, when you will also be required to provide other documents to verify your income and eligibility.

List all full and/or part time employment for ALL HOUSEHOLD MEMBERS including yourself, WHO WILL BE LIVING WITH YOU in the residence for which you are applying. Include self-employment earnings.

Household Member:	Employer Name and Address:	Years Employed:	Gross Earnings:

Income from Other Sources

List all other income, for example, welfare (including housing allowance), AFDC, Social Security, SSI, pension, disability compensation, unemployment compensation, Interest income, babysitting, care-taking, alimony, child support, annuities, dividends, income from rental property, Armed Forces Reserves, scholarships and/or grants, etc. HOUSEHOLD MEMBER Type of Income Amount

_____ \$ _____ per _____
 _____ \$ _____ per _____
 _____ \$ _____ per _____
 _____ \$ _____ per _____

Total Annual Household Income

Add All Income Listed Above and Indicate the Total Earned for the Year \$ _____ per year

Current Landlord

Landlord's Name _____
 (If you live in a public housing project enter "NYCHA." If you live in a city-owned/In Rem building enter "HPD")



Landlord's Address _____
Landlord's Phone Number _____

Current Rent

What is the total rent on the apartment where you currently live or temporarily staying? \$ _____ monthly
How much do you contribute to the total rent of the apartment? If nothing write "0" \$ _____ monthly

Reason for Moving

Why are you moving? Please check all that apply.
{ } Living with parents { } Do not like neighborhood
{ } Not enough space { } Living with relatives/other family members
{ } Living in shelter or on the streets { } Rent too high
{ } Bad housing conditions { } Increase in family size (marriage, birth)
{ } Health Reasons { } Other _____
{ } Disability access problems

Section 8 Housing Assistance

Are you presently receiving a Section 8 housing voucher or certificate? [] Yes [] No
Please check Yes or No. This information will not affect the processing of the application.

Assets

Checking Account/Bank or Branch _____
Passbook Savings/Bank or Branch _____
Savings Certificates/Bank or Branch _____

Source of Information

How did you hear about this development?
[] Newspaper [] Sign Posted on Property
[] Local Organization or Church [] Friend
[] City "affordable housing hotline" listing new ads for the month [] Web Site/Internet
[] Other _____

Ethnic Identification (Used for Statistical Purposes Only)

This information is optional and will not affect the processing of the application. Please check one group that best identifies the applicant.

- White (non Hispanic origin) Black
- Hispanic origin Asian or Pacific Islander
- American Indian/Alaskan Native Other

Signature

I DECLARE THAT STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I have not withheld, falsified or otherwise misrepresented any information. I fully understand that any and all information I provide during this application process is subject to review by The New York City Department of Investigation (DOI), a fully empowered law enforcement agency which investigates potential fraud in City-sponsored programs. I understand that the consequences for providing false or knowingly incomplete information in an attempt to qualify for this program may include the disqualification of my application, the termination of my lease (if discovery is made after the fact), and referral to the appropriate authorities for potential criminal prosecution.

I DECLARE THAT NEITHER I, NOR ANY MEMBER OF MY IMMEDIATE FAMILY ARE EMPLOYED BY THE NEW YORK CITY HOUSING DEVELOPMENT CORPORATION OR ITS SUBSIDIARIES, OR THE BUILDING OWNER OR ITS PRINCIPALS.

Signed: _____ Date: _____

OFFICE USE ONLY:

Community Board Resident Yes No

Municipal Employee Yes No

Size of Apartment Assigned: Studio 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom

Family Composition: Adult Males _____ Adult Females _____ Male Children _____ Female Children _____

Person with Disability Mobility Visual Hearing

TOTAL VERIFIED HOUSEHOLD INCOME: \$ _____ per Year