

## PARK 79 APARTMENTS

53 RENOVATED UNITS AT 117 WEST 79<sup>TH</sup> STREET, NEW YORK, NY 10024  
UPPER WEST SIDE



**Amenities:** Shared laundry room, High-end kitchen appliances, High-end countertops and finishes, Energy-efficient appliances, Hardwood floors, Common area Wifi High-speed internet, Online options for leasing, paying rent, and making maintenance requests, Community center, Community events and classes, Jogging/walking/bike path or access to one nearby, Security cameras, Security guard, On-site resident manager, Green space Intercommunication device, Elevator, Accessible entrance

**Transit:** 1, 2, C, and B Trains, M11, M7, M79-SBS Buses

**No fee to apply • No broker's fee • Smoke-free building • More information:** <https://www.park79apts.com/>

This building is being constructed through the Senior Affordable Rental Apartments (SARA) Program and the Low Income Housing Tax Credit (LITHC) Program of the New York City Department of Housing Preservation and Development (HPD).

### Who Should Apply?

Individuals or households that have at least one household member who is 62 years of age or older and who meet the income and household size requirements listed below. Eligible tenants will pay 30% of their income and applicants will need to qualify for section 8. 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/Hearing-disabled applicants (2%)

## AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	40% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> Minimum – Maximum <sup>4</sup>	50% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> Minimum – Maximum <sup>4</sup>
Studio	30% of adjusted income. Applicants will need to qualify for Section 8	49	4	1 person	\$0 - \$33,440	30% of adjusted income. Applicants will need to qualify for Section 8	49	4	1 person	\$0 - \$41,800
				2 people	\$0 - \$38,200				2 people	\$0 - \$47,750

<sup>1</sup> Rent includes all utilities.

<sup>2</sup> Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

<sup>3</sup> Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.

<sup>4</sup> Asset limits apply.

### How Do You Apply?

Apply online or through mail. To apply online, please go to <https://housingconnect.nyc.gov/PublicWeb/>. To request an application **by mail, send a self-addressed envelope to:** [Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037]. 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 [August 5, 2022]. 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 submit documents to continue the process of determining your eligibility. Applicants are usually contacted from 2 to 10 months after the application deadline. You will be asked to submit 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](https://nyc.gov/housingconnect). Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a **Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de [5 de Agosto de 2022].

**简体中文** 访问 [nyc.gov/housingconnect](https://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：**Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037**。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 [2022年8月5日]

**Русский** Чтобы подать заявление через интернет, зайдите на сайт: [nyc.gov/housingconnect](https://nyc.gov/housingconnect). Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037**. 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 [5 август 2022].

**한국어** [nyc.gov/housingconnect](https://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037** 으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. [2022년 5월 [date]일] 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyòl Ayisyen** Aplike sou entènèt sou sitwèb [nyc.gov/housingconnect](https://nyc.gov/housingconnect). Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvlòp ki gen adrès pou retounen li nan: **Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037**. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat [Out 5, 2022].

**العربية** إرسال طلب عبر الإنترنت على [nyc.gov/housingconnect](https://nyc.gov/housingconnect). لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع، أرسل مطروراً بالعنوان إلى: **Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037**. اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم بريدي قبل [5 أغسطس 2022].

**Polskie** Aby złożyć wniosek online, przejdź na stronę [nyc.gov/housingconnect](https://nyc.gov/housingconnect). Aby uzyskać polskie tłumaczenie tego powiadomienia oraz wniosek w wersji wydrukowanej, wyślij kopertę z własnym adresem **Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037**. Wpisz słowo „POLISH” w j. angielskim na odwrocie koperty. Wnioski muszą posiadać stempel pocztowy lub zostać przesłane online nie później [5sierpień 2022].

**Français** Pour déposer votre demande en ligne, rendez-vous sur le site [nyc.gov/housingconnect](https://nyc.gov/housingconnect). Pour recevoir une traduction en français de cet avis ainsi qu'un dossier de demande papier, envoyez une enveloppe libellée à votre nom et votre adresse à l'adresse suivante **Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037** Inscrivez le mot « FRENCH » au dos de l'enveloppe. Les demandes doivent être envoyées par la poste ou soumises en ligne au plus tard le [5 Août 2022], le cachet de la poste faisant foi.

**বাংলা** অনলাইনে আবেদন করতে, অনুগ্রহ করে [nyc.gov/housingconnect](https://nyc.gov/housingconnect) এ যান। এই বিজ্ঞপ্তির বাংলা অনুবাদ এবং আবেদনটি ছাপানোভাবে পেতে এই ঠিকানায় একটি স্ব-স্বাধিক খাম পাঠান **Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037**। খামের পিছনে "BENGALI" শব্দটি ইংরেজিতে লিখুন। অ্যাপ্লিকেশনগুলি অবশ্যই [জুলাই আগস্ট 5, 2022] এর মধ্যে পোস্টমার্ক করতে হবে বা অনলাইনে জমা দিতে হবে।

آن لائن اپلائی کرنے کے لیے، براہ کرم [nyc.gov/housingconnect](https://housingconnect.nyc.gov) پر جائیں۔ اس نوٹس کا اردو زبان میں ترجمہ اور پرنٹ شدہ درخواست موصول کرنے کے لیے، اپنے ذاتی پتے کا اردو حامل ایک لفافہ: **Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037** پر بھیجیں۔ لفافے کی پشت پر لفظ "URDU" انگریزی میں تحریر کریں۔ درخواستوں کے لیے پوسٹ مارک کردہ ہونا یا [5 اگست، 2022] سے زیادہ تاخیر سے آن لائن جمع نہ کرایا جانا لازم ہے۔

- Español** Presente una solicitud en línea en <https://housingconnect.nyc.gov/PublicWeb/>. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **[Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037]**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de [5 de Agosto 2022].
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- العربية** للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل <https://housingconnect.nyc.gov/PublicWeb/> تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني على الجهة الخلفية للمظروف، اكتب باللغة **[Fairstead Management c/o: Park 79, 560 Lenox Avenue, New York, NY 10037]**: مظروف يحمل اسمك وعنوانك إلى [5 أغسطس، 2022] يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل "ARABIC" الإنجليزية كلمة

Mayor Eric Adams • HPD Commissioner Adolfo Carrión Jr.

