



## Garden Towers Senior Apartments 104 NEWLY CONSTRUCTED UNITS AT 1323 BOSTON ROAD & 1332 CLINTON AVE, Bronx, NY 10456 MORRISANIA

**Amenities:** 24-hour attended lobby, on-site social services provider, computer lab, bike storage, Greenhouse, green wall, community rooms.

**Transit:** Bx21, Bx35

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

This building is being constructed through the General Office of Storm Recovery (GOSR) of the New York State Housing and Community Renewal (HCR), the Low-Income Housing Tax Credit Program (LIHTC) of New York State Housing Finance Agency, and the New York State Homeless Housing and Assistance Program, and the Senior Affordable Rental Apartments (SARA) program of the New York City Department of Housing Preservation and Development (HPD). Applicants will need to qualify for Section 8 Project Based Voucher (PBV) Eligible resident pays 30% of income individuals or households with at least 1 household member who is 62 years of age or older at the time of the application who meet the income and household size requirements listed in the table below may apply requirements listed in the table below may apply. For more information go to <https://www.nyhousingsearch.gov/>

### 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 in the table below may apply. Qualified applicants will be required to meet additional selection criteria.

- A percentage of units is set aside for:
  - Mobility-disabled applicants (5%)
  - Vision/Hearing-disabled applicants (2%)

## AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	50% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum<sup>4</sup></i>
Studio	Eligible tenant pays 30% of their income. Applicants need to qualify for Section 8.		78	→	1 person	\$ 0 - \$ 49,450
					2 people	\$ 0 - \$ 56,500
1 bedroom			26	→	1 person	\$ 0 - \$ 49,450
					2 people	\$ 0 - \$ 56,500
				3 people	\$ 0 - \$ 63,550	

<sup>1</sup> Rent includes heating and hot water. Tenant responsible for electricity including electric stove.

<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> Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also 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:** Garden Towers Senior Apartments c/o Sycamore Birch Management LLC, 869 Morris Park Avenue, 2<sup>nd</sup> Fl, Bronx NY 10462. 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 October 2<sup>nd</sup>, 2023. 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 <https://housingconnect.nyc.gov/>. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: Garden Towers Senior Apartments c/o Sycamore Birch Management, 869 Morris Park Avenue, 2nd Fl, Bronx NY 10462. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 2 de octubre 2023.

**简体中文** 访问 <https://housingconnect.nyc.gov/> 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：Garden Towers Senior Apartments c/o Sycamore Birch Management, 869 Morris Park Avenue, 2nd Fl, Bronx NY 10462。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 2023年10月2日

**Русский** Чтобы подать заявление через интернет, зайдите на сайт: <https://housingconnect.nyc.gov/>. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу Garden Towers Senior Apartments c/o Sycamore Birch Management, 869 Morris Park Avenue, 2nd Fl, Bronx NY 10462. 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 2 октября 2023.

**한국어** <https://housingconnect.nyc.gov/> 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 Garden Towers Senior Apartments c/o Sycamore Birch Management, 869 Morris Park Avenue, 2nd Fl, Bronx NY 10462으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. 2023년 10월 2일까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyòl Ayisyen** Aplike sou entènèt sou sitwèb <https://housingconnect.nyc.gov/>. 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: Garden Towers Senior Apartments c/o Sycamore Birch Management, 869 Morris Park Avenue, 2nd Fl, Bronx NY 10462. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat oktòb 2, 2023.

**العربية** إرسال طلب عبر الإنترنت على <https://housingconnect.nyc.gov/>. لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع، أرسل مطروفاً بالعنوان إلى: Garden Towers Senior Apartments c/o Sycamore Birch Management, 869 Morris Park Avenue, 2nd Fl, Bronx NY 10462. على ظهر المطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم بريدي 2 أكتوبر، 2023.

**Polskie** Aby złożyć wniosek online, przejdź na stronę <https://housingconnect.nyc.gov/>. Aby uzyskać polskie tłumaczenie tego powiadomienia oraz wniosek w wersji wydrukowanej, wyślij kopertę z własnym adresem: Garden Towers Senior Apartments c/o Sycamore Birch Management, 869 Morris Park Avenue, 2nd Fl, Bronx NY 10462. Wpisz słowo „POLISH” w j. angielskim na odwrocie koperty. Wnioski muszą posiadać stempel pocztowy lub zostać przesłane online nie później niż 2 października 2023.

**Français** Pour déposer votre demande en ligne, rendez-vous sur le site <https://housingconnect.nyc.gov/>. 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 : Garden Towers Senior Apartments c/o Sycamore Birch Management, 869 Morris Park Avenue, 2nd Fl, Bronx NY 10462. 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 2 octobre 2023, le cachet de la poste faisant foi.

বাংলা অনলাইনে আবেদন করতে, অনুগ্রহ করে <https://housingconnect.nyc.gov/> এ যান। এই বিজ্ঞপ্তির বাংলা অনুবাদ এবং আবেদনটি ছাপানোভাবে পেতে এই ঠিকানায় একটি স্ব-সম্বোধিত খাম পাঠান: Garden Towers Senior Apartments c/o Sycamore Birch Management, 869 Morris Park Avenue, 2nd Fl, Bronx NY 10462। খামের পিছনে "BENGALI" শব্দটি ইংরেজিতে লিখুন। অ্যাপ্লিকেশনগুলি অবশ্যই অক্টোবর 2, 2023 এর মধ্যে পোস্টমার্ক করতে হবে বা অনলাইনে জমা দিতে হবে।

اردو آن لائن اپلائی کرنے کے لیے، براہ کرم <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 حامل ایک لفافہ: Garden Towers Senior Apartments c/o Sycamore Birch Management, 869 Morris Park Avenue, 2nd Fl, Bronx NY 10462 پر بھیجیں۔ لفافے کی پشت پر لفظ "URDU" انگریزی میں تحریر کریں۔ درخواستوں کے لیے پوسٹ مارک کردہ ہونا یا 2 اکتوبر، 2023 سے زیادہ تاخیر سے آن لائن جمع نہ کرایا جانا لازم ہے۔

Governor Kathy Hochul • Mayor Eric Adams • HPD Commissioner Adolfo Carrión Jr. • Commissioner/CEO Ruthanne Visnauskas

