



## Affordable Cooperative Coming Soon

NMIC Arden HDFC is pleased to announce that applications are now being accepted for **3 newly renovated Cooperative Apartments** at 21 Arden Street, New York, NY 10040. **WASHINGTON HEIGHTS**

No occupied apartments are being offered for sale.

**Amenities:** Renovated and in Move-in condition, New Kitchens and Baths, New Electrical, Heating and Plumbing systems, and Energy Efficient Appliances, Fixtures, Doors and Windows. Property will have a 40-year Article XI Real Estate Tax Exemption.

**Description:** Walk-up Building, Public Laundry Room in the Building

**Transit:** Trains: No. 1 - Bus: M3, M4, M5, Bx11, Bx13, M100

**No fee to apply • No broker's fee • More information:** [www.NMIC.org/housing-development/](http://www.NMIC.org/housing-development/)

This building was renovated through the **Affordable Neighborhood Cooperative Program** of the New York City Department of Housing Preservation and Development.

### Who Should Apply?

Individuals or households who meet the income requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria. General preference will be given to New York City residents

Eligible buyers should have **10%** of the purchase price available for down payment and be eligible to receive a NYS AHC Grant.

**Please note that the quoted sales prices, maximum household income, asset limit, etc. are estimated and are subject to change.**

**EACH BUYER MUST OCCUPY THE COOPERATIVE AS THEIR PRIMARY RESIDENCE.**

**ANY PROSPECTIVE APPLICANT WHO CURRENTLY OWNS OR PREVIOUSLY HAS PURCHASED A RESIDENTIAL PROPERTY IS INELIGIBLE.**

The estimated sales prices, unit sizes, and income requirements are as follows:

Unit Size	90% AREA MEDIAN INCOME (AMI) UNITS	Units Available <sup>1</sup>	Household Size <sup>2</sup>	Total Annual Income Range <i>Minimum<sup>3</sup> – Maximum<sup>4</sup></i>	Asset Limit <sup>5</sup> (\$233,450 + required down payment amount)	Estimated Subsidized Sales Price	Estimated Monthly Carrying Cost <sup>6</sup>
1 bedroom		2		1 person	\$58,000 - \$84,060	\$248,355	\$149,054
	2 people			\$58,000 - \$96,120	\$248,355	\$149,054	\$1,715
	3 people			\$58,000 - \$108,090	\$248,355	\$149,054	\$1,715
2 bedrooms	1		2 people	\$79,000 - \$96,120	\$251,337	\$178,865	\$2,305
			3 people	\$79,000 - \$108,090	\$251,337	\$178,865	\$2,305
			4 people	\$79,000 - \$120,060	\$251,337	\$178,865	\$2,305
			5 people	\$79,000 - \$129,690	\$251,337	\$178,865	\$2,305

<sup>1</sup> Units are Vacant. No occupied units are offered hereunder.

<sup>2</sup> Household Size is subject to occupancy criteria.

<sup>3</sup> Income guidelines subject to change; larger down payments may allow for lower minimum incomes.

<sup>4</sup> Total Annual Income Range is subject to change.

<sup>5</sup> Asset Limit is subject to change.

<sup>6</sup> Estimated Monthly Carry Cost include: Mortgage Principle, Mortgage Interest, Maintenance, and Insurance

### How Do You Apply?

APPLY ONLINE @ <https://housingconnect.nyc.gov/PublicWeb/>

To request an application **by mail, send a self-addressed envelope to: 21 Arden Street HDFC, c/o NMIC, 45 Wadsworth Avenue, NYC NY 10033.** Only send one application per development. Do not submit duplicate applications. Applicants who submit more than one application may be disqualified.

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.

An Informational session will be held on **June 1<sup>st</sup>, 2022, at 6:00PM.** Register via this **WebEx link here:**

<https://nychpd.webex.com/nychpd/j.php?MTID=mba7424e9b4a01fe1ee74b63a9ecc37bf>

\*Seminar attendance is not mandatory to purchase a home.

### When is the Deadline?

Applications must be submitted digitally or postmarked by: **June 13<sup>th</sup>, 2022**

### 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 asked to submit your documents for review to determine your eligibility. Requests to submit documents are usually scheduled from 2 to 10 months after the application deadline. You will be asked to provide documents that verify your household size, identity of members of your household, and your household income.

This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made, and no deposits can be accepted, or reservations, binding, or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to the Cooperative Information Package, file number C20-00004, issued by the New York State Department of Law, as amended, Sponsor: **NMIC Arden HDFC, c/o Northern Manhattan Improvement Corp., 45 Wadsworth Avenue, NYC NY 10033.**

- Español** Para solicitar por correo una solicitud de este anuncio en "ESPAÑOL", envíe un sobre con su nombre y dirección como destinatario a la siguiente dirección: **21 Arden Street HDFC, c/o NMIC, 45 Wadsworth Avenue, NYC NY 10033.** En la parte posterior del sobre, escriba en inglés la palabra "SPANISH". Para descargar una solicitud en línea haga clic aquí: <https://housingconnect.nyc.gov/PublicWeb/>. Las solicitudes deben tener el sello postal con fecha del **13 de junio 2022 o anterior.**
- 简体中文** 如需通过邮件获取该广告申请表的“简体中文”版本，请将盖章的回邮信封邮寄至：**21 Arden Street HDFC, c/o NMIC, 45 Wadsworth Avenue, NYC NY 10033.** 请在信封的背面用英文写下“CHINESE”。在线下载申请表：<https://housingconnect.nyc.gov/PublicWeb/>。请保证申请表的邮戳日期在**2022年6月13日之前**。
- Русский** Чтобы запросить заявление по данному объявлению на РУССКОМ языке по почте, отправьте вложенный в письмо конверт с обратным адресом отправителя и маркой по адресу **21 Arden Street HDFC, c/o NMIC, 45 Wadsworth Avenue, NYC NY 10033.** На оборотной стороне конверта напишите латиницей слово «RUSSIAN». Скачать заявление можно через Интернет: <https://housingconnect.nyc.gov/PublicWeb/>. Штемпель на заявлении должен быть поставлен до **13 июня 2022.**
- 한국어** 우편을 통해 이 홍보문 신청서의 "한국어"본을 요청하려면 우표가 붙은 자기 주소를 명기한 회신용 봉투를 **21 Arden Street HDFC, c/o NMIC, 45 Wadsworth Avenue, NYC NY 10033.** 로 보내주세요. 봉투 뒷면에는 영어로 "KOREAN"이라고 적습니다. 신청서를 온라인으로 다운로드하려면 <https://housingconnect.nyc.gov/PublicWeb/> 로 이동하십시오. 신청서는 반드시 **2022년 6월 13일** 전까지 소인이 찍힌 우편으로 발송되어야 합니다.
- Kreyòl Ayisyen** Pou mande yon aplikasyon piblisite sa a an "KREYÒL AYISYEN" pa lapòs, voye yon anvlòp ki tou gen adrès ou ak tenb sou li bay: **21 Arden Street HDFC, c/o NMIC, 45 Wadsworth Avenue, NYC NY 10033.** On the back of the envelope, write in English the word "HATIAN CREOLE." To download an application online: <https://housingconnect.nyc.gov/PublicWeb/>. Applications must be postmarked before **Jan 13, 2022.**
- العربية** على ظهر. A21 Arden Street HDFC, c/o NMIC 45 Wadsworth Avenue, NYC NY 10033. لطالب عن طريق البريد هذا الإعلان باللغة العربية، أرسل مظروفًا باسمك وعنوانك كمتلقي على العنوان التالي: **21 Arden Street HDFC, c/o NMIC, 45 Wadsworth Avenue, NYC NY 10033.** بالغة الإنجليزية. لتحميل تطبيق عبر الإنترنت، انقر هنا "ARABIC" المغلف، اكتب كلمة أدم. <https://housingconnect.nyc.gov/PublicWeb/>. بالغة الإنجليزية. لتحميل تطبيق عبر الإنترنت، انقر هنا "ARABIC" المغلف، اكتب كلمة أدم. **13 يونيو، 2022** أو <https://housingconnect.nyc.gov/PublicWeb/>.

