

# Waiting list opening at David and Joyce Dinkins Gardens LLC

[263 West 153rd Street, New York, NY 10039](https://www.prestigemgt.com)



**Amenities:** On-site Resident Manager, Green Building, Laundry Room, Lottery Parking, Garden Roof Deck

**Transit:** D,B,A,C,1, M10

**No application fee • No broker's fee • Smoke-free building • more information:** [www.Prestigemgt.com](http://www.Prestigemgt.com)

Applications are now being accepted to replenish the waiting list. This building was constructed through the LAMP- MIRP Programs of the New York City Housing Development Corporation (HDC) and New York City Department of Housing Preservation and Development (HPD). Individuals or households 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.

## 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>	60% 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		\$931	1	→	1 person		\$1130	1	→	1 person	\$40,938 - \$50,160
					2 person				\$40,938 - \$57,300		
1 bedroom		\$994	1	→	1 person		\$1207	23	→	1 person	\$43,852 - \$50,160
					2 person				\$43,852 - \$57,300		
					3 person				\$43,852 - \$64,440		
2 bedroom		\$1187	1	→	2 person		\$1443	31	→	2 person	\$52,663 - \$57,300
					3 person				\$52,663 - \$64,440		
					4 person				\$52,663 - \$71,580		
					5 person				\$52,663 - \$77,340		

<sup>1</sup> Rent includes Gas for heat, hot water and Cooking – Tenants pay Electricity

<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?

Applications may be requested by mailing a self-addressed envelope to:

**David and Joyce Dinkins Gardens LLC**  
**c/o Prestige Management Inc.,**  
**1776 Eastchester Road, Suite 210**  
**Bronx, NY10461**

Applications may also be requested by **emailing** [Dinkinsrentals@prestigemgt.com](mailto:Dinkinsrentals@prestigemgt.com)  
 Or by calling **212-281-0323**

### What Happens After You Submit an Application?

Once units become available, applications will be processed sequentially in order based upon date/time of receipt of application. If you appear to qualify, you will be contacted to continue the process of determining your eligibility. You will be asked for documents that verify your household size, identity of members of your household, and your household income.

**Mayor Bill de Blasio • HPD Commissioner Louise Carroll • HDC President Eric Enderlin**

