

Middle Income Rental Units Still Available

The Robeson

407 LENOX AVENUE, CENTRAL HARLEM, MANHATTAN



Amenities: Elevator building, garden area with picnic tables, Bicycle storage, Card-operated top of the line washer and dryer laundry room, in-unit dishwashers, stainless steel appliances and HVAC system (heating & cooling), building security guard

Shopping area: Wholefoods, Starbucks, Bed Bath and Beyond, MAC, Apollo Theater, Magic Johnson theater and so much more.

Transit: Nearby access to A, B, C, D, 2, 3, 4, 5, 6 trains and M100, M101, M3 buses.

No application fee • No broker's fee • Pet friendly building • No pet deposit

Applications are now being accepted to fill remaining units and establish a waiting list. This building was constructed through the Mixed-Middle Income Program of the New York City Housing Development Corporation (HDC) and The Inclusionary Housing Program of the New York City Department of Housing Preservation. Individuals or households who meet the income and household size requirements listed in the table below may apply.

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	165% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹		Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
2 Bedroom		\$2,993	→	2 people 3 people 4 people 5 people	\$106,389 - \$157,575 \$106,389 - \$177,210 \$106,389 - \$196,845 \$106,389 - \$212,685
3 Bedroom		\$3,452	→	3 people 4 people 5 people 6 people 7 people	\$123,018 - \$177,210 \$123,018 - \$196,845 \$123,018 - \$212,685 \$123,018 - \$228,360 \$123,018 - \$228,360

¹ Rent includes gas for cooking, heat and hot water.

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

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

⁴ Asset limits of \$196,845 also applies.

How Do You Apply?

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

Beverley Draggon
Licensed Real Estate Salesperson
Douglas Elliman Real Estate
2112 Frederick Douglas Blvd
New York, NY 10026

Applications may also be requested by emailing beverley.draggon@elliman.com or by calling **646-765-1402**

You can also visit the website <https://www.elliman.com/newyorkcity/id/527-c-725-1066873>



Mayor Eric Adams • HPD Commissioner Adolfo Carrion, Jr • HDC President Eric Enderlin

