



Affordable Cooperatives for Sale

Lenox Avenue Developers LLC is pleased to announce applications are now being accepted for 36 newly rehabilitated Cooperative units at Lenox Avenue HDFC Cooperative ANCP Cluster at the following addresses: 135 West 132nd Street, NY, NY, 406 Lenox Avenue, 424 Lenox Avenue, 426 Lenox Avenue and 432 Lenox Avenue, in the Central Harlem area of Manhattan.

Amenities: Laundry Room, Storage Room, Quartz Countertops, and Energy Star Stainless-steel appliances, Video Intercom and Security Cameras in public spaces

Transit: Trains: A, 2, 3 and Buses M60-SBS, M2, M7, M102

No fee to apply • No broker's fee • More information: <https://housingconnect.nyc.gov/PublicWeb/>

The buildings are being renovated through the **Affordable Neighborhood Cooperative Program (ANCP)** of the New York City Department of Housing Preservation and Development.

Who Should Apply?

Individuals or households who meet the income & asset requirements listed in the table below may apply. Eligible applicants must qualify for NYSAHC and secure a mortgage from one of the preferred lenders. Applicants will be required to meet additional selection criteria. General preference will be given to New York City residents

New York City is committed to the principle of inclusivity in all of its neighborhoods, including supporting New Yorkers to reside in neighborhoods of their choice, regardless of their neighborhood of origin and regardless of the neighborhood into which they want to move.

- Eligible buyers should have **3%** of the purchase price available for a down payment.
- Funds for the 3% down payment must be in the applicant's account for three months prior to an eligibility interview.
- Each buyer **MUST** occupy the Cooperative unit as their Primary Residence.
- No member of the applicant's household may own or have previously purchased/owned any residential property.
- Please note that the quoted sales prices, maximum household income, asset limit, etc., are estimated and are subject to change.

Bedrooms	Units Available	Household Size ¹	Total Annual Income Range ² Minimum – Maximum ³	Asset Limit ⁴ (\$271,775 + 3%required down payment amount)	Estimated Monthly Maintenance ⁵	Estimated Subsidized Sales Prices ⁶
Studio	5	1 person	\$63,093 - \$108,700	\$277,865	\$744	\$202,985
		2 people	\$63,093 - \$124,300			
1 bedroom	6	1 person	\$79,128 - \$108,700	\$279,928	\$832	\$271,784
		2 people	\$79,128 - \$124,300			
		3 people	\$79,128 - \$139,800			
1 bedroom	1	1 person	\$79,128 - \$108,700	\$280,525	\$703	\$291,660
		2 people	\$79,128 - \$124,300			
		3 people	\$79,128 - \$139,800			
2 bedrooms	5	2 people	\$94,714 - \$124,300	\$280,707	\$1,183	\$297,749
		3 people	\$94,714 - \$139,800			
		4 people	\$94,714 - \$155,300			
		5 people	\$94,714 - \$167,700			
2 bedrooms	3	2 people	\$94,714 - \$124,300	\$281,327	\$1,049	\$318,396
		3 people	\$94,714 - \$139,800			
		4 people	\$94,714 - \$155,300			
		5 people	\$94,714 - \$167,700			
2 bedrooms	5	2 people	\$94,714 - \$124,300	\$281,415	\$1,030	\$321,323
		3 people	\$94,714 - \$139,800			
		4 people	\$94,714 - \$155,300			
		5 people	\$94,714 - \$167,700			
2 bedrooms	6	2 people	\$94,714 - \$124,300	\$281,613	\$987	\$327,949
		3 people	\$94,714 - \$139,800			
		4 people	\$94,714 - \$155,300			
		5 people	\$94,714 - \$167,700			
2 bedrooms	2	2 people	\$94,714 - \$124,300	\$282,237	\$852	\$348,749
		3 people	\$94,714 - \$139,800			
		4 people	\$94,714 - \$155,300			
		5 people	\$94,714 - \$167,700			
3 bedrooms	3	3 people	\$109,180 - \$139,800	\$281,735	\$1,443	\$331,989
		4 people	\$109,180 - \$155,300			
		5 people	\$109,180 - \$167,700			
		6 people	\$109,180 - \$180,100			
		7 people	\$109,180 - \$192,600			

¹ Household Size is subject to occupancy criteria.

² Total Annual Income Range is subject to change; larger down payments may allow for lower minimum incomes.

³ Income guidelines subject to change.

⁴ Asset limit is subject to change.

⁵ Estimated monthly maintenance is paid to the cooperative to cover building-wide operating expenses and include real estate taxes (if any).

⁶ Estimated subsidized sales price reflects the net sales price based on eligibility for required purchaser subsidy

How do you apply?

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

To request an application **by mail, send a self-addressed stamped envelope to: Lenox Avenue HDFC Cooperative c/o Restored Homes HDFC 150 Broadway, Suite 2101, NY, NY 10038**. Only send one application per development and per Household. Do not submit duplicate applications. Applicants/Households 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 is listed on the application.

Information sessions will be hosted by Restored Homes HDFC on **Tuesday, March 25, 2025, and Thursday May 1, 2025**, and will provide information about the Cooperative, the application, purchase and homebuying process for interested applicants. Attending the information session is not mandatory to purchase or apply for the Lenox Avenue HDFC Cooperative Lottery. Please register for **one** of the information session via the information listed below:

- **Tuesday, March 25 at 6:30PM Info session register Here:** <https://us06web.zoom.us/meeting/register/pxITvjT-QZiwOL6AUCLZzQ>
- **Thursday, May 1 at 6:30PM Info Session register here:** <https://us06web.zoom.us/meeting/register/WU9DBZHkQ8uvM4Y48Wpo7w>

When is the deadline?

Applications must be submitted digitally or postmarked by **May 12, 2025**

What happens after you apply?

After the deadline, applications are selected for review through a lottery process. If your household's application is randomly selected and you appear to qualify, you and your household will be asked to submit 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 submit documents that verify your household size, identity of household members and your household income and assets.

This advertisement is not an offer. It is a solicitation of interest in the advertised properties. This advertisement is made pursuant to the Cooperative Policy Statement-11, approved by the New York State Department of Law, file numbers **CP22-0086 and CP23-0074**. No offering of the advertised units can be made, and no deposits can be accepted, binding or non-binding, until an offering plan is filed with the New York State Department of Law. **Sponsor: Lenox Avenue Developer LLC** c/o Restored Communities HDFC 150 Broadway, Suite 2101, NY, NY 10038 .

Español Presente una solicitud en línea en nyc.gov/housingconnect. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **Lenox Avenue HDFC Cooperative c/o Restored Homes HDFC 150 Broadway, Suite 2101, NY, NY 10038**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **May 12, 2025**.

简体中文 访问 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：**Lenox Avenue HDFC Cooperative c/o Restored Homes HDFC 150 Broadway, Suite 2101, NY, NY 10038**。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 **May 12, 2025**

Русский Чтобы подать заявление через интернет, зайдите на сайт: nyc.gov/housingconnect. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **Lenox Avenue HDFC Cooperative c/o Restored Homes HDFC 150 Broadway, Suite 2101, NY, NY 10038**. 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 **May 12, 2025**.

한국어 nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **Lenox Avenue HDFC Cooperative c/o Restored Homes HDFC 150 Broadway, Suite 2101, NY, NY 10038** 으로 보내주십시오. 봉투 뒷면에 “KOREAN” 이라고 영어로 적어주십시오 **May 12, 2025**, 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

Kreyòl Ayisyien Aplike sou entènèt sou sitwèb nyc.gov/housingconnect. Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papyè, voye anvlòp ki gen adrès pou retounen li nan: **Lenox Avenue HDFC Cooperative c/o Restored Homes HDFC 150 Broadway, Suite 2101, NY, NY 10038**. Nan dèyè anvlòp la, ekri mo “HATIAN CREOLE” an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **May 12, 2025**.

العربى أرسل مطروفاً بالعنوان إلى المطبوع ، لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق . nyc.gov/housingconnect إرسال طلب عبر الإنترنت على **Lenox Avenue HDFC Cooperative c/o Restored Homes HDFC 150 Broadway, Suite 2101, NY, NY 10038** على ظهر المطروف ، اكتب باللغة الإنجليزية كلمة “ARABIC” . يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم بريدي ق **May 12, 2025**

Polskie Aby złożyć wniosek online, przejdź na stronę nyc.gov/housingconnect. Aby uzyskać polskie tłumaczenie tego powiadomienia oraz wniosek w wersji wydrukowanej, wyślij kopertę z własnym adresem: **Lenox Avenue HDFC Cooperative c/o Restored Homes HDFC 150 Broadway, Suite 2101, NY, NY 10038** Wpisz słowo „POLISH” w j. angielskim na odwrocie koperty. Wnioski muszą posiadać stempel pocztowy lub zostać przesłane online nie później niż **May 12, 2025**.

Français Pour déposer votre demande en ligne, rendez-vous sur le site 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 : **Lenox Avenue HDFC Cooperative c/o Restored Homes HDFC 150 Broadway, Suite 2101, NY, NY 10038**. 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 **May 12, 2025** le cachet de la poste faisant foi.

বাংলা অনলাইনে আবেদন করতে, অনুগ্রহ করে nyc.gov/housingconnect এ যান। এই বিজ্ঞপ্তির বাংলা অনুবাদ এবং আবেদনটি ছাপানোভাবে পেতে এই ঠিকানায় একটি স্ব-সম্বোধিত খাম পাঠান: **Lenox Avenue HDFC Cooperative c/o Restored Homes HDFC 150 Broadway, Suite 2101, NY, NY 10038**

খামের পিছনে “BENGALI” শব্দটি ইংরেজিতে লিখুন। অ্যাপ্লিকেশনগুলি অবশ্যই **May 12, 2025** এর মধ্যে পোস্টমার্ক করতে হবে বা অনলাইনে জমা দিতে হবে।

اپنے لیے، کے کرنے موصول درخواست شدہ پرنٹ اور ترجمہ میں زبان اردو کا نوٹس جائیں۔ اس پر nyc.gov/housingconnect کرم براہ کرنے کے لیے، اپلائی آن لائن اردو اپنے لیے، کے کرنے موصول درخواست شدہ پرنٹ اور ترجمہ میں زبان اردو کا نوٹس جائیں۔ اس پر nyc.gov/housingconnect کرم براہ کرنے کے لیے، اپلائی آن لائن اردو

لفافہ ایک پتے کا حامل ذاتی **Lenox Avenue HDFC Cooperative c/o Restored Homes HDFC 150 Broadway, Suite 2101, NY, NY 10038** لفاقہ ایک پتے کا حامل ذاتی

پر بھیجیں۔ لفاقے کی پشت پر لفظ “URDU” انگریزی میں تحریر کریں۔ درخواستوں کے لیے پوسٹ مارک کردہ ہونا یا **May 12, 2025** سے زیادہ تاخیر سے آن لائن جمع نہ کرایا جانا لازم ہے۔

Governor Kathy Hochul • Mayor Eric Adams • HPD Commissioner Adolfo Carrion Jr • HCR Commissioner/CEO RuthAnne Visnauskas

