



PHIPPS RENTAL

257 PARK AVE S, 12TH FLOOR, NEW YORK, NY 10010 (TEL) 646.388.8227 |
(FAX) 646.336.5142 | (EMAIL) RENTALS@PHIPPSNY.ORG

We are pleased to announce that **we are accepting applications for the waiting list for La Casa de Felicidad**. The building is **located at 3097 Third Avenue in the Melrose neighborhood of the Bronx**, and operates under the U.S. Department of Housing and Urban Development (HUD) Section 202 PRAC Program.

Applicants must meet the age and income requirements established by HUD. Applicants must be 62 years of age or older at the time of placement and must meet HUD's definition of "very low income," as outlined below. Rental payments are calculated based on 30% of the applicant's qualifying income.

If you are interested in applying please contact our office to request an application.

Phone: 646-388-8227 **Fax:** 646-336-5142 **Email:** RENTALS@PHIPPSNY.ORG

Mail: Phipps Rentals
257 Park Ave S, 12th Floor
New York, New York 10010
ATTN: RENTALS DEPARTMENT



- On-site laundry
 - On-Site resident services
 - Subject to occupancy standards
 - Rent includes cooking gas **
- Monthly rent is based on 30% of the household's total income, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations.

Unit Size	Household Size	Maximum Annual Household Income
1 Bedroom	1 Person	\$59,400
	2 People	\$67,850

