



STYLISH RENTAL APARTMENTS IN A GREAT LOCATION IN CROTON-ON-HUDSON



MapleCommonsApartments.com
43-45 Maple Street, Croton-on-Hudson, NY

CONVENIENT LOCATION SO CLOSE TO EVERYTHING YOU WANT AND NEED

Maple Commons is centrally located in beautiful Croton-on-Hudson in close proximity to the Hudson River. This convenient location provides easy pedestrian access to commercial shopping, restaurants, public schools, a grocery store and other conveniences directly across the street. Easily accessible for cars and pedestrians, Westchester Transit Bee-Line buses also stop steps from the building- taking you anywhere you want to go, including the Croton-Harmon Metro North Train Station with direct access to and from New York City. With free on-site parking, Maple Commons combines superior quality rental apartments and easy access, with so many local amenities right at your building's doorstep.

THE LIFE YOU DESERVE

At Maple Commons, our Energy Star, eco-friendly state of the art apartments offer a comfortable, yet stylish lifestyle in a convenient location. Each newly constructed, airy apartment will allow you pride and comfort in your new home. We offer easy to use in-building laundry facilities and all the modern conveniences. Additionally, the building has live-in maintenance staff on call for your needs. Maple Commons gives you the worry-free lifestyle you have been searching for — at rents that make sense.

APARTMENT FEATURES

Apartments at Maple Commons feature spacious kitchens with brand new Energy Star appliances including Energy Star dishwashers, ranges, and refrigerators. The bedrooms are so spacious, with large closets for your pleasure. Living spaces have stylish decorator hard surface flooring and newly tiled bathrooms. With individual resident-controlled Energy Star heating and air conditioning, you will always be comfortable. Maple Commons is the place you will be proud to call home.



THESE APARTMENTS WILL FILL QUICKLY APPLY TODAY!

All Applications will be handled according to a Fair Housing and Marketing Plan approved by the State of New York Homes and Community Renewal. We want to thank the State of New York, Regions Affordable Housing, Webster Bank, Croton Housing Network, Housing Action Council, Westchester County, and the Village of Croton-on-Hudson, for their partnerships and support, which make the rents at Maple Commons possible.





- | | | |
|---------------------------------------|---------------------------------------|--|
| A. Maple Ave @ Municipal Pl Bust Stop | I. Asagao Sushi | S. Carrie E. Tompkins Elementary School |
| B. Matters Coffee | J. Croton Colonial Restaurant Diner | T. Silver Lake Park & Beach Croton |
| C. CVS | K. Duck Pond Park | U. Capriccio Pizza Shop |
| D. US Post Office | L. NY Presbyterian Medical Group | V. Baked by Susan |
| E. Apple Farm Grocery Store | M. Croton-on-Hudson Police Department | W. Pronto Pizzeria & Restaurant |
| F. Raga Indian Restaurant | N. The Blue Pig Ice Cream | X. ShopRite of Croton |
| G. Piato Greek Kitchen | O. Croton Fire Department | Y. Great Jack O 'Lantern Blaze: Hudson Valley |
| H. A&S Fine Foods | P. Dobbs Park | Z. Croton-Harmon Train Station |
| | Q. Croton - Harmon High School | ZZ. Croton Point Park |
| | R. Pierre Van Cortland Middle School | |

MapleCommonsApartments.com

43-45 Maple Street, Croton-on-Hudson, NY

FANTASTIC APARTMENTS AT BELOW MARKET RENTS

| | 30% Limit | 50% Limit | 60% Limit | 80% Limit |
|-------------------|-----------------|-----------------|-----------------|-----------------|
| 1 Bedrooms | \$765* | \$1,315* | \$1,591* | \$1,989* |
| 2 Bedrooms | \$921* | \$1,582* | \$1,913* | \$2,405* |
| 3 Bedrooms | \$1,055* | \$1,818* | \$2,200* | \$2,964* |

Qualification Guidelines

Applicable Maximum Incomes

Project financing requires the following maximum incomes, which apply by household size and for each rent level.

| Household Size | 30% Limit | 50% Limit | 60% Limit | 80% Limit |
|----------------|-----------|-----------|-----------|-----------|
| 1 Person | \$30,840 | \$51,400 | \$61,680 | \$82,240 |
| 2 Persons | \$35,250 | \$58,750 | \$70,500 | \$94,000 |
| 3 Persons | \$39,660 | \$66,100 | \$79,320 | \$105,760 |
| 4 Persons | \$44,040 | \$73,400 | \$88,080 | \$117,440 |
| 5 Persons | \$47,580 | \$79,300 | \$95,160 | \$126,880 |
| 6 Persons | \$51,090 | \$85,150 | \$102,180 | \$136,240 |

* Tenant pays heat, hot water, cooking electric, apartment electric and A/C.

* Please take note that free internet will be provided to all tenants.

** All incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of income qualification, this will not affect income qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.



APPLICATION DEADLINE: APRIL 18, 2024
HOUSING LOTTERY: May 3, 2024 at 2:00 P.M.
VIA ZOOM: <https://us02web.zoom.us/j/86809894199>

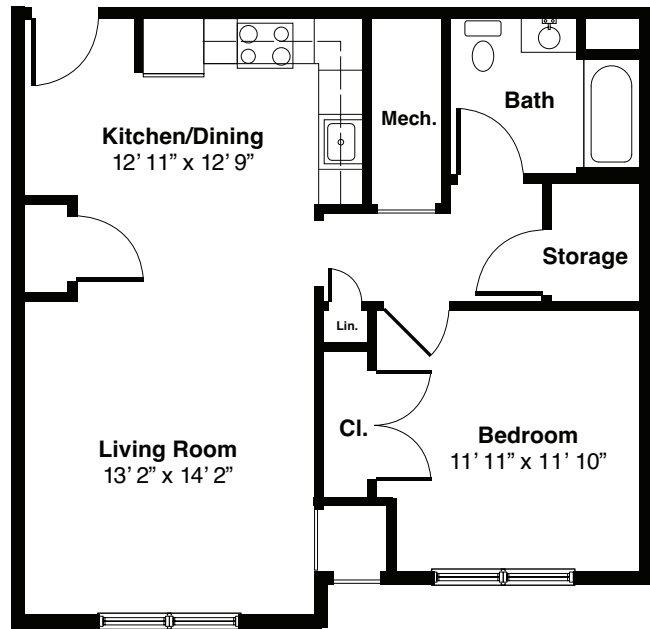
Apply Online at housingactioncouncil.org

-OR-
 Fill out the application and mail or hand deliver to:
 Housing Action Council
 55 South Broadway, 1st Floor
 Tarrytown, NY 10591

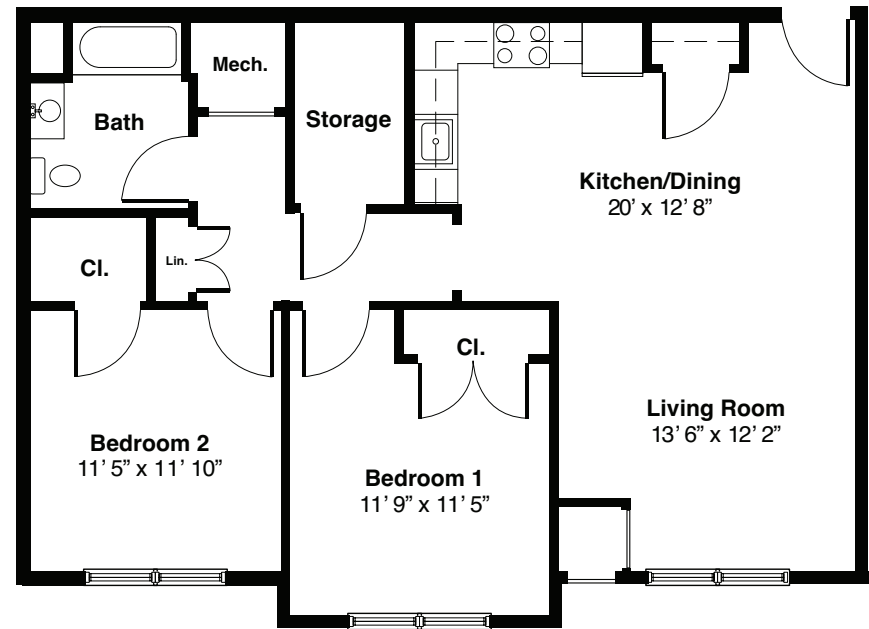
Call: 914-332-4144 or email hac@affordablehomes.org for additional information or if you have any questions.

*Applicants can apply for more than one bedroom size if eligible based on household size or need a reasonable accommodation for another size.

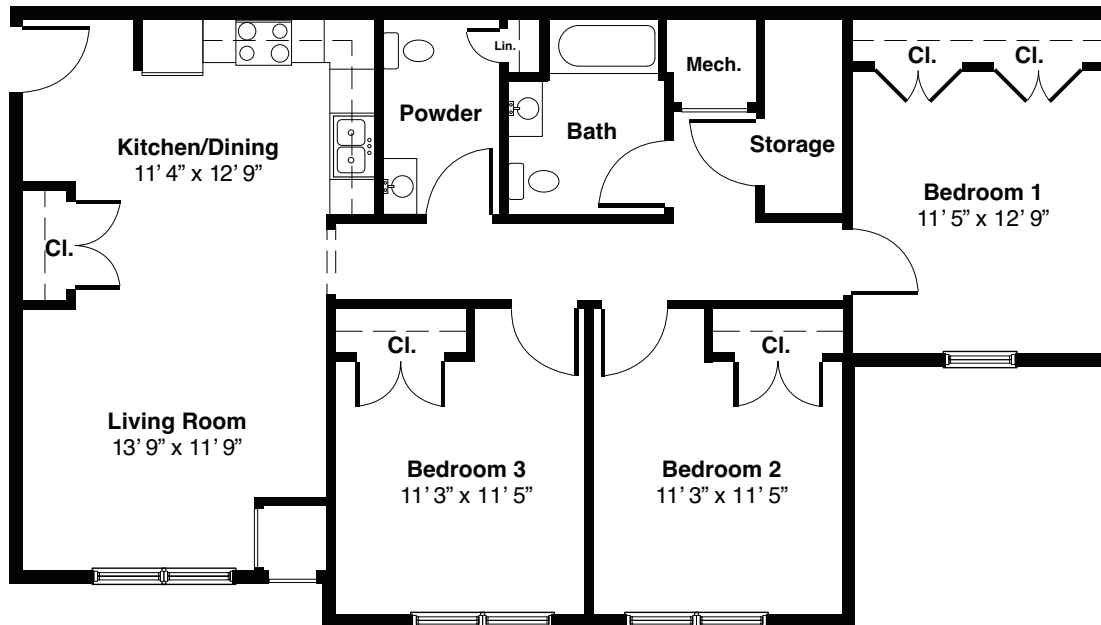
APPROX. 745 SF- ONE BEDROOM



APPROX. 970 SF- TWO BEDROOM



APPROX. 1,174 SF- THREE BEDROOM



These are a few examples of the apartment layouts available. Apartment layout, features and square footages will vary depending on location in the building and are subject to change. These are artist's renderings only and all dimensions are approximate. Not fully to scale.





IF YOU HAVE ANY QUESTIONS PLEASE CONTACT HOUSING ACTION COUNCIL

hac@affordablehomes.org
(914) 332-4144

www.housingactioncouncil.org



Income Restrictions Apply • An Equal Housing Opportunity





41-51 Maple Street
Croton-on-Hudson, NY

APPLICATION DEADLINE: APRIL 18, 2024
HOUSING LOTTERY: MAY 3, 2024 at 2:00 P.M.
VIA ZOOM: <https://us02web.zoom.us/j/86809894199>

Bedrooms Desired

1BR 2BR 3BR

Apply Online at housingactioncouncil.org
-or-
Fill out the application and mail or hand deliver to:
Housing Action Council
55 South Broadway, 1st Floor
Tarrytown, NY 10591

Call: 914-332-4144 or email hac@affordablehomes.org for additional information or if you have any questions.

*Applicants can apply for more than one bedroom size if eligible based on household size or need a reasonable accommodation for another size.

APPLICANT INFORMATION

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____
Social Security# -or- Temporary ID# _____ Date of Birth ____/____/____
Street Address _____ Apartment # _____
City _____ State _____ Zip Code _____
Phone Number _____ Email Address _____

Please fill in your previous address here (if at current address for less than 2 years)

Street Address _____ Apartment # _____
City _____ State _____ Zip Code _____
Employment Information: Employer _____ How Long Employed? _____
Employer/ Company Address _____ Supervisor's Name _____
Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____
Other Sources of Income _____
Gross Income Last Year _____ Expected Gross Income This Year _____

CO-APPLICANT INFORMATION (if applicable)

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____
Social Security# or Temporary ID# _____ Date of Birth ____/____/____
Street Address _____ Apartment # _____
City _____ State _____ Zip Code _____
Home Telephone _____ Work Telephone _____ Email Address _____



Income Restrictions Apply • An Equal Housing Opportunity

Please fill in your previous address here (if at current address for less than 2 years)

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Employment Information: Employer _____ How Long Employed? _____

Employer/ Company Address _____ Supervisor's Name _____

Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____

Other Sources of Income _____

Gross Income Last Year _____ Expected Gross Income This

Year _____

ADDITIONAL OCCUPANTS TO BE LIVING IN THE APARTMENT

(include everyone that will be living in the apartment including co-applicant)

| First Name | Last Name | Age | Relation to Applicant |
|------------|-----------|-------|-----------------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

CURRENT LANDLORD

Name _____

Name _____

Landlord Address & City _____

Landlord Address & City _____

Telephone Number _____

Telephone Number _____

Rent _____ Number of Years _____

Rent _____ Number of Years _____

INCOME SOURCES

Do you have any income or rent subsidies from sources other than the employment listed above? Yes No

If yes, please list other sources of income or rent subsidies:

| Source of Income or Rent Subsidy | Monthly Amount |
|----------------------------------|----------------|
| 1. SOCIAL SECURITY: _____ | _____ |
| 2. PENSION: _____ | _____ |
| 3. OTHER: _____ | _____ |
| 4. OTHER: _____ | _____ |



I N C O M E S O U R C E S

Would any household member benefit from special features of an accessible apartment? Yes No

Check all that apply: Wheelchair accessible? Hearing Impaired? Visually Impaired?

R E A S O N A B L E A C C O M O D A T I O N

If you are an individual with disabilities you may make a request for a reasonable accommodation. See attachment for more information on how to make a request for a reasonable accommodation.

The following information is for statistical purposes only to determine the degree to which programs are utilized by people of different racial & ethnic backgrounds. Provide information for the head of household only. (This question is optional and will not have an effect on your application.)

a. RACIAL GROUP IDENTIFICATION: Used for statistical purposes only. (Please check only one from this group for the head of household only). (Respond to a. & b.)

Single Race

- White
- Black/African American
- Asian
- American Indian/Alaskan Native
- Native Hawaiian/Other Pacific Islander

Multi-Race

- American Indian or Alaska Native & White
- Asian & White
- Black or African American & White
- American Indian or Alaska Native & Black or African American
- Other Multi Racial

b. ETHNICITY: (check only one from this group) _____ Hispanic _____ Non-Hispanic

How did you hear about us? _____

I (We) agree to authorize Michaels Management-Affordable, Regan Development Corporation and/or Housing Action Council, or their agents to use this copy of my/our signatures as an approval to verify my/our credit, employment, assets, current or former tenancies, criminal history and sex offender status in connection with my/our application or future tenancy in an apartment. All verifications will be sent directly back to those authorized and will be used only for purposes connected with the apartment. The undersigned people represent and acknowledge that the landlord considers all information to be material in nature and understands that any false statements and/or information provided will be deemed material non-compliance with my/our lease and grounds for eviction. The undersigned people certify that the statements made in this pre-application are true and complete to the best of my/our knowledge and belief.

SIGNATURE OF APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

All people 18+ years and over must sign application