

LEASING INFORMATION & FAQ'S

What apartments are available at BATTERY PARK APARTMENTS?

Battery Park Apartments offers market and income restricted (tax credit) apartment options. Below are the base rates for market rent apartments:

Market Rent Apartments

Traditional

Apartment Size	Sq. Feet	Occupants	Rent	Min. Income
1 Bedroom	799	1-2	\$1,800	\$64,800
2 Bedroom	1,005	2-4	\$2,100	\$75,600

Renovated

Apartment Size	Sq. Feet	Occupants	Rent	Min. Income
Studio	389	1-2	\$1,750	\$63,000
1 Bedroom	803	1-2	\$1,900	\$68,400
2 Bedroom/1 Bath	1,00	2-4	\$2,300	\$82,800
2 Bedroom/1.5 Bath	1	2-4	\$2,350	\$84,600
2 Bedroom/2 Bath	1,116	2-4	\$2,400	\$86,400
3 Bedroom	1,318	3-6	\$3,100	\$111,600

How do I know if I qualify to live in BATTERY PARK APARTMENTS?

There are income and occupancy guides that all households are required to meet in order to be eligible. These are outlined for you on the following page.

Based on the 2025 Income Limits, which are subject to change, the maximum household total gross income based on the number of occupants cannot exceed the following:

Tax-Credit (Income Restricted) Apartments

50% AMI:

Apartment Size	Sq. Feet	Occupants	Rent	Min. Income	Max Income
Studio	389	1-2	\$1,165	\$34,950	\$57,400 - \$65,600
1 Bedroom	801	1-2	\$1,332	\$39,960	\$57,400 - \$65,600
2 Bedroom	1,070	2-4	\$1,499	\$44,970	\$65,600 - \$81,950
3 Bedroom	1,318	3-6	\$1,660	\$49,800	\$73,800 - \$95,100

60% AMI:

Apartment Size	Sq. Feet	Occupants	Rent	Min. Income	Max Income
Studio	389	1-2	\$1,373	\$41,190	\$68,880 - \$78,720
1 Bedroom	801	1-2	\$1,513	\$45,390	\$68,880 - \$78,720
2 Bedroom	1,070	2-4	\$1,911	\$57,330	\$78,720 - \$98,340
3 Bedroom	1,318	3-6	\$2,200	\$66,000	\$88,560 - \$114,120

80% AMI:

Apartment Size	Sq. Feet	Occupants	Rent	Min. Income	Max Income
Studio	389	1-2	\$1,477	\$44,310	\$91,840 - \$104,960
1 Bedroom	801	1-2	\$1,554	\$46,620	\$91,840 - \$104,960
2 Bedroom	1,070	2-4	\$2,091	\$62,730	\$104,960 - \$131,120
3 Bedroom	1,318	3-6	\$2,600	\$78,000	\$118,080 - \$152,160

Gross income includes all forms of income prior to any deductions (employment, disability, Social Service, assistance, unemployment, pension, annuity distribution, cash contribution from outside source, etc.)

All income earned from assets is also included in the gross income calculation.

- Each asset is assigned a “cash value,” which is the market value of the asset minus the cost to convert to cash. In the case of a real estate asset, any mortgage balance would also be subtracted.
- If a household’s total “cash value” for all assets is less than \$5,000 the amount added to the household’s gross income is the greater of the actual annual income from those assets OR the “cash value” multiplied by .06.

What should I bring to my leasing appointment?

General Information

- Social Security cards for all potential household members
- Photo Identification for all potential household members over age 18
- Birth Certificate or Passport for all potential household members over age 18

Employment

- At least 6 consecutive pay receipts (pay stubs) beginning with the most current received for all adult working household members.
- If self-employed - copies of previous 2 years' Federal Income Tax returns as well as Schedule C Business tax returns

Assets

- Bank account information- account type, bank name, account number (last 4 digits), current balance of each account in the past 6 months
- Information on CD's or other types of assets with any financial institutions.
- If real estate/property is owned- most current mortgage balance statement. If real estate is currently a rental property, a current lease between landlord and occupant is needed.

Other Income Sources

- If receiving Social Security/SSI, disability payments, workers compensation, unemployment benefits, etc. please bring your current benefit statement.
- Come prepared with names, addresses, and phone #'s from any other sources of income, for example: child support, alimony, Social Services assistance, financial contributions from outside sources, etc.

Please understand that some items necessary to determine eligibility may need to be updated as your move-in date approaches. If additional information is needed, a member of the leasing team will contact you directly.