



186 Broad St, Glens Falls, NY 12801

# BROAD STREET COMMONS

- Glen Falls, NY -

Stylish Rental Apartments in a Great Location in Glens Falls

[www.BroadStreetCommonsNY.com](http://www.BroadStreetCommonsNY.com)

## CONVENIENT LOCATION

SO CLOSE TO EVERYTHING YOU WANT AND NEED

Broad Street Commons is centrally located along the Broad Street Gateway Corridor, linking the Northway (Route 87) with downtown Glens Falls. A vibrant shopping and services district awaits you, with a wide range of restaurant choices and retail stores along Broad Street, including a Hannaford Supermarket directly across the street. Easily accessible for cars and pedestrians, Greater Glens Falls Transit buses also stop steps from the building – taking you anywhere you want to go. With free on-site parking, Broad Street Commons combines superior quality rental apartments and easy access, with so many local amenities right at your building's doorstep.



## THE LIFESTYLE YOU DESERVE

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



## APARTMENT FEATURES

Broad Street Commons features spacious kitchens with brand new Energy Star appliances including brand new Energy Star microwaves, 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. Broad Street Commons is a place you will be proud to call home.





# 11 SPECIAL BRAND NEW FANTASTIC APARTMENTS AT AFFORDABLE RENTS

## Maximum Incomes

Different apartments at Broad Street Commons have different maximum allowable household incomes, as detailed here:

Household Size | Income Limit

1 Person | \$26,350

2 Persons | \$30,100

## For People Supported by AIM Services Inc: One Bedroom Apartments Rent - **\$578/Month\***

\*For applicants who qualify and meet OPWDD guidelines, **rental assistance will be available.**

## Qualification Guidelines

- Applicant must be Disabled as defined by HUD & OPWDD Guidelines
- Need for Related Support Services coordinated by **AIM Services Inc.\*\***, which are optional
- Approval of Applicant by NYS OPWDD
- Household Incomes below the maximum incomes



[www.aimservicesinc.org/broadstreetcommons](http://www.aimservicesinc.org/broadstreetcommons)

AIM Services Inc., the leader in providing innovative supports for people of all ages with developmental disabilities, will be the in-house organization coordinating housing services\*\*\* to Broad Street Commons residents.

### HOW IT WORKS

Using a combination of Independent Supports & Services, Community Habilitation, and technology, AIM Services Inc., will support residents. With these services, people can receive assistance with:

- Staff support  
*(AIM Services Inc., will work with each person to determine the level of support needed)*
- Managing finances and staffing *(approving timesheets, etc.)*
- Access to community-based day services, volunteer opportunities, and recreation
- Access to employment services
- Access to 24-hour support
- Rent is subsidized through OPWDD plans (other funding options may be available)
- Self Direction

### INTERESTED IN LEARNING MORE?

Visit [aimservicesinc.org/broadstreetcommons](http://aimservicesinc.org/broadstreetcommons) to learn more and to fill out our interest form or contact our Housing Navigation Services at **518-728-2269** or [broadstreetcommons@aimservicesinc.org](mailto:broadstreetcommons@aimservicesinc.org)

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

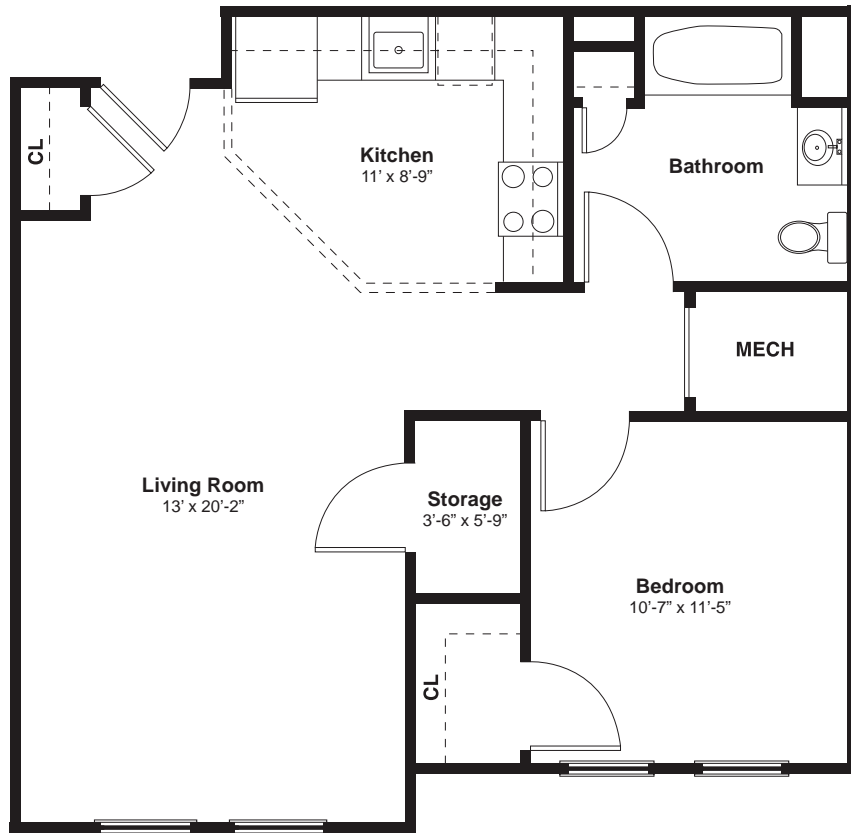
\*\* Residents are free to choose any OPWDD-approved service provider. All services are optional at the discretion of the resident.

\*\* Residents have complete choice of service providers and can therefore choose to have another agency coordinate or supply services.

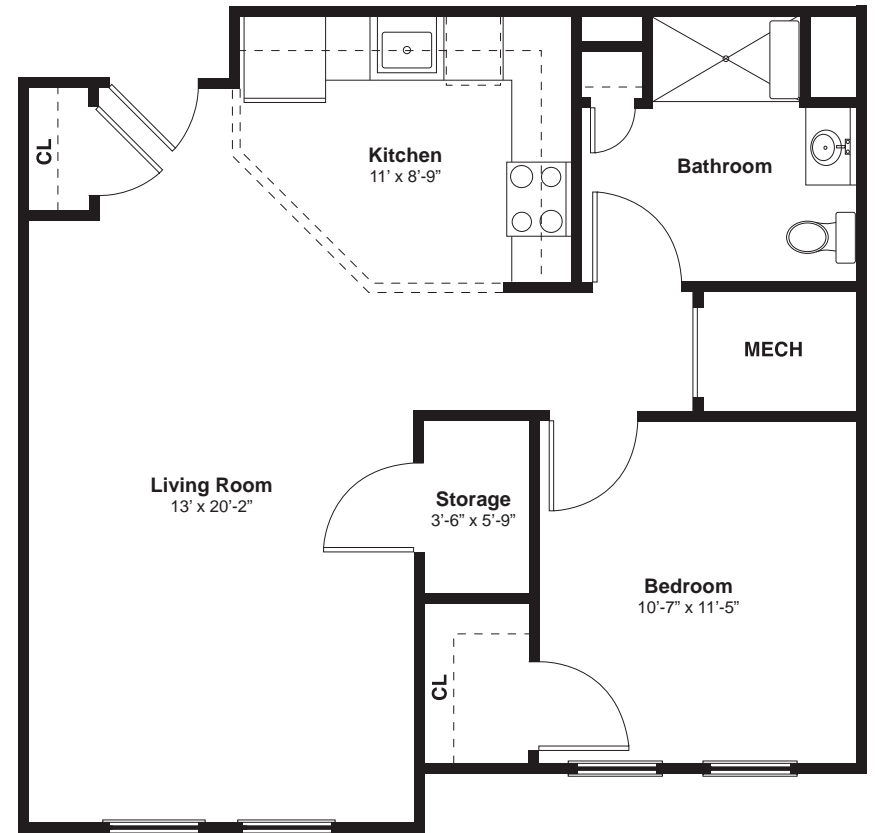
These incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of the income qualifications, this will not affect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.



APPROX. 726 SF- ONE BEDROOM (STANDARD)



APPROX. 726 SF- ONE BEDROOM (ACCESSIBLE)



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.



THESE APARTMENTS WILL FILL QUICKLY  
APPLY TODAY!

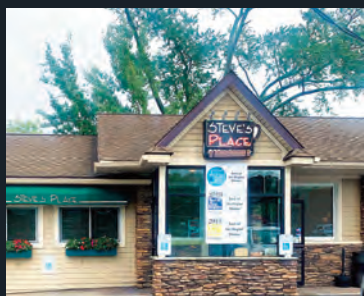
BROAD  
STREET  
COMMONS

- Glen Falls, NY -

All Applications are 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 and the City of Glen Falls for their strong support, which makes the rents at Broad Street Commons possible.



- A. Hannaford Plaza  
Hannaford Supermarket  
Anytime Fitness  
Pizza Jerks Restaurant  
UPS Store  
Lyn Nail Salon  
East Wok Restaurant  
Fantastic Sam's Salon  
Scott's Hallmark
- B. Steve's Place Cafe
- C. Dunkin Donuts
- D. Kerrie's Northway Diner
- E. Lox of Bagels
- F. Talk of the Town Restaurant
- G. Hudson Headwaters Health Center on Broad
- H. U.S. Post Office
- I. Grateful Den Restaurant
- J. Sullivan's Capital Grill
- K. Glens Falls Hospital
- L. Big Cross Stress School
- M. Glens Falls High School
- N. Doc's Restaurant
- O. Raul's Mexican Grill
- P. Crandall Public Library
- Q. Siam Thai Restaurant
- R. Adirondack Theatre Festival
- S. Craft on 9
- T. Cool Beans Café
- U. Walgreens Pharmacy
- V. CVS Pharmacy
- W. Cole's Woods Park
- X. Crandall Park
- Y. Great Escape Amusement Park



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**For These Apartments**  
 Apply online at [www.BroadStreetCommonsNY.com](http://www.BroadStreetCommonsNY.com)  
 -or-  
 Fill out the application and mail to:  
 Broad Street Commons  
 c/o Lion Heart Management Office  
 300 Lion Heart Manor, Cohoes, NY 12047  
 -or-  
 Fax Toll Free to: 855-681-0525  
 -or-  
 email a signed application to [rentals@broadstreetcommonsny.com](mailto:rentals@broadstreetcommonsny.com)

**Bedrooms Desired**  
 1BR  2BR  3BR

**APPLICANT INFORMATION**

Mr.  Mrs.  Ms.  Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_  
 Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Street Address \_\_\_\_\_ Apartment # \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Home Telephone \_\_\_\_\_ Work Telephone \_\_\_\_\_ 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 # \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Street Address \_\_\_\_\_ Apartment # \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Home Telephone \_\_\_\_\_ Work Telephone \_\_\_\_\_ 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 \_\_\_\_\_

**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   | Sex   | Relation to Applicant |
|------------|-----------|-------|-------|-----------------------|
| _____      | _____     | _____ | _____ | _____                 |
| _____      | _____     | _____ | _____ | _____                 |
| _____      | _____     | _____ | _____ | _____                 |



**CURRENT LANDLORD**

Name \_\_\_\_\_  
Building Address & City \_\_\_\_\_  
Landlord Address & City \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Rent \_\_\_\_\_ Number of Years \_\_\_\_\_

**PREVIOUS LANDLORD**

Name \_\_\_\_\_  
Building Address & City \_\_\_\_\_  
Landlord Address & City \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Rent \_\_\_\_\_ Number of Years \_\_\_\_\_

**RENTAL SOURCES**

Will any of your rent money come from sources other than the employment listed above? Yes  No

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

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

Do you as head of household or member of your house require a reasonable accommodation? Yes  No   
(Mark yes only if you currently receive SSI or SSD Benefits from the Social Security Administration or otherwise have a verifiable disability.)

**RACE/ETHNIC/LANGUAGE BACKGROUND OF APPLICANT**

The following information is required for statistical purposes by the United States Department of Housing and Urban Development to insure non-discriminatory practices in the program. Providing this information is wholly voluntary and will not affect qualification in any way.

**RACE**

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

- Is Primary Language Spoken by Head of Household English? Yes  No   
 El lenguaje principal que habla el/la Jefe/a de la Familia; ¿es Espanol? Yes  No
- Portuguese
  - French Creole
  - Italian
  - Nigerian
  - Other \_\_\_\_\_

How did you hear about us? \_\_\_\_\_

I agree to authorize Michaels Management-Affordable, Regan Development Corporation and/or Broad Street Commons, LLC or their agents to use this copy of my signature as an approval to verify my credit, employment, assets and former tenancies, in connection with my 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.

SIGNATURE OF APPLICANT \_\_\_\_\_ Date \_\_\_\_\_

SIGNATURE OF CO-APPLICANT \_\_\_\_\_ Date \_\_\_\_\_

All people 18+ years and over must sign application

**IF YOU HAVE ANY QUESTIONS, PLEASE CALL 518-741-2900**



Income Restrictions Apply • An Equal Housing Opportunity

