



# Affordable Senior Housing for Rent

## ESSEX CROSSING SITE 6

99 NEWLY CONSTRUCTED UNITS AT 175 Delancey Street, New York, NY 10002  
LOWER EAST SIDE



**Amenities:** On-site superintendent, bicycle room, laundry room\*, outdoor community space and residential community rooms (\*additional fees apply).

**Transit:** Trains: F/J/Z/M; Buses: M9, M21, M15

**No application fee • No broker's fee • Smoke-free building • For more information:** [www.essexcrossingsite6.com](http://www.essexcrossingsite6.com)

This building is being constructed through the ELLA/ Extremely Low & Low-Income Affordability and Low Income Housing Tax Credit (LIHTC) Programs of the New York City Department of Housing Preservation & Development (HPD) with additional funding from the New York State Low Income Housing Tax Credit program (SLIHTC) from the New York State Home & Community Renewal (HCR).

**Who Should Apply?** Individuals or households with at least 1 household member who is 55 years of age or older at the time of the application who meet the income and household size requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria. Applicants who live in New York City receive a general preference for apartments.

**Set-Asides:** People with disabilities:

- Mobility (5%)
- Hearing/ Vision (2%)

**Preferences:**

- Residents of **Manhattan Community Board 3\*** (50%)  
^ *Former Site Tenants of the Seward Park Extension Urban Renewal Area (SPEURA) receive priority for 50% of the Community Board preference units.*
- Municipal employees (5%)

### AVAILABLE UNITS AND INCOME REQUIREMENTS

30% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available	→	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum – Maximum) <sup>4</sup>
	1 bedroom	\$396	8		1 person	\$0 - \$19,050
					2 people	\$0 - \$21,750
40% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available	→	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum – Maximum) <sup>4</sup>
	1 bedroom	\$558	20		1 person	\$21,086 - \$25,400
					2 people	\$21,086 - \$29,000
60% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available	→	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum – Maximum) <sup>4</sup>
	1 bedroom	\$882	55		1 person	\$32,195 - \$38,100
					2 people	\$32,195 - \$43,500
90% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available	→	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum – Maximum) <sup>4</sup>
	1 bedroom	\$1,254	10		1 person	\$44,949 - \$57,150
					2 people	\$44,949 - \$65,250

<sup>1</sup> Rent includes gas for cooking.

<sup>2</sup> Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

<sup>3</sup> Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.

<sup>4</sup> Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

#### How Do You Apply?

Apply online or through mail. To apply online, please go to [nyc.gov/housingconnect](http://nyc.gov/housingconnect). To request an application **by mail, send a self-addressed envelope to:** Essex Crossing Site 6/ Triborough Finance New Station, PO Box 2010, New York, NY 10035-9997. Only send one application per development. Do not submit duplicate applications. Do not apply online and also send in a paper application. Applicants who submit more than one application may be disqualified.

#### When is the Deadline?

Applications must be postmarked or submitted online no later than **June 16, 2017**. Late applications will not be considered.

#### What Happens After You Submit an Application?

After the deadline, applications are selected for review through a lottery process. If yours is selected and you appear to qualify, you will be invited to an interview to continue the process of determining your eligibility. Interviews are usually scheduled from 2 to 10 months after the application deadline. You will be asked to bring documents that verify your household size, identity of members of your household, and your household income.

**Español** Presente una solicitud en línea en [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: Essex Crossing Site 6/ Triborough Finance New Station PO Box 2010, New York, NY 10035-9997. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 16 de junio 2017.

**简体中文** 访问 [nyc.gov/housingconnect](http://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: Essex Crossing Site 6/ Triborough Station PO Box 2010, New York, NY 10035-9997. 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2017年6月16日。

**Русский** Чтобы подать заявление через интернет, зайдите на сайт: [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу Essex Crossing Site 6/ Triborough Fiance New Station PO Box 2010, New York, NY 10035-9997. 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 16 июня 2017.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 발송용 봉투를 Essex Crossing Site 6/ Triborough Finance New Station PO Box 2010, New York, NY 10035-9997으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. 2017년6월16일까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyòl Ayisyen** Aplike sou entènèt sou sitwèb [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvlop ki gen adrès pou retounen li nan: Essex Crossing Site 6/ Triborough Finance New Station PO Box 2010, New York, NY 10035-9997. Nan dèyè anvlop la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat jen 16, 2017.

**العربية** تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني [nyc.gov/housingconnect](http://nyc.gov/housingconnect). للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مظروف يحمل اسمك وعنوانك إلى: Essex Crossing Site 6/ Triborough Finance Station PO Box 2010, New York, NY 10035-9997. يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 16 يونيو، 2017. الخلفية للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC".

Governor Andrew Cuomo • Mayor Bill de Blasio • HCR Commissioner James Rubin • HPD Commissioner Maria Torres-Springer

