



# Affordable Housing for Rent

## ST AUGUSTINE

### 76 NEWLY CONSTRUCTED UNITS AT 1180 FULTON AVENUE, BRONX, NY 10456 MORRISANIA

**Amenities:** 24-hour attended lobby, on-site resident manager, outdoor terrace, community room, indoor bike storage

**Transit:** Buses – BX6, BX15, BX35, BX41 • **No application fee • No broker's fee • Smoke-free building**

This building is being constructed through the Extremely Low and Low Income Affordability (ELLA) program of the New York City Department of Housing Preservation and Development, and is participating in the Low Income Housing Tax Credit (LIHTC) program through New York State Homes and Community Renewal. 32% of units in supportive housing are set aside for low income or formerly homeless individuals or families with special needs, who are referred by city agencies. The remaining 68% of units in the building are made available to the public through lottery. The units listed in this notice are only those made available to the general public

#### Who Should Apply?

Individuals or households 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.

- A percentage of units is set aside for applicants with disabilities:
  - Mobility (5%)
  - Vision/Hearing (2%)
- Preference for a percentage of units goes to:
  - Residents of **Bronx Community Board 3** (50%)
  - Municipal employees (5%)

#### AVAILABLE UNITS AND INCOME REQUIREMENTS

| Unit Size  | 50% AREA MEDIAN INCOME (AMI) UNITS | Monthly Rent <sup>1</sup> | Units Available | House-hold Size <sup>2</sup> | Annual Household Income <sup>3</sup><br><i>Minimum – Maximum<sup>4</sup></i> | 60% AREA MEDIAN INCOME (AMI) UNITS | Monthly Rent <sup>1</sup> | Units Available | House-hold Size <sup>2</sup> | Annual Household Income <sup>3</sup><br><i>Minimum – Maximum<sup>4</sup></i> |
|------------|------------------------------------|---------------------------|-----------------|------------------------------|--|------------------------------------|---------------------------|-----------------|------------------------------|--|
|            |                                    |                           |                 |                              |  |                                    |                           |                 |                              |  |
| 1 bedroom  |                                    | \$718                     | 2               | 1 person                     | \$27,085 - \$33,400  |                                    | \$880                     | 17              | 1 person                     | \$32,640 - \$40,080  |
|            |                                    |                           |                 | 2 people                     | \$27,085 - \$38,200  |                                    |                           |                 | 2 people                     | \$32,640 - \$45,840  |
| 2 bedrooms |                                    | \$872                     | 7               | 2 people                     | \$32,503 - \$38,200  |                                    | \$1,066                   | 29              | 2 people                     | \$39,155 - \$45,840  |
|            |                                    |                           |                 | 3 people                     | \$32,503 - \$42,950  |                                    |                           |                 | 3 people                     | \$38,155 - \$51,540  |
|            |                                    |                           |                 | 4 people                     | \$32,503 - \$47,700  |                                    |                           |                 | 4 people                     | \$39,155 - \$57,240  |
| 3 bedrooms |                                    | \$1,004                   | 3               | 3 people                     | \$37,749 - \$42,950  |                                    | \$1,229                   | 18              | 3 people                     | \$45,463 - \$51,540  |
|            |                                    |                           |                 | 4 people                     | \$37,749 - \$47,700  |                                    |                           |                 | 4 people                     | \$45,463 - \$57,240  |
|            |                                    |                           |                 | 5 people                     | \$37,749 - \$51,550  |                                    |                           |                 | 5 people                     | \$45,463 - \$61,860  |
|            |                                    |                           |                 | 6 people                     | \$37,749 - \$53,350  |                                    |                           |                 | 6 people                     | \$45,463 - \$66,420  |

<sup>1</sup> Tenant responsible for electric

<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: St. Augustine c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. 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 **February 15, 2018**. 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: **St. Augustine c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **15 de febrero 2018**.

**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：**St. Augustine c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**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**2018年2月15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 **St. Augustine c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. 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 **15 февраля 2018**.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **St. Augustine c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. **2018년2월15일**까지 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 anvlòp ki gen adrès pou retounen li nan: **St. Augustine c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo avan dat **fevriye 15, 2018**.

**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 مطروف يحمل اسمك وعنوانك إلى: **St. Augustine c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. على الجهة الخلفية للمطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل **15 فبراير 2018**.

