



# Affordable Housing for Rent

## ESSEX CROSSING SITE 2

### 98 NEWLY CONSTRUCTED UNITS AT 115 DELANCEY STREET, LOWER EAST SIDE, MANHATTAN



Amenities: Lobby attendant, on-site superintendent, terraces\*, fitness room\*, yoga room\*, children's playroom\*, bicycle storage\*and resident lounge\* (\*additional fees apply).

Transit: F/J/Z/M, M9, M21, M15

No application fee • No broker's fee • Smoke-free building • More information: [www.essexcrossingsite2.com](http://www.essexcrossingsite2.com)

This building is being constructed through the Mix and Match Program of the New York City Housing Development Corporation and the New York City Department of Housing Preservation and Development

#### 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 are set aside for:

- Mobility-disabled applicants (5%)
- Vision- or hearing-disabled applicants (2%)

#### Preference for a percentage of units goes to:

- Residents of Manhattan CB3<sup>^</sup> (50%)  
*^ Former Site Tenants of the Seward Park Extension Urban Renewal Area (SPEURA) receive priority for 50% of the CB preference units.*
- Municipal employees (5%)

### AVAILABLE UNITS AND INCOME REQUIREMENTS

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> <i>Minimum - Maximum<sup>4</sup></i>	60% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum<sup>4</sup></i>
	Studio	\$519	2	→	1 person		\$19,680 - \$26,720	\$822	19	→
1 bedroom	\$558	1	→	1 person	\$21,086 - \$26,720	\$882	14	→	1 person	\$32,195 - \$40,080
				2 people	\$21,086 - \$30,560				2 people	\$32,195 - \$45,840
2 bedroom	\$676	2	→	2 people	\$25,166 - \$30,560	\$1,065	13	→	2 people	\$38,503 - \$45,840
				3 people	\$25,166 - \$34,360				3 people	\$38,503 - \$51,540
				4 people	\$25,166 - \$38,160				4 people	\$38,503 - \$57,240
3 bedroom	\$775	1	→	3 people	\$29,143 - \$34,360	\$1,224	1	→	3 people	\$44,538 - \$51,540
				4 people	\$29,143 - \$38,160				4 people	\$44,538 - \$57,240
				5 people	\$29,143 - \$41,240				5 people	\$44,538 - \$61,860
				6 people	\$29,143 - \$44,280				6 people	\$44,538 - \$66,420
120% 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> <i>Minimum - Maximum<sup>4</sup></i>	165% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum<sup>4</sup></i>
	Studio	\$1,384	7	→	1 person		\$49,338 - \$80,160	\$1,967	8	→
1 bedroom	\$1,741	3	→	1 person	\$61,646 - \$80,160	\$2,470	6	→	1 person	\$86,640 - \$110,220
				2 people	\$61,646 - \$91,680				2 people	\$86,640 - \$126,060
2 bedroom	\$2,094	6	→	2 people	\$73,783 - \$91,680	\$2,968	11	→	2 people	\$103,749 - \$126,060
				3 people	\$73,783 - \$103,080				3 people	\$103,749 - \$141,735
				4 people	\$73,783 - \$114,480				4 people	\$103,749 - \$157,410
3 bedroom	\$2,414	2	→	3 people	\$85,338 - \$103,080	\$3,424	2	→	3 people	\$119,996 - \$141,735
				4 people	\$85,338 - \$114,480				4 people	\$119,966 - \$157,410
				5 people	\$85,338 - \$123,720				5 people	\$119,966 - \$170,115
				6 people	\$85,338 - \$132,840				6 people	\$119,966 - \$182,655

<sup>1</sup> Tenant pays electricity

<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 2 / Triborough Finance New Station, PO Box 2003, 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 **February 13, 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: **Essex Crossing Site 2/ Triborough Finance New Station, PO Box 2003, 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 **13 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：**Essex Crossing Site 2/ Triborough Finance New Station, PO Box 2003, 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 **2018年2月13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 2/ Triborough Finance New Station, PO Box 2003, 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 **13 февраль 2018**.
- 한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **Essex Crossing Site 2/ Triborough Finance New Station, PO Box 2003, New York, NY 10035-9997** 으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. **2018년 2월 13 일** 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 pape, voye anvlop ki gen adrès pou retounen li nan: **Essex Crossing Site 2/ Triborough Finance New Station, PO Box 2003, 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 **fevriye 13, 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 مظاروف يحمل اسمك وعنوانك إلى: **Essex Crossing Site 2/ Triborough Finance New Station, PO Box 2003, New York, NY 10035-9997**. يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل **13 فبراير، 2018**. اكتب باللغة الإنجليزية كلمة "ARABIC".

