



## 10 HALLETTS POINT

**81 NEWLY CONSTRUCTED UNITS AT 10 HALLETTS POINT (AKA 26-01 1ST STREET AKA 26-09 1ST STREET AKA 1-02 26TH AVENUE), ASTORIA, NY 11102**

**Amenities:** 24-hour attended lobby, on-site resident manager, sun terrace\*, fitness center\*, amenity rooms\* (\* additional fees apply).

**Transit:** Trains: Q18, Q19, Q102, Q103 / Access to NYC Ferry at 3-10 Astoria Blvd.

**No application fee • No broker's fee • Smoke-free building**

This building is being constructed through the Inclusionary Housing Program and is anticipated to receive a 421a Tax Exemption of the New York City Department of Housing Preservation and Development and The Low Income Housing Tax Credit Program (LIHTC) and Tax-Exempt Bond Financing of the New York State Homes and Community Renewal.

### 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 **Queens Community Board 1** (50%)\*
    - Municipal employees (5%)
- \*Up to half of CB preference units may be allocated through referrals of applicants from city agencies*

### AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	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>	
						Minimum – Maximum <sup>4</sup>	
Studio		\$947	6	→	1 person	\$34,355	\$43,860
1 bedroom		\$1,017	50	→	1 person	\$36,823	\$43,860
					2 people	\$36,823	\$50,100
2 bedroom		\$1,230	24	→	2 people	\$44,160	\$50,100
					3 people	\$44,160	\$56,340
					4 people	\$44,160	\$62,580
3 bedroom		\$1,414	1	→	3 people	\$51,018	\$56,340
					4 people	\$51,018	\$62,580
					5 people	\$51,018	\$67,620
					6 people	\$51,018	\$72,600

<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: **26-01 1st Street c/o The Wavecrest Management Team, 87-14 116TH 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 **May 7, 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: **26-01 1st Street c/o The Wavecrest Management Team, 87-14 116TH 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 **7 de mayo 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：**26-01 1st Street c/o The Wavecrest Management Team, 87-14 116TH 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5月7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 **26-01 1st Street c/o The Wavecrest Management Team, 87-14 116TH 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 **7 мая 2018**.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를**26-01 1st Street c/o The Wavecrest Management Team, 87-14 116TH Street Richmond Hill NY 11418**으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. **2018년5월7일**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: **26-01 1st Street c/o The Wavecrest Management Team, 87-14 116TH 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 anvan dat **me 7, 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 مظروف يحمل اسمك وعنوانك إلى: **26-01 1st Street c/o The Wavecrest Management Team, 87-14 116TH Street Richmond Hill NY 11418**. على الجهة الخلفية للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل **7 مايو، 2018**.

