



The Maya

**21 NEWLY CONSTRUCTED UNITS AT 177-30 Wexford Terrace, Queens, NY 11432
Jamaica Estates**

Amenities: On-site resident manager, private terrace, fitness center*, rooftop terrace, indoor/outdoor parking*, storage*, Laundry room*, (*additional fees apply).

Transit: Trains: E, F, Z, F Buses: Q1, Q2, Q3, Q17, Q36, Q43, Q76, Q77, X68

No application fee • No broker's fee • Smoke-free building • More information: <http://arproperties.com/resi/themaya>

This building is anticipated to receive a Tax Exemption through the 421a Tax Incentive program of 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.

Preference for a percentage of units goes to:

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

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Avail-able		House-hold Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>
Studio	85% AREA MEDIAN INCOME (AMI) UNITS	\$1,480	2	→	1 person	\$50,743 - \$ 95,030
1 bedroom	90% AREA MEDIAN INCOME (AMI) UNITS	\$1,685	2	→	1 person	\$ 57,771 - \$ 95,030
					2 people	\$ 57,771 - \$ 108,550
1 bedroom	100% AREA MEDIAN INCOME (AMI) UNITS	\$1,881	6	→	1 person	\$ 64,491 - \$ 95,030
					2 people	\$ 64,491 - \$ 108,550
2 bedrooms	100% AREA MEDIAN INCOME (AMI) UNITS	\$2,270	1	→	2 People	\$ 77,829 - \$ 108,550
					3 people	\$ 77,829 - \$ 122,070
					4 people	\$ 77,829 - \$ 135,590
2 bedrooms	105% AREA MEDIAN INCOME (AMI) UNITS	\$2,387	4	→	2 people	\$ 81,840 - \$ 108,550
					3 People	\$ 81,840 - \$ 122,070
					4 people	\$ 81,840 - \$ 135,590
2 bedrooms	110% AREA MEDIAN INCOME (AMI) UNITS	\$2,505	4	→	2 people	\$ 85,886 - \$ 108,550
					3 People	\$ 85,886 - \$ 122,070
					4 people	\$ 85,886 - \$ 135,590
2 bedrooms	115% AREA MEDIAN INCOME (AMI) UNITS	\$2,622	2	→	2 people	\$ 89,897 - \$ 108,550
					3 People	\$ 89,897 - \$ 122,070
					4 people	\$ 89,897 - \$ 135,590

¹ Tenant is responsible for electricity and gas (cooking and heating).

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

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

⁴ 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. To request an application **by mail, send a self-addressed envelope to: Wexford Terrace, C/O Metropolitan Realty Exemption, 118 Middleton Street, Brooklyn NY 11206.** 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 **August 10, 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 appointment to continue the process of determining your eligibility. Appointments 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. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **Wexford Terrace, C/O Metropolitan Realty Exemption, 118 Middleton Street, Brooklyn NY 11206.** En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 10 de agosto 2018.

简体中文 访问 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：**Wexford Terrace, C/O Metropolitan Realty Exemption, 118 Middleton Street, Brooklyn NY 11206.**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8月10日。

Русский Чтобы подать заявление через интернет, зайдите на сайт: nyc.gov/housingconnect. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **Wexford Terrace, C/O Metropolitan Realty Exemption, 118 Middleton Street, Brooklyn NY 11206.** 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 10 августа 2018.

한국어 nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **Wexford Terrace, C/O Metropolitan Realty Exemption, 118 Middleton Street, Brooklyn NY 11206.** 으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. 2018년 8월 10일까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

Kreyòl Ayisyen Aplike sou entènèt sou sitwèb 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: **Wexford Terrace, C/O Metropolitan Realty Exemption, 118 Middleton Street, Brooklyn NY 11206.** Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat out 10, 2018.

العربية تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني nyc.gov/housingconnect. للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مظروف يحمل اسمك وعنوانك إلى: **Wexford Terrace, C/O Metropolitan Realty Exemption, 118 Middleton Street, Brooklyn NY 11206**. على الجهة الخلفية للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 10 أغسطس، 2018.

Mayor Bill de Blasio • HPD Commissioner Maria Torres-Springer

