

## ESSEX CROSSING SITE 8 SENIOR HOUSING

84 NEWLY CONSTRUCTED UNITS AT 140 Essex Street, New York, NY 10002

**Amenities:** Resident lounge, fitness center, outdoor terrace, bicycle storage, on-site laundry room

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

**No application fee • No broker's fee • Smoke-free building • More information:** [www.essexcrossingsite8.com](http://www.essexcrossingsite8.com)



This building is being constructed through the Senior Affordable Rental Apartment (SARA) program, the Low Income Housing Tax Credit Program (LIHTC), and 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 that have at least one household member who is 62 years of age or older and 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:

- Mobility-disabled applicants (5%)
- Vision/Hearing-disabled applicants (2%).
- Preference for a percentage of units goes to:
  - **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 CB 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>
Studio	\$331	20	1 Person	→	\$13,303 - \$22,410
			2 Persons	→	\$13,303 - \$25,620
Studio Applicants will need to qualify for Section 8	Eligible resident pays 30% of income	8	1 Person	→	\$0 - \$22,410
			2 Persons	→	\$0 - \$25,620
50% 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>
Studio	\$618	34	1 Person	→	\$23,143 - \$37,350
			2 Persons	→	\$23,143 - \$42,700
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>
Studio	\$761	22	1 Person	→	\$28,046 - \$44,820
			2 Persons	→	\$28,046 - \$51,240

<sup>1</sup> Rent includes heat, gas for cooking, and hot water. Tenant pays for 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 8 Senior Housing / Triborough Finance New Station, PO Box 2010, New York, NY 10035**. 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 20, 2019**. 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 of eligibility 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](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 8 Senior Housing / Triborough Finance New Station, PO Box 2010, New York, NY 10035**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 20 de agosto 2019.

**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 8 Senior Housing / Triborough Finance New Station, PO Box 2010, New York, NY 10035**。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2019年8月20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 8 Senior Housing / Triborough Finance New Station, PO Box 2010, New York, NY 10035**. 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 20 августа 2019.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 발송용 봉투를 **Essex Crossing Site 8 Senior Housing / Triborough Finance New Station, PO Box 2010, New York, NY 10035** 으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. 2019년 8월 20일까지 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: **Essex Crossing Site 8 Senior Housing / Triborough Finance New Station, PO Box 2010, New York, NY 10035**. Nan dèyè anvlòp la, ekri mo "HAITIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat 20 out 2019.

**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 8 Senior Housing / Triborough Finance New Station, PO Box 2010, New York, NY 10035**. اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 20 أغسطس، 2019.

