

REVISED



# Mixed Income Housing for Rent

## THE CROSSING AT JAMAICA STATION

### 667 NEWLY CONSTRUCTED UNITS AT 148-10 ARCHER AVENUE & 147-40 ARCHER AVENUE, JAMAICA, QUEENS

**Amenities:** controlled entry access system, 24/7 on-site maintenance, fitness rooms, bicycle storage, outdoor terraces, children's rooms, resident lounges, laundry rooms, on-site management office (located at 148-10 Archer Ave)

**Transit:** E/F/J/Z, LIRR, AirTrain, Q6, Q8, Q9, Q20A, Q20B, Q24, Q25, Q34, Q40, Q41, Q42, Q43, Q44-SBS, Q54, Q56, Q60, Q65, Q83, Q84

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

These buildings are being constructed through the ELLA program and the Mix-Middle program of the New York City Housing Development Corporation (HDC), the Inclusionary Housing Program of the New York City Department of Housing Preservation and Development (HPD), and Tax Code Units through NYS Division of Homes and Community Renewal (HCR).

#### 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 12 (50%)
  - Municipal employees (5%)

### AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	Monthly Rent <sup>1</sup>	Units Avail-able	House-hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>	Monthly Rent <sup>1</sup>	Units Avail-able	House-hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>	Monthly Rent <sup>1</sup>	Units Avail-able	House-hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>
Studio	\$633	5	1 Person	\$23,658 - \$29,880	\$1,007	17	1 Person	\$36,480 - \$44,820	\$1,380	2	1 Person	\$49,269 - \$59,760
			2 People	\$23,658 - \$34,160			2 People	\$36,480 - \$51,240			2 People	\$49,269 - \$68,320
1 Bed	\$681	11	1 Person	\$25,372 - \$29,880	\$1,081	50	1 Person	\$39,086 - \$44,820	\$1,481	13	1 Person	\$52,800 - \$59,760
			2 People	\$25,372 - \$34,160			2 People	\$39,086 - \$51,240			2 People	\$52,800 - \$68,320
			3 People	\$25,372 - \$38,440			3 People	\$39,086 - \$57,660			3 People	\$52,800 - \$76,880
2 Bed	\$828	16	2 People	\$30,446 - \$34,160	\$1,309	51	2 People	\$46,938 - \$51,240	\$1,789	16	2 People	\$63,395 - \$68,320
			3 People	\$30,446 - \$38,440			3 People	\$46,938 - \$57,660			3 People	\$63,395 - \$76,880
			4 People	\$30,446 - \$42,680			4 People	\$46,938 - \$64,020			4 People	\$63,395 - \$85,360
			5 People	\$30,446 - \$46,120			5 People	\$46,938 - \$69,180			5 People	\$63,395 - \$92,240
3 Bed	\$949	3	3 People	\$35,178 - \$38,440	\$1,504	7	3 People	\$54,206 - \$57,660	\$2,059	3	3 People	\$73,235 - \$76,880
			4 People	\$35,178 - \$42,680			4 People	\$54,206 - \$64,020			4 People	\$73,235 - \$85,360
			5 People	\$35,178 - \$46,120			5 People	\$54,206 - \$69,180			5 People	\$73,235 - \$92,240
			6 People	\$35,178 - \$49,520			6 People	\$54,206 - \$74,280			6 People	\$73,235 - \$99,040
			7 People	\$35,178 - \$52,960			7 People	\$54,206 - \$79,440			7 People	\$73,235 - \$105,920

Unit Size	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>
Studio	\$1,705	2	1 Person	\$60,412 - \$93,375	\$1,946	15	1 Person	\$68,675 - \$97,110
			2 People	\$60,412 - \$106,750			2 People	\$68,675 - \$111,020
1 Bedroom	\$2,142	9	1 Person	\$75,463 - \$93,375	\$2,442	41	1 Person	\$85,749 - \$97,110
			2 People	\$75,463 - \$106,750			2 People	\$85,749 - \$111,020
			3 People	\$75,463 - \$120,125			3 People	\$85,749 - \$124,930
2 Bedroom	\$2,582	11	2 People	\$90,583 - \$106,750	\$2,943	39	2 People	\$102,960 - \$111,020
			3 People	\$90,583 - \$120,125			3 People	\$102,960 - \$124,930
			4 People	\$90,583 - \$133,375			4 People	\$102,960 - \$138,710
			5 People	\$90,583 - \$144,125			5 People	\$102,960 - \$149,890
3 Bedroom	\$2,975	3	3 People	\$104,640 - \$120,125	\$3,391	5	3 People	\$118,903 - \$124,930
			4 People	\$104,640 - \$133,375			4 People	\$118,903 - \$138,710
			5 People	\$104,640 - \$144,125			5 People	\$118,903 - \$149,890
			6 People	\$104,640 - \$154,750			6 People	\$118,903 - \$160,940
			7 People	\$104,640 - \$165,500			7 People	\$118,903 - \$172,120

Unit Size	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum - Maximum</i>
Studio	\$2,026	8	1 Person	\$71,418 - \$108,315	\$2,587	61	1 Person	\$90,652 - \$123,255
			2 People	\$71,418 - \$123,830			2 People	\$90,652 - \$140,910
1 Bedroom	\$2,542	20	1 Person	\$89,178 - \$108,315	\$3,243	104	1 Person	\$113,212 - \$123,255
			2 People	\$89,178 - \$123,830			2 People	\$113,212 - \$140,910
			3 People	\$89,178 - \$139,345			3 People	\$113,212 - \$158,565
2 Bedroom	\$3,063	19	2 People	\$107,075 - \$123,830	\$3,904	123	2 People	\$135,909 - \$140,910
			3 People	\$107,075 - \$139,345			3 People	\$135,909 - \$158,565
			4 People	\$107,075 - \$154,715			4 People	\$135,909 - \$176,055
			5 People	\$107,075 - \$167,185			5 People	\$135,909 - \$190,245
3 Bedroom	\$3,530	2	3 People	\$123,669 - \$139,345	\$4,501	11	3 People	\$156,960 - \$158,565
			4 People	\$123,669 - \$154,715			4 People	\$156,960 - \$176,055
			5 People	\$123,669 - \$167,185			5 People	\$156,960 - \$190,245
			6 People	\$123,669 - \$179,510			6 People	\$156,960 - \$204,270
			7 People	\$123,669 - \$191,980			7 People	\$156,960 - \$218,460

<sup>1</sup> Tenant pays electricity; rent includes gas for cooking, heat, and hot water.  
<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: **The Crossing at Jamaica Station, Attn: Application Request, 909 Third Avenue, 21st Floor, New York, NY 10022.** 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 20th, 2020**. 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.

<p><b>Español</b></p> <p>Presente una solicitud en línea en <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a>. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: <b>The Crossing at Jamaica Station, Attn: Application Request, 909 Third Avenue, 21st Floor, New York, NY 10022.</b> En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de <b>20 de febrero de 2020.</b></p>	<p><b>简体中文</b></p> <p>访问 <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> 在线申请。如要获取本广告及书面申请表之简体中文版，请将您的回邮信封寄送至：<b>The Crossing at Jamaica Station, Attn: Application Request, 909 Third Avenue, 21st Floor, New York, NY 10022.</b> 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 <b>2020年2月20日</b>。</p>	<p><b>Русский</b></p> <p>Чтобы подать заявление через интернет, зайдите на сайт: <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a>. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу <b>The Crossing at Jamaica Station, Attn: Application Request, 909 Third Avenue, 21st Floor, New York, NY 10022.</b> 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 <b>20 февраля 2020 г.</b></p>	<p><b>한국어</b></p> <p><a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a> 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 <b>The Crossing at Jamaica Station, Attn: Application Request, 909 Third Avenue, 21st Floor, New York, NY 10022.</b>으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요 <b>2020년 2월 20일</b>까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.</p>	<p><b>Kreyòl Ayisyen</b></p> <p>Aplike sou entènèt sou sitwèb <a href="http://nyc.gov/housingconnect">nyc.gov/housingconnect</a>. Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvlop ki gen adrès pou retounen li nan: <b>The Crossing at Jamaica Station, Attn: Application Request, 909 Third Avenue, 21st Floor, New York, NY 10022.</b> Nan dèyè anvlop la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat <b>20 fevriye, 2020.</b></p>	<p><b>العربية</b></p> <p>للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مظروف، يحمل اسمك وعنوانك إلى: <b>The Crossing at Jamaica Station, Attn: Application Request, 909 Third Avenue, 21st Floor, New York, 10022.</b> اكتب على الجهة الخلفية للمظروف، "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل <b>20 فبراير 2020</b>.</p>
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