



Affordable Housing for Rent

Essex Crossing Site 4

121 NEWLY CONSTRUCTED UNITS AT 180 Broome Street, New York, NY 10002

Lower East Side

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

Transit: Trains: F, J, Z, M; Buses: M9, M21, M15

No application fee • No broker's fee • Smoke-free building • More information: www.essexcrossingsite4.com

This building is being constructed through the Mix and Match Program 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 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

Unit Size	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>		Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>				
				40% AREA MEDIUM INCOME (AMI) UNITS	60% AREA MEDIUM INCOME (AMI) UNITS				130% AREA MEDIUM INCOME (AMI) UNITS	165% AREA MEDIUM INCOME (AMI) UNITS			
Studio	\$562	3	→	1 person	\$21,463 - \$29,880	\$896	15	→	1 person	\$32,915 - \$44,820			
				2 people	\$21,463 - \$34,160				2 people	\$32,915 - \$51,240			
1 bedroom	\$605	3	→	1 person	\$23,212 - \$29,880	\$963	12	→	1 person	\$35,486 - \$44,820			
				2 people	\$23,212 - \$34,160				2 people	\$35,486 - \$51,240			
				3 people	\$23,212 - \$38,440				3 people	\$35,486 - \$57,660			
2 bedroom	\$736	3	→	2 people	\$28,423 - \$34,160	\$1,166	14	→	2 people	\$43,166 - \$51,240			
				3 people	\$28,423 - \$38,440				3 people	\$43,166 - \$57,660			
				4 people	\$28,423 - \$42,680				4 people	\$43,166 - \$64,020			
				5 people	\$28,423 - \$46,120				5 people	\$43,166 - \$69,180			
3 bedroom	\$843	1	→	3 people	\$32,846 - \$38,440	\$1,339	2	→	3 people	\$49,852 - \$57,660			
				4 people	\$32,846 - \$42,680				4 people	\$49,852 - \$64,020			
				5 people	\$32,846 - \$46,120				5 people	\$49,852 - \$69,180			
				6 people	\$32,846 - \$49,520				6 people	\$49,852 - \$74,280			
Studio	\$1,520	10	→	1 person	\$54,309 - \$97,110	\$2,165	12	→	1 person	\$76,423 - \$123,255			
				2 people	\$54,309 - \$111,020				2 people	\$76,423 - \$140,910			
				1 person	\$68,023 - \$97,110				\$2,717	12	→	1 person	\$95,623 - \$123,255
				2 people	\$68,023 - \$111,020							2 people	\$95,623 - \$140,910
3 people	\$68,023 - \$124,930	3 people	\$95,623 - \$158,565										
1 bedroom	\$1,912	10	→	2 people	\$82,183 - \$111,020	\$3,270	10	→	2 people	\$115,303 - \$140,910			
				3 people	\$82,183 - \$124,930				3 people	\$115,303 - \$158,565			
				4 people	\$82,183 - \$138,710				4 people	\$115,303 - \$176,055			
				5 people	\$82,183 - \$149,890				5 people	\$115,303 - \$190,245			
2 bedroom	\$2,304	12	→	3 people	\$94,938 - \$124,930	\$3,770	1	→	3 people	\$133,200 - \$158,565			
				4 people	\$94,938 - \$138,710				4 people	\$133,200 - \$176,055			
				5 people	\$94,938 - \$149,890				5 people	\$133,200 - \$190,245			
				6 people	\$94,938 - \$160,940				6 people	\$133,200 - \$204,270			
3 bedroom	\$2,654	1	→	7 people	\$94,938 - \$172,120	\$3,770	1	→	7 people	\$133,200 - \$218,460			

¹ Rent includes gas for cooking, heat & hot water. Tenant is responsible for electricity.

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.

⁵ 10% of the 60% of AMI units will be filled by referrals from City agencies

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: ESSEX CROSSING SITE 4/ TRIBOROUGH FINANCE NEW, PO BOX 2003, 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 **April 7, 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 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. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **ESSEX CROSSING SITE 4/ TRIBOROUGH FINANCE NEW, PO BOX 2003, 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 7 de abril 2020.

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之简体中文版，请将您的回邮信封寄送至：**ESSEX CROSSING SITE 4/ TRIBOROUGH FINANCE NEW, PO BOX 2003, 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2020年4月7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 **ESSEX CROSSING SITE 4/ TRIBOROUGH FINANCE NEW, PO BOX 2003, 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 7 апреля 2020.

한국어 nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 발송용 봉투를 **ESSEX CROSSING SITE 4/ TRIBOROUGH FINANCE NEW, PO BOX 2003, NEW YORK, NY 10035**로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. 2020년4월7일까지 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: **ESSEX CROSSING SITE 4/ TRIBOROUGH FINANCE NEW, PO BOX 2003, NEW YORK, NY 10035**. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat 7 avril 2020.

العربية 660 Driggs تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني nyc.gov/housingconnect. للحصول على ترجمة باللغة العربية لهذا الإعلان ونموذج الطلب الورقي، أرسل مظروف يحمل اسمك وعنوانك إلى: **ESSEX CROSSING SITE 4/ TRIBOROUGH FINANCE NEW, PO BOX 2003, NEW YORK, NY 10035**. على الجهة الخلفية للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 7 أبريل 2020.

