



Affordable Housing for Rent

ALVISTA TOWERS

379 NEWLY CONSTRUCTED UNITS AT 147-36 94TH AVENUE, JAMAICA CENTER, QUEENS

Amenities: Laundry Lounge with card operated machines, Playroom, Outdoor Courtyard (Partial 2nd Fl), Bike Storage¹, Fitness Center¹, Yoga Room¹, Business Center¹, Rooftop Terrace¹, Indoor Lounge with Outdoor Terrace¹, Parking¹, (¹additional fees apply).

Transit: E/F/J/Z and LIRR

No application fee • No broker's fee • Smoke-free building • More information:

<https://www.alvistatowers.com/>

This building is being constructed through the M² Program of the New York City Housing Development Corporation (HDC) and the New York City Department of Housing Preservation and Development (HPD).

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- or hearing-disabled applicants (2%)

Preference for a percentage of units goes to:

- Residents of **Queens Community Board 12** (50%)
- Municipal employees (5%)

AVAILABLE UNITS AND INCOME REQUIREMENTS

Income Category	Unit Size	Monthly Rent ¹	Units Available	Preference	Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
	50% AREA MEDIAN INCOME (AMI) UNITS					
50% AREA MEDIAN INCOME (AMI) UNITS	Studio	\$707	5	→	1 person	\$26,572 - \$33,400
					2 people	\$26,572 - \$38,200
	1 bedroom	\$759	7	→	1 person	\$28,492 - \$33,400
					2 people	\$28,492 - \$38,200
					3 people	\$28,492 - \$42,950
	2 bedroom	\$917	3	→	2 people	\$34,046 - \$38,200
3 people					\$34,046 - \$42,950	
4 people					\$34,046 - \$47,700	
5 people	\$34,046 - \$51,550					
60% AREA MEDIAN INCOME (AMI) UNITS						
60% AREA MEDIAN INCOME (AMI) UNITS	Studio	\$865	23	→	1 person	\$31,989 - \$40,080
					2 people	\$31,989 - \$45,840
	1 bedroom	\$929	40	→	1 person	\$34,320 - \$40,080
					2 people	\$34,320 - \$45,840
					3 people	\$34,320 - \$51,540
	2 bedroom	\$1,121	17	→	2 people	\$41,040 - \$45,840
3 people					\$41,040 - \$51,540	
4 people					\$41,040 - \$57,240	
5 people	\$41,040 - \$61,860					
120% AREA MEDIAN INCOME (AMI) UNITS						
120% AREA MEDIAN INCOME (AMI) UNITS	Studio	\$1,321	34	→	1 person	\$47,623 - \$80,160
					2 people	\$47,623 - \$91,680
	1 bedroom	\$1,660	56	→	1 person	\$59,383 - \$80,160
					2 people	\$59,383 - \$91,680
					3 people	\$59,383 - \$103,080
	2 bedroom	\$1,999	20	→	2 people	\$71,143 - \$91,680
3 people					\$71,143 - \$103,080	
4 people					\$71,143 - \$114,480	
5 people	\$71,143 - \$123,720					
130% AREA MEDIAN INCOME (AMI) UNITS						
130% AREA MEDIAN INCOME (AMI) UNITS	Studio	\$1,593	12	→	1 person	\$56,949 - \$86,840
					2 people	\$56,949 - \$99,320
	1 bedroom	\$2,000	21	→	1 person	\$71,040 - \$86,840
					2 people	\$71,040 - \$99,320
					3 people	\$71,040 - \$111,670
	2 bedroom	\$2,407	7	→	2 people	\$85,132 - \$99,320
3 people					\$85,132 - \$111,670	
4 people					\$85,132 - \$124,020	
5 people	\$85,132 - \$134,030					
165% AREA MEDIAN INCOME (AMI) UNITS						
165% AREA MEDIAN INCOME (AMI) UNITS	Studio	\$1,729	38	→	1 person	\$61,612 - \$110,220
					2 people	\$61,612 - \$126,060
	1 bedroom	\$2,170	61	→	1 person	\$76,869 - \$110,220
					2 people	\$76,869 - \$126,060
					3 people	\$76,869 - \$141,735
	2 bedroom	\$2,611	35	→	2 people	\$92,126 - \$126,060
3 people					\$92,126 - \$141,735	
4 people					\$92,126 - \$157,410	
5 people	\$92,126 - \$170,115					

¹ Tenant pays 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.

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: Alvista Towers, 316 West 118th Street 4th Floor, New York, NY 10026**. 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 **January 2, 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 . Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: Alvista Towers, 316 West 118th Street 4th Floor, New York, NY 10026 . En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 2 de enero de 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之简体中文版，请将您的回邮信封寄送至： Alvista Towers, 316 West 118th Street 4th Floor, New York, NY 10026 。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1月2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 Alvista Towers, 316 West 118th Street 4th Floor, New York, NY 10026 . 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 2 января 2018 года .
한국어	nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 Alvista Towers, LLC, 316 West 118th Street 4th Floor, New York, NY 10026 으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. 2018년 1월 2일 까지 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: Alvista Towers, 316 West 118th Street 4th Floor, New York, NY 10026 . Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat Janvyè 2, 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: Alvista Towers, 316 West 118th Street 4th Floor, New York, NY 10026 . على الجهة الخلفية للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 2018 20 كانون الثاني .

