

NEHEMIAH SPRING CREEK 4B-2 214 NEWLY CONSTRUCTED UNITS LOCATED AT 389-402, 498-504, 516 SCHROEDERS AVENUE; 127 AND 129 GATEWAY DRIVE; 1111-1123 LOWER ASHFORD DRIVE EAST NEW YORK, BROOKLYN



Amenities at 389-402, 498-504 Schroeders Avenue; 127 and 129 Gateway Drive; 1111-1123 Lower Ashford Drive: On-site superintendent, card-operated laundry, and on-site parking* (*additional fees apply)

Amenities at 516 Schroeders Avenue: On-site superintendent, community room, enclosed courtyard, card-operated laundry, nurse's office, exercise room, senior amenity space, and free Wi-Fi in common areas

Transit: B13, B83, B84, and Q8 Bus A, C, 3 Train

No application fee • No broker's fee • Smoke-free building • Pets are NOT Permitted

These buildings are being constructed through the Extremely Low and Low-Income Affordability (ELLA) Program of both the New York City Housing Development Corporation (HDC) and the New York City Department of Housing and Preservation and Development (HPD) and the Voluntary Inclusionary Housing (VIH) Program of 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.

- Units are set aside for applicants with:
 - Mobility disabilities (11 units)
 - Vision or hearing disabilities (5 units)
 - Seniors aged 62 or older (79 units)
- Preference for a percentage of units goes to:
 - Residents of **Brooklyn Community Board 5** (50%)
 - Municipal employees (5%)

AVAILABLE SENIOR UNITS AND INCOME REQUIREMENTS - 516 SCHROEDERS AVENUE

Unit Size	30% AREA MEDIAN INCOME (AMI) UNITS**	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum ⁴	40% AREA MEDIAN INCOME (AMI) UNITS**	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum ⁴
1 bedroom		\$471	60	1 person	\$18,618 - \$23,880		\$667	19	1 person	\$25,338 - \$31,840
				2 people	\$18,618 - \$27,300				2 people	\$25,338 - \$36,400
				3 people	\$18,618 - \$30,720				3 people	\$25,338 - \$40,960

** Units designated for applicants whose households include at least one person aged 62 or older by the application (deadline date).

AVAILABLE UNITS AND INCOME REQUIREMENTS - REMAINING BUILDINGS

Unit Size	40% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum ⁴	50% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum ⁴	
1 bedroom				1 person	\$32,058 - \$39,800		\$863	3	1 person	\$32,058 - \$39,800	
				2 people	\$32,058 - \$45,500				2 people	\$32,058 - \$45,500	
				3 people	\$32,058 - \$51,200				3 people	\$32,058 - \$51,200	
2 bedroom		\$810	5	2 people	\$30,960 - \$36,400		\$1,045	19	2 people	\$39,018 - \$45,500	
				3 people	\$30,960 - \$40,960				3 people	\$39,018 - \$51,200	
				4 people	\$30,960 - \$45,480				4 people	\$39,018 - \$56,850	
				5 people	\$30,960 - \$49,120				5 people	\$39,018 - \$61,400	
3 bedroom				3 people	\$45,086 - \$51,200		\$1,200	2	3 people	\$45,086 - \$51,200	
				4 people	\$45,086 - \$56,850				4 people	\$45,086 - \$56,850	
				5 people	\$45,086 - \$61,400				5 people	\$45,086 - \$61,400	
				6 people	\$45,086 - \$65,950				6 people	\$45,086 - \$65,950	
				7 people	\$45,086 - \$70,500					7 people	\$45,086 - \$70,500

Unit Size	70% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum ⁴	80% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum ⁴	90% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum ⁴
Studio							\$1,150	1	1 person	\$41,623 - \$63,680		\$1,197	2	1 person	\$43,235 - \$71,640
1 bedroom		\$1,254	2	1 person	\$45,463 - \$55,720		\$1,450	2	1 person	\$52,183 - \$63,680		\$1,509	7	1 person	\$54,206 - \$71,640
				2 people	\$45,463 - \$63,700				2 people	\$52,183 - \$72,800				2 people	\$54,206 - \$81,900
				3 people	\$45,463 - \$71,680				3 people	\$52,183 - \$81,920				3 people	\$54,206 - \$92,160
2 bedroom		\$1,514	17	2 people	\$55,098 - \$63,700		\$1,749	16	2 people	\$63,155 - \$72,800		\$1,820	48	2 people	\$65,589 - \$81,900
				3 people	\$55,098 - \$71,680				3 people	\$63,155 - \$81,920				3 people	\$65,589 - \$92,160
				4 people	\$55,098 - \$79,590				4 people	\$63,155 - \$90,960				4 people	\$65,589 - \$102,330
				5 people	\$55,098 - \$85,960				5 people	\$63,155 - \$98,240				5 people	\$65,589 - \$110,520
3 bedroom		\$1,743	2	3 people	\$63,703 - \$71,680		\$2,014	2	3 people	\$72,995 - \$81,920		\$2,096	7	3 people	\$75,806 - \$92,160
				4 people	\$63,703 - \$79,590				4 people	\$72,995 - \$90,960				4 people	\$75,806 - \$102,330
				5 people	\$63,703 - \$85,960				5 people	\$72,995 - \$98,240				5 people	\$75,806 - \$110,520
				6 people	\$63,703 - \$92,330				6 people	\$72,995 - \$105,520				6 people	\$75,806 - \$118,710
				7 people	\$63,703 - \$98,700				7 people	\$72,995 - \$112,800				7 people	\$75,806 - \$126,900

¹ Rent includes gas for cooking and heating; tenants will be responsible for their own electricity
² Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.
³ Household earnings include 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 <https://housingconnect.nyc.gov/PublicWeb/>. To request an application, send a **self-addressed envelope** to: **Nehemiah Spring Creek 4B-2, c/o Cornell Pace Inc, 542 Main Street 3rd Floor, New Rochelle, NY 10801**. 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 **December 31st, 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.

Español Presente una solicitud en línea en [nyc.gov/housingconnect](https://housingconnect.nyc.gov/). Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **Nehemiah Spring Creek 4B-2, c/o Cornell Pace Inc, 542 Main Street 3rd Floor, New Rochelle, NY 10801**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **31 de diciembre 2020**

简体中文 访问 [nyc.gov/housingconnect](https://housingconnect.nyc.gov/) 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: **Nehemiah Spring Creek 4B-2, c/o Cornell Pace Inc, 542 Main Street 3rd Floor, New Rochelle, NY 10801**。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12月31日**。

Русский Чтобы подать заявление через интернет, зайдите на сайт: [nyc.gov/housingconnect](https://housingconnect.nyc.gov/). Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **Nehemiah Spring Creek 4B-2, c/o Cornell Pace Inc, 542 Main Street 3rd Floor, New Rochelle, NY 10801**. 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 **31 декабря 2020**.

한국어 [nyc.gov/housingconnect](https://housingconnect.nyc.gov/) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 발송용 봉투를 **Nehemiah Spring Creek 4B-2, c/o Cornell Pace Inc, 542 Main Street 3rd Floor, New Rochelle, NY 10801**으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. **2020년12월 31 일** 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

Kreyòl Ayisyien Aplike sou entènèt sou sitwèb [nyc.gov/housingconnect](https://housingconnect.nyc.gov/). Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papyè, voye anvlop ki gen adrès pou retounen li nan: **Nehemiah Spring Creek 4B-2, c/o Cornell Pace Inc, 542 Main Street 3rd Floor, New Rochelle, NY 10801**Nan dèyè anvlop la, ekri mo "HAITIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **desanm 31, 2020**.

العربية للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مظروف يحمل اسمك وعنوانك إلى [nyc.gov/housingconnect](https://housingconnect.nyc.gov/). تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني **Nehemiah Spring Creek 4B-2, c/o Cornell Pace Inc, 542 Main Street 3rd Floor, New Rochelle, NY 10801**. اكتب باللغة الإنجليزية كلمة "ARABIC" على الجهة الخلفية للمظروف، اكتب بالغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد **31 ديسمبر، 2020**.