



NEHEMIAH SPRING CREEK 4B-1 143 NEWLY CONSTRUCTED UNITS AT 475-510 VANDALIA AVENUE EAST NEW YORK, BROOKLYN

Amenities: On-site superintendent, monitored security system, custom bathroom cabinetry and solid surface countertops, card-operated laundry, and limited on-site parking* (*additional fees apply)

Transit: B13, B83, B84, and Q8 Bus A, C, and 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).

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 **Brooklyn Community Board 5** (50%)
 - Municipal employees (5%)

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	30% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Avail-able	House-hold Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>		40% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Avail-able	House-hold Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>	
					Minimum	Maximum					Minimum	Maximum
1 Bedroom		\$426	2	1 Person	\$16,629	\$21,930		\$605	2	1 Person	\$22,766	\$29,240
				2 People	\$16,629	\$25,050				2 People	\$22,766	\$33,400
2 Bedroom		\$521	13	2 People	\$19,920	\$25,050		\$736	13	2 People	\$27,292	\$33,400
				3 People	\$19,920	\$28,170				3 People	\$27,292	\$37,560
				4 People	\$19,920	\$31,290				4 People	\$27,292	\$41,720
3 Bedroom		\$594	1	3 People	\$23,006	\$28,170		\$843	1	3 People	\$31,543	\$37,560
				4 People	\$23,006	\$31,290				4 People	\$31,543	\$41,720
				5 People	\$23,006	\$33,810				5 People	\$31,543	\$45,080
				6 People	\$23,006	\$36,300				6 People	\$31,543	\$48,400

Unit Size	50% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Avail-able	House-hold Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>		60% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Avail-able	House-hold Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>		90% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Avail-able	House-hold Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>	
					Minimum	Maximum					Minimum	Maximum					Minimum	Maximum
Studio		\$618	1	1 Person	\$23,143	\$36,550		\$761	2	1 Person	\$28,046	\$43,860		\$1,091	1	1 Person	\$39,360	\$65,790
1 Bed		\$784	2	1 Person	\$28,903	\$36,550		\$963	5	1 Person	\$35,040	\$43,860		\$1,375	6	1 Person	\$49,166	\$65,790
				2 People	\$28,903	\$41,750				2 People	\$35,040	\$50,100				2 People	\$49,166	\$75,150
2 Bed		\$951	13	2 People	\$34,663	\$41,750		\$1,166	37	2 People	\$42,035	\$50,100		\$1,660	40	2 People	\$58,972	\$75,150
				3 People	\$34,663	\$46,950				3 People	\$42,035	\$56,340				3 People	\$58,972	\$84,510
				4 People	\$34,663	\$52,150				4 People	\$42,035	\$62,580				4 People	\$58,972	\$93,870
3 Bed								\$1,339	4	3 People	\$48,549	\$56,340						
										4 People	\$48,549	\$62,580						
										5 People	\$48,549	\$67,620						
										6 People	\$48,549	\$72,600						

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: **Nehemiah Spring Creek 4B-1 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 **June 17, 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. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **Nehemiah Spring Creek 4B-1 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 **17 de junio 2019**.

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的简体中文版，请将您的回邮信封寄送至：**Nehemiah Spring Creek 4B-1 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 **2019年6月17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 **Nehemiah Spring Creek 4B-1 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 **17 июня 2019**.

한국어 nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 발송용 봉투를 **Nehemiah Spring Creek 4B-1 c/o Cornell Pace Inc, 542 Main Street 3rd Floor, New Rochelle, NY 10801** 으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. **2019년 6월 17일**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 papyè, voye anvlop ki gen adrès pou retounen li nan: **Nehemiah Spring Creek 4B-1 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 **jen 17, 2019**.

العربية : **Nehemiah Spring Creek 4B-1 c/o Cornell Pace Inc, 542 Main Street 3rd Floor, New Rochelle, NY 10801**. 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 **Nehemiah Spring Creek 4B-1 c/o Cornell Pace Inc, 542 Main Street 3rd Floor, New Rochelle, NY 10801**. يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل **17 يونيو 2019**.