

# REVISED



## Affordable Housing for Rent



### THE PAVILION AT LOCUST MANOR

84 NEWLY CONSTRUCTED UNITS AT 171-04 BAISLEY BLVD., ST. ALBANS, QUEENS

**Amenities:** On-site resident super, elevators, visual intercom system, security cameras, central air, parking lot (limited availability), laundry room\*, community room, bicycle storage (\*additional fees apply).

**Transit:** E/J/F/Z Trains, Q111, Q113, Q85 Buses

• No application fee • No broker's fee • Smoke-free building • More information: [www.thedfdgroup.com](http://www.thedfdgroup.com)

This building is being constructed through the Extremely Low & Low-Income Affordability Program (ELLA) of the New York City Housing Development Corporation (HDC) and 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 (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 Available		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum – Maximum) <sup>4</sup>
30% AREA MEDIAN INCOME (AMI) UNITS	Studio	\$368	3	→	1 person	\$14,503 - \$20,040
	1 bedroom	\$396	3	→	1 person	\$15,532 - \$20,040
					2 people	\$15,532 - \$22,920
	2 bedroom	\$482	3	→	2 people	\$18,515 - \$22,920
					3 people	\$18,515 - \$25,770
					4 people	\$18,515 - \$28,620
40% AREA MEDIAN INCOME (AMI) UNITS	Studio	\$519	4	→	1 person	\$19,680 - \$26,720
	1 bedroom	\$558	6	→	1 person	\$21,086 - \$26,720
					2 people	\$21,086 - \$30,560
	2 bedroom	\$676	3	→	2 people	\$25,166 - \$30,560
					3 people	\$25,166 - \$34,360
					4 people	\$25,166 - \$38,160
50% AREA MEDIAN INCOME (AMI) UNITS	1 bedroom	\$720	4	→	1 person	\$26,640 - \$33,400
	2 bedroom	\$870	9	→	2 people	\$26,640 - \$38,200
					3 people	\$31,818 - \$42,950
	2 bedroom	\$870	9	→	4 people	\$31,818 - \$47,700
					2 people	\$31,818 - \$38,200
					3 people	\$31,818 - \$42,950
60% AREA MEDIAN INCOME (AMI) UNITS	Studio	\$822	1	→	1 person	\$30,069 - \$40,080
	1 bedroom	\$882	11	→	1 person	\$32,195 - \$40,080
					2 people	\$32,195 - \$45,840
	2 bedroom	\$1,065	20	→	2 people	\$38,503 - \$45,840
					3 people	\$38,503 - \$51,540
					4 people	\$38,503 - \$57,240
100% AREA MEDIAN INCOME (AMI) UNITS	1 bedroom	\$1,254	7	→	1 person	\$44,949 - \$66,800
	2 bedroom	\$1,511	10	→	2 people	\$44,949 - \$76,400
					3 people	\$53,795 - \$76,400
	2 bedroom	\$1,511	10	→	4 people	\$53,795 - \$85,900
					3 people	\$53,795 - \$85,900
					4 people	\$53,795 - \$95,400

<sup>1</sup> Tenant pays electricity.

<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 Pavilion at Locust Manor, 100 Schoolhouse Rd, Levittown, NY 11756**. 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 **August 14, 2017**. 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](http://nyc.gov/housingconnect). Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **The Pavilion at Locust Manor, 100 Schoolhouse Rd., Levittown, NY 11756**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **14 de agosto 2017**.

**简体中文** 访问 [nyc.gov/housingconnect](http://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：**The Pavilion at Locust Manor, 100 Schoolhouse Rd., Levittown, NY 11756**。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 **2017年8月14日**。

**Русский** Чтобы подать заявление через интернет, зайдите на сайт: [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **The Pavilion at Locust Manor, 100 Schoolhouse Rd., Levittown, NY 11756**. 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 **14 августа 2017**.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 발송용 봉투를 **The Pavilion at Locust Manor, 100 Schoolhouse Rd., Levittown, NY 11756** 으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오 **2017년 8월 14일** 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyòl Ayisyen** Aplike sou entènèt sou sitwèb [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou pape, voye anvlòp ki gen adrès pou retounen li nan: **The Pavilion at Locust Manor, 100 Schoolhouse Rd., Levittown, NY 11756**. Nan dèyè anvlòp la, ekri mo "HAITIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **out 14, 2017**.

**العربية** تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني [nyc.gov/housingconnect](http://nyc.gov/housingconnect). للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مطروف يحمل اسمك وعنوانك إلى: **The Pavilion at Locust Manor, 100 Schoolhouse Rd., Levittown, NY 11756**. اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل **14 أغسطس 2017**.

