



# Affordable Housing for Rent – Oceanhill III



## 107 NEWLY CONSTRUCTED UNITS: 428 SARATOGA AVENUE, BROWNSVILLE, BROOKLYN

Amenities: Exquisitely finished kitchen and bathrooms, security cameras and video intercom system, live-in superintendent, on site laundry rooms (coin operated), energy efficient appliances and fixtures, outdoor recreation area, community room, parking spaces available† (†additional fees apply).

Transit: **A/C/2/3/4/5/L** B7, B47, B45, B65, LIRR  
More Info: [www.cornellpace.com](http://www.cornellpace.com)  
No application fee. No broker's fee.  
Smoke-free building. [www.cornellpace.com](http://www.cornellpace.com)

This building is being constructed through the Extremely Low & Low Income Affordability (ELLA) Program of the New York City Housing Development Corporation and the New York City Department of Housing Preservation and Development and the New York City Housing Authority (NYCHA).

### 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%) and vision/hearing (2%).
- Preference for a percentage of units goes to:
  - NYCHA-affiliated applicants\* (25%)
  - Residents of Brooklyn Community District 16 (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>
40% AREA MEDIAN INCOME (AMI) UNITS	1 bedroom	\$558	3	→	1 person 2 people	\$21,600 – \$26,720 \$21,600 – \$30,560
	2 bedroom	\$676	1	→	2 people 3 people 4 people	\$25,783 – \$30,560 \$25,783 – \$34,360 \$25,783 – \$38,160
	3 bedroom	\$775	2	→	3 people 4 people 5 people 6 people	\$29,898 – \$34,360 \$29,898 – \$38,160 \$29,898 – \$41,240 \$29,898 – \$44,280
50% AREA MEDIAN INCOME (AMI) UNITS	1 bedroom	\$720	4	→	1 person 2 people	\$27,155 – \$33,400 \$27,155 – \$38,200
	2 bedroom	\$870	4	→	2 people 3 people 4 people	\$32,435 – \$38,200 \$32,435 – \$42,950 \$32,435 – \$47,700
	3 bedroom	\$1,000	5	→	3 people 4 people 5 people 6 people	\$37,612 – \$42,950 \$37,612 – \$47,700 \$37,612 – \$51,550 \$37,612 – \$55,350
60% AREA MEDIAN INCOME (AMI) UNITS	1 bedroom	\$882	49	→	1 person 2 people	\$32,709 – \$40,080 \$32,709 – \$45,840
	2 bedroom	\$1,065	29	→	2 people 3 people 4 people	\$39,120 – \$45,840 \$39,120 – \$51,540 \$39,120 – \$57,240
	3 bedroom	\$1,224	10	→	3 people 4 people 5 people 6 people	\$45,292 – \$51,540 \$45,292 – \$57,240 \$45,292 – \$61,860 \$45,292 – \$66,420

\*NYCHA preference priority as follows:

- Former residents of the NYCHA Prospect Plaza Houses
- Current residents of other NYCHA public housing developments
- Current NYCHA Section 8 voucher holders
- Households on the NYCHA waiting list for conventional public housing

<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?

### When is the Deadline?

### What happens after you submit an application?

Apply online or through mail. To apply online, please go to: [www.nyc.gov/housingconnect](http://www.nyc.gov/housingconnect). To request an application **by mail, send a self-addressed envelope to: Oceanhill III, LLC c/o Cornell Pace Inc. 542 Main Street, 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.

Applications must be postmarked or submitted online no later than **October 30, 2017**. Late applications will not be considered.

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 **Oceanhill III, LLC c/o Cornell Pace Inc., 542 Main Street, 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 **30 de octubre 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: **Oceanhill III, LLC c/o Cornell Pace Inc. 542 Main Street, 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 **2017年10月30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 **Oceanhill III, LLC c/o Cornell Pace Inc. 542 Main Street, 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 **30 октября 2017**.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 발송용 봉투를 **Oceanhill III, LLC c/o Cornell Pace Inc. 542 Main St., New Rochelle, NY 10801** 으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. 2017년 10월 30일까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyol Ayisyien** 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 papye, voye anvlòp ki gen adrès pou retounen li nan: **Oceanhill III, LLC c/o Cornell Pace Inc. 542 Main Street, New Rochelle, NY 10801**. Nan dèyè anvlòp la, ekri mo "HAITIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **oktòb 30, 2017**.

**العربية** للمطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 30 أكتوبر 2017. يحمل اسمك وعنوانك إلى: [nyc.gov/housingconnect](http://nyc.gov/housingconnect) للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مطروف للمطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 30 أكتوبر 2017.

