



Affordable Condominiums for Sale

Site 1 DSA Owners LLC is pleased to announce that applications are now being accepted for 11 newly constructed Condominiums at **Essex Crossing Site 1 at 242 Broome Street Lower East Side of Manhattan**

Amenities: Fitness Center, Entertainment Lounge with Kitchen, Children's Playroom, and Landscaped Rooftop

Transit: Trains: F/J/Z/M; Buses: M9, M15, M21

No application fee • No broker's fee • For more information: www.essexcrossingnyc.com

This building is being constructed through the **Multifamily Homeownership Program** and is anticipated to receive a Tax Exemption through the **421a program** of the New York City Housing Preservation and Development.

Who Should Apply?

Individuals or households who meet the income requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria. General preference will be given to New York City residents

A percentage of units is set aside for people with disabilities:

- Mobility (5%)
- Vision/ hearing (2%)

Preference for a percentage of units goes to:

Residents of **Manhattan Community Board 3** (50%)

**Former Site Tenants of the Seward Park Extension Urban Renewal Area (SPEURA) receive priority for 50% of the Community Board Preference units*

- Municipal employees (5%)

Eligible buyers should have 10% of the purchase price available for down payment.

Please note that the quoted sales prices, maximum household income, asset limit, etc., are estimated and are subject to change.

EACH BUYER MUST OCCUPY THE CONDOMINIUM AS THEIR PRIMARY RESIDENCE.

ANY PROSPECTIVE APPLICANT WHO CURRENTLY OWNS OR PREVIOUSLY HAS PURCHASED A RESIDENTIAL PROPERTY IS INELIGIBLE.

The estimated sales prices, unit sizes, and income requirements are as follows:

Bedrooms	125% AREA MEDIAN INCOME (AMI) UNITS	Units Available	Household Size*	Total Annual Income Range Minimum - Maximum**	Asset Limit*** (\$166,950 + required down payment amount)	Monthly Maintenance	Estimated Prices
1 bedroom		5	1 person	\$ 65,000 - \$ 83,500	\$ 189,436	\$650	\$224,861
			2 people	\$ 65,000 - \$ 95,500			
2 bedroom		4	2 people	\$ 75,000 - \$ 95,500	\$194,725	\$750	\$277,750
			3 people	\$ 75,000 - \$ 107,375			
			4 people	\$ 75,000 - \$ 119,250			
3 bedroom		2	3 people	\$ 85,000 - \$ 107,375	\$200,120	\$825	\$331,703
			4 people	\$ 85,000 - \$ 119,250			
			5 people	\$ 85,000 - \$ 128,875			
			6 people	\$ 85,000 - \$ 138,375			

* Subject to occupancy Criteria

** Income guidelines subject to change; larger down payments may allow for lower minimum incomes.

*** Asset limit subject to change

How Do You Apply?

DOWNLOAD ONLINE: www.essexcrossingnyc.com/pdf/242_Broome_Street_Affordable_Condominiums_Application.pdf

To request an application **by mail, send a self-addressed envelope to: Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.**

Only send one application per development. Do not submit duplicate applications. Applicants who submit more than one application may be disqualified.

Completed applications must be returned by regular mail only (no priority, certified, registered, express, oversized, or overnight mail will be accepted) to a post office box number that will be listed on the application.

Informational sessions will be held on: December 12th and January 16th at 6:30pm-8:00pm at **Seward Park High School Auditorium, 350 Grand Street, NYC NY, 10002.**

Seminar attendance is not mandatory to purchase a Condominium.

When is the Deadline?

Applications must be postmarked by **January 31, 2018**

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 to review your documents and 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.

THE COMPLETE TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR. FILE NO. CD15-0376. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan, as filed with the New York State Department of Law is provided to an eligible applicant.

Sponsor: Site 1 DSA Owner LLC, c/o Taconic Investment Partners LLC, 111 Eighth Avenue, Suite 1500 New York, New York 10011.

- 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: **Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** 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 enero 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的简体中文版，请将您的回邮信封寄送至：**Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** 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31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 **Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** 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 января 2018.
- 한국어** nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** 으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. 2018년 1월 31일까지 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: **Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat janvye 31, 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: **Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** على الجهة الخلفية للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمتها بختم البريد قبل 31 يناير، 2018.

