



EBENEZER PLAZA PHASE 1 NORTH

106 NEWLY CONSTRUCTED UNITS AT 96 NEW LOTS AVE

BROOKSVILLE, BROOKLYN

Amenities: Roof top terrace, Community Lounge, Bicycle Storage, On-Site Laundry† (†Additional Fees apply)

Transit: 2/3/4/5 & L Trains, B14, B60 and B35 Buses

No application fee • No broker's fee • Smoke-free building • More information: <https://springmanagement.net/featured/>

This building is being constructed through the 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 HPD's Mandatory Inclusionary Housing Program.

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-disabled applicants (5%)
 - Vision/Hearing-disabled applicants (2%)
- Preference for a percentage of units goes to:
 - Residents of **Brooklyn Community Board 16** (50%)
 - Municipal employees (5%)

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	30% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum</i>	40% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum</i>
1 Bedroom	\$465	9	2 people	\$14,915-\$28,650	\$665	6	2 people	\$20,400-\$38,200		
			1 person	\$18,789-\$25,080			1 person	\$25,646-\$33,440		
			2 people	\$18,789-\$28,650			2 people	\$25,646-\$38,200		
2 Bedroom	\$569	3	3 people	\$18,789-\$32,220	\$809	2	3 people	\$25,646-\$42,960		
			2 people	\$23,246-\$28,650			2 people	\$31,475-\$38,200		
			4 people	\$23,246-\$35,790			4 people	\$31,475-\$47,720		
3 Bedroom	\$650	4	5 people	\$23,246-\$38,670	\$927	3	5 people	\$31,475-\$51,560		
			3 people	\$26,949-\$32,220			3 people	\$36,446-\$42,960		
			4 people	\$26,949-\$35,790			4 people	\$36,446-\$47,720		
			6 people	\$26,949-\$41,520			6 people	\$36,446-\$55,360		
7 people	\$26,949-\$44,400	7 people	\$36,446-\$59,200							
Unit Size	50% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum</i>	60% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum</i>
1 Bedroom	\$865	6	2 people	\$25,920-\$47,750	\$1,065	6	2 people	\$31,406-\$57,300		
			1 person	\$32,503-\$41,800			1 person	\$39,360-\$50,160		
			3 people	\$32,503-\$53,700			3 people	\$39,360-\$64,440		
2 Bedroom	\$1,050	2	2 people	\$39,738-\$47,750	\$1,290	2	2 people	\$47,966-\$57,300		
			3 people	\$39,738-\$53,700			3 people	\$47,966-\$64,440		
			4 people	\$39,738-\$59,650			4 people	\$47,966-\$71,580		
3 Bedroom	\$1,205	3	5 people	\$39,738-\$64,450	\$1,482	3	5 people	\$47,966-\$77,340		
			3 people	\$45,978-\$53,700			3 people	\$55,475-\$64,440		
			4 people	\$45,978-\$59,650			4 people	\$55,475-\$71,580		
			6 people	\$45,978-\$69,200			6 people	\$55,475-\$83,040		
7 people	\$45,978-\$74,000	7 people	\$55,475-\$88,800							
Unit Size	70% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum</i>	80% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum</i>
1 Bedroom	\$1,265	11	2 people	\$36,892 - \$66,850	\$1,465	13	2 people	\$42,378 - \$76,400		
			1 person	\$46,218 - \$58,520			1 person	\$53,075 - \$66,880		
			3 people	\$46,218 - \$75,180			3 people	\$53,075 - \$85,920		
2 Bedroom	\$1,530	4	2 people	\$56,195 - \$66,850	\$1,770	6	2 people	\$64,423 - \$76,400		
			3 people	\$56,195 - \$75,180			3 people	\$64,423 - \$85,920		
			4 people	\$56,195 - \$83,510			4 people	\$64,423 - \$95,440		
3 Bedroom	\$1,760	6	5 people	\$56,195 - \$90,230	\$2,037	6	5 people	\$64,423 - \$103,120		
			3 people	\$65,006 - \$75,180			3 people	\$74,503 - \$85,920		
			4 people	\$65,006 - \$83,510			4 people	\$74,503 - \$95,440		
			6 people	\$65,006 - \$96,880			6 people	\$74,503 - \$110,720		
7 people	\$65,006 - \$103,600	7 people	\$74,503 - \$118,400							

¹Tenant is responsible for Electricity for cooking and light.

²Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

³Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.

⁴Minimum 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 **by mail**, send a **self-addressed envelope** to: **Ebenezer Plaza Phase 1 North, 77 Cuttermill Road, Great Neck, NY 11021**. 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 8, 2021**. 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 submit documents to continue the process of determining your eligibility. Applicants are usually contacted from 2 to 10 months after the application deadline. You will be asked to send documents that verify your household size, identity of members of your household, and your household income.

Español

Presente una solicitud en línea en <https://housingconnect.nyc.gov/PublicWeb/>. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **Ebenezer Plaza Phase 1 North, 77 Cuttermill Road, Great Neck, NY 11021**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **8 de Junio 2021**.

简体中文

访问 <https://housingconnect.nyc.gov/PublicWeb/> 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：**Ebenezer Plaza Phase 1 North, 77 Cuttermill Road, Great Neck, NY 11021**。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 **2021年6月8日**。

Русский

Чтобы подать заявление через интернет, зайдите на сайт: <https://housingconnect.nyc.gov/PublicWeb/>. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **Ebenezer Plaza Phase 1 North, 77 Cuttermill Road, Great Neck, NY 11021**. 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 **8 июня 2021**.

한국어

<https://housingconnect.nyc.gov/PublicWeb/> 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **Ebenezer Plaza Phase 1 North, 77 Cuttermill Road, Great Neck, NY 11021** 으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. **2021년 6월 8일** 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

Kreyòl Ayisyen

Aplike sou entènèt sou sitwèb <https://housingconnect.nyc.gov/PublicWeb/>. 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: **Ebenezer Plaza Phase 1 North, 77 Cuttermill Road, Great Neck, NY 11021**. Nan dèyè anvlòp la, ekri mo "HAITIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **jen 8, 2021**.

العربية

وعنوانك اسمك يحمل مظروف أرسل، الورقي الطلب ولنموذج الإعلان لهذا العربية باللغة ترجمة على للحصول <https://housingconnect.nyc.gov/PublicWeb/>. الإلكتروني الموقع على الإنترنت طريق عن بطلب تقدم طريق عن الطلبات نماذج إرسال يجب. "ARABIC" كلمة الإنجليزية باللغة اكتب، للمظروف الخلفية الجهة على. **Ebenezer Plaza Phase 1 North, 77 Cuttermill Road, Great Neck, NY 11021**. قبل البريد بختم ختمها أو الإنترنت **8 يونيو، 2021**.

