

Affordable Housing for Rent

THE ELIZA

138 NEWLY CONSTRUCTED UNITS AT 4790 BROADWAY INWOOD, MANHATTAN

Amenities: Rooftop Terrace, Tenant Lounge, Bicycle Storage, Gym, On-Site Laundry† (†Additional Fees apply)

Transit: A, 1, Bx7, M100

No fee to apply • 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 the Mandatory Inclusion-ary Housing Program of 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:
 - o Mobility-disabled applicants (5%)
 - o Vision/Hearing-disabled applicants (2%)
- Preference for a percentage of units goes to:
 - o Residents of **Manhattan Community Board 12** (50%)
 - o Municipal employees (5%)

¹ Rent includes gas for heating. Tenant responsible for 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 <https://housingconnect.nyc.gov/PublicWeb/>. To request an application **by mail, send a self-addressed envelope to: The Eliza, 401 Franklin Ave, Suite 314, Garden City, NY 11530.** 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 **October 13, 2023**. 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 submit documents that verify your household size, identity of members of your household, and your household income.

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum	30% AREA MEDIAN INCOME (AMI)				40% AREA MEDIAN INCOME (AMI)			
					Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum
Studio	\$397	4	1 person	\$16,183 - \$29,670	\$665	4	1 person	\$25,372 - \$39,560				
			2 people	\$16,183 - \$33,900			2 people	\$25,372 - \$45,200				
1 Bedroom	\$503	8	1 person	\$20,160 - \$29,670	\$841	7	1 person	\$31,749 - \$39,560				
			2 people	\$20,160 - \$33,900			2 people	\$31,749 - \$45,200				
			3 people	\$20,160 - \$38,130			3 people	\$31,749 - \$50,840				
2 Bedroom	\$598	4	2 people	\$24,275 - \$33,900	\$1,000	5	2 people	\$38,058 - \$45,200				
			3 people	\$24,275 - \$38,130			3 people	\$38,058 - \$50,840				
			4 people	\$24,275 - \$42,360			4 people	\$38,058 - \$56,480				
			5 people	\$24,275 - \$45,750			5 people	\$38,058 - \$61,000				
			3 people	\$28,080 - \$38,130			3 people	\$43,989 - \$50,840				
3 Bedroom	\$683	1	4 people	\$28,080 - \$42,360	\$1,147	1	4 people	\$43,989 - \$56,480				
			5 people	\$28,080 - \$45,750			5 people	\$43,989 - \$61,000				
			6 people	\$28,080 - \$49,140			6 people	\$43,989 - \$65,520				
			7 people	\$28,080 - \$52,530			7 people	\$43,989 - \$70,040				
Studio	\$866	4	1 person	\$32,263 - \$49,450	\$1,066	22	1 person	\$39,120 - \$59,340				
			2 people	\$32,263 - \$56,500			2 people	\$39,120 - \$67,800				
1 Bedroom	\$1,092	8	1 person	\$40,355 - \$49,450	\$1,342	36	1 person	\$48,926 - \$59,340				
			2 people	\$40,355 - \$56,500			2 people	\$48,926 - \$67,800				
			3 people	\$40,355 - \$63,550			3 people	\$48,926 - \$76,260				
2 Bedroom	\$1,301	5	2 people	\$48,378 - \$56,500	\$1,601	24	2 people	\$58,663 - \$67,800				
			3 people	\$48,378 - \$63,550			3 people	\$58,663 - \$76,260				
			4 people	\$48,378 - \$70,600			4 people	\$58,663 - \$84,720				
			5 people	\$48,378 - \$76,250			5 people	\$58,663 - \$91,500				
			3 people	\$55,886 - \$63,550			3 people	\$67,783 - \$76,260				
3 Bedroom	\$1,494	1	4 people	\$55,886 - \$70,600	\$1,841	4	4 people	\$67,783 - \$84,720				
			5 people	\$55,886 - \$76,250			5 people	\$67,783 - \$91,500				
			6 people	\$55,886 - \$81,900			6 people	\$67,783 - \$98,280				
			7 people	\$55,886 - \$87,550			7 people	\$67,783 - \$105,060				

Español Presente una solicitud en línea en <https://housingconnect.nyc.gov/>. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **The Eliza, 401 Franklin Ave, Suite 314, Garden City, NY 11530**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **13 de octubre 2023**.

简体中文 访问 <https://housingconnect.nyc.gov/> 在线申请。如要获取本广告及书面申请表的简体中文版，请将您的回信封寄送至：**The Eliza, 401 Franklin Ave, Suite 314, Garden City, NY 11530**。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 **2023年10月13日**。

Русский Чтобы подать заявление через интернет, зайдите на сайт: <https://housingconnect.nyc.gov/>. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **The Eliza, 401 Franklin Ave, Suite 314, Garden City, NY 11530**. 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 **13 октября 2023**.

한국어 <https://housingconnect.nyc.gov/> 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 발송용 봉투를 **The Eliza, 401 Franklin Ave, Suite 314, Garden City, NY 11530** 으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. **2023년 10월 13일** 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

Kreyòl Ayisyien Aplike sou entènèt sou sitwèb <https://housingconnect.nyc.gov/>. Pou resevwa yo tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvlòp ki gen adrès pou retounen li nan: **The Eliza, 401 Franklin Ave, Suite 314, Garden City, NY 11530**. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **oktòb 13, 2023**.

العربية إرسال طلب عبر الإنترنت على <https://housingconnect.nyc.gov/> لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع، أرسل مطروفاً بالعنوان إلى: **The Eliza, 401 Franklin Ave, Suite 314, Garden City, NY 11530**. على ظهر المطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم بريدي قبل **13 أكتوبر، 2023**.

Polskie Aby złożyć wniosek online, przejdź na stronę <https://housingconnect.nyc.gov/>. Aby uzyskać polskie tłumaczenie tego powiadomienia oraz wniosek w wersji wydrukowanej, wyślij kopertę z własnym adresem: **The Eliza, 401 Franklin Ave, Suite 314, Garden City, NY 11530**. Wpisz słowo „POLISH” w j. angielskim na odwrocie koperty. Wnioski muszą posiadać stempel pocztowy lub zostać przesłane online nie później niż **13 października 2023**.

Français Pour déposer votre demande en ligne, rendez-vous sur le site <https://housingconnect.nyc.gov/>. Pour recevoir une traduction en français de cet avis ainsi qu'un dossier de demande papier, envoyez une enveloppe libellée à votre nom et votre adresse à l'adresse suivante : **The Eliza, 401 Franklin Ave, Suite 314, Garden City, NY 11530**. Inscrivez le mot « FRENCH » au dos de l'enveloppe. Les demandes doivent être envoyées par la poste ou soumises en ligne au plus tard le **13 octobre 2023**. Le cachet de la poste faisant foi.

বাংলা অনলাইনে আবেদন করতে, অনুগ্রহ করে <https://housingconnect.nyc.gov/> এ যান। এই বিজ্ঞপ্তির বাংলা অনুবাদ এবং আবেদনটি ছাপানোভাবে পেতে এই ঠিকানায় একটি স্ব-সম্বোধিত যাম পাঠান: **The Eliza, 401 Franklin Ave, Suite 314, Garden City, NY 11530**। যামের পিছনে "BENGALI" শব্দটি ইংরেজিতে লিখুন। অ্যাপ্লিকেশনগুলি অবশ্যই **অক্টোবর 13, 2023** এর মধ্যে পোস্টমার্ক করতে হবে বা অনলাইনে জমা দিতে হবে।

اردو آن لائن اپلائی کرنے کے لیے، براہ کرم <https://housingconnect.nyc.gov/> پر جائیں۔ اس نوٹس کا اردو زبان میں ترجمہ اور برت شدہ درخواست موصول کرنے کے لیے، اپنے ذاتی پتے کا حامل ایک لفافہ: **The Eliza, 401 Franklin Ave, Suite 314, Garden City, NY 11530** پر بھیجیں۔ لفافے کی پشت پر لفظ "URDU" انگریزی میں تحریر کریں۔ درخواستوں کے لیے پوسٹ مارک کردہ ہونا **13 اکتوبر، 2023** سے زیادہ تاخیر سے آن لائن جمع نہ کرایا جانا لازم

