



## BETHANY SENIOR TERRACES 39 NEWLY CONSTRUCTED UNITS AT 604 East 40<sup>th</sup> STREET EAST FLATBUSH, BROOKLYN, 11203

**Amenities:** Attended lobby, elevator, common room and pantry, common terrace space on each floor, greenhouse, common garden, bicycle storage, resident storage, shared laundry room, residential parking, integrated cooling and heating in each apartment. On-site social services.

**Transit:** Trains 2/5, **Buses:** B8, BM2, BM1, BM4

**No fee to apply • No broker's fee • Smoke-free building • More information:** [www.riseboro.org](http://www.riseboro.org)

This 57-unit all-electric building is being constructed through the Senior Affordable Rental Assistance Program (SARA) of the New York City Department of Housing Preservation and Development (HPD), and New York State Homes & Community Renewal (HCR). 18 units in this project are set aside for formerly homeless individuals who are referred by city agencies. The units listed in this notice are those made available to the general public.

### Who Should Apply?

Senior/Elderly 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. **Senior/Elderly is defined as a household whose head, spouse, or sole member is at least 62 years of age at the time of application submission.**

- A percentage of units is set aside for:
  - Mobility-disabled applicants (5%)
  - Vision/Hearing-disabled applicants (2%)

*New York City is committed to the principle of inclusivity in all of its neighborhoods, including supporting New Yorkers to reside in neighborhoods of their choice, regardless of their neighborhood of origin and regardless of the neighborhood into which they want to move.*

## AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	50% AREA MEDIAN INCOME (AMI) UNITS	Tenant Rent Share	Units Available		Household Size <sup>1</sup>	Annual Household Income <sup>2</sup> <i>Minimum – Maximum<sup>3</sup></i>
Studio			Eligible tenant pays 30% of their income. Applicants will need to qualify for Section 8	31	→	1 person
	2 people					\$ 0 - \$ 62,150
1 bedroom	8		→	1 person	\$ 0 - \$ 54,350	
				2 people	\$ 0 - \$ 62,150	
				3 people	\$ 0 - \$ 69,900	

<sup>1</sup> Utilities included in rent.

<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 <https://housingconnect.nyc.gov/PublicWeb/>. To request an application **by mail, send a self-addressed envelope to:** BETHANY SENIOR TERRACES, PO BOX 440, WADING RIVER, NY 11792. 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 10/23/24. 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.

**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 BETHANY SENIOR TERRACES, PO BOX 440, WADING RIVER, NY 11792. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 10/23/24..

**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：BETHANY SENIOR TERRACES, PO BOX 440, WADING RIVER, NY 11792。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 10/23/24。

**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 BETHANY SENIOR TERRACES, PO BOX 440, WADING RIVER, NY 11792. 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 10/23/24.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 발송용 BETHANY SENIOR TERRACES, PO BOX 440, WADING RIVER, NY 11792으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. 10/23/24 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: BETHANY SENIOR TERRACES, PO BOX 440, WADING RIVER, NY 11792. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbe yo anvan dat 10/23/24.

**ةيبرعلا** إرسال طلب عبر الإنترنت على [nyc.gov/housingconnect](http://nyc.gov/housingconnect). لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع، أرسل مطروفاً بالعنوان إلى: BETHANY SENIOR TERRACES, PO BOX 440, WADING RIVER, NY 11792. على ظهر المطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم بريدي قبل 10/23/24.

**Polskie** Aby złożyć wniosek online, przejdź na stronę [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Aby uzyskać polskie tłumaczenie tego powiadomienia oraz wniosek w wersji wydrukowanej, wyślij kopertę z własnym adresem: BETHANY SENIOR TERRACES, PO BOX 440, WADING RIVER, NY 11792. Wpisz słowo „POLISH” w j. angielskim na odwrocie koperty. Wnioski muszą posiadać stempel pocztowy lub zostać przesłane online nie później niż 10/23/24..

Français Pour déposer votre demande en ligne, rendez-vous sur le site [nyc.gov/housingconnect](http://nyc.gov/housingconnect). 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 : BETHANY SENIOR TERRACES, PO BOX 440, WADING RIVER, NY 11792. 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 10/23/24, le cachet de la poste faisant foi.

বাংলা অনলাইনে আবেদন করতে, অনুগ্রহ করে [nyc.gov/housingconnect](http://nyc.gov/housingconnect) এ যান। এই বিজ্ঞপ্তির বাংলা অনুবাদ এবং আবেদনটি ছাপানোভাবে পেতে এই ঠিকানায় একটি স্ব-স্বোধিত খাম পাঠান: [BETHANY SENIOR TERRACES, PO BOX 440, WADING RIVER, NY 11792]। খামের পিছনে "BENGALI" শব্দটি ইংরেজিতে লিখুন। অ্যাপ্লিকেশনগুলি অবশ্যই 10/23/24 এর মধ্যে পোস্টমার্ক করতে হবে বা অনলাইনে জমা দিতে হবে।

اردو آن لائن اپلانی کرنے کے لیے، براہ کرم [nyc.gov/housingconnect](http://nyc.gov/housingconnect) پر جائیں۔ اس نوٹس کا اردو زبان میں ترجمہ اور پرنٹ شدہ درخواست موصول کرنے کے لیے، اپنے ذاتی پتے کا حامل ایک لفافہ: BETHANY SENIOR TERRACES, PO BOX 440, WADING RIVER, NY 11792 پر بھیجیں۔ لفافے کی پشت پر لفظ "URDU" انگریزی میں تحریر کریں۔ درخواستوں کے لیے پوسٹ مارک کردہ ہونا یا 24/23/10 سے زیادہ تاخیر سے آن لائن جمع نہ کرایا جانا لازم ہے۔

Governor Kathy Hochul • Mayor Eric Adams • HPD Commissioner Adolfo Carrión Jr. • HDC President Eric Enderlin



Homes and  
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