

## THE MONARCH

182 NEWLY CONSTRUCTED UNITS AT 92-29 Guy R Brewer Blvd, Jamaica, NY 11433  
JAMAICA



**Amenities:** \*Pet friendly, pedestrian friendly-Walk Score 96, bus stop/public transportation access, in-unit washer/dryer, dishwashers in unit, high-end kitchen appliances, high-end countertops and finishes, energy efficient appliances, air conditioning, charging outlets with USB ports, smart controls for heating/cooling, common area WIFI, high-speed internet, cable or satellite TV, fourth floor bridge lounge, game room, security guard, security cameras. Additional amenities available for a fee of \$70/month: indoor basketball and pickleball courts, golf simulator, fitness center and yoga studio, conference room and movie room, children's playground and pet spa. Additional fees apply for daily or monthly parking. Bicycle storage available for \$15.00 per month

**Transit:** E/J, Q111, Q112, Q114, Q20A & B, Q24, Q30, Q31

**No fee to apply • No broker's fee • Smoke-free building • More information:** <https://www.monarchrentals.com>

This building was constructed through the Voluntary Inclusionary Housing Program and is anticipated to receive a tax exemption through the 421-a Tax Incentive Program of the New York City Department of Housing Preservation and Development.

### 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 Queens Community Board 12 (20%)
  - Municipal employees (5%)

*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	80% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> Minimum - Maximum <sup>4</sup>	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> Minimum - Maximum <sup>4</sup>
1 Bedroom		\$1,596	25	→ 1 person	\$58,560 - \$86,960		\$3,140	125	→ 1	\$107,658 - \$141,310
				2 people	\$58,560 - \$99,440				2	\$107,658 - \$161,590
				3 people	\$58,560 - \$111,840				3	\$107,658 - \$181,740
2 Bedroom		\$1,904	5	→ 2 people	\$70,355 - \$99,440		\$3,753	27	→ 2	\$128,675 - \$161,590
				3 people	\$70,355 - \$111,840				3	\$128,675 - \$181,740
				4 people	\$70,355 - \$124,240				4	\$128,675 - \$201,890
				5 people	\$70,355 - \$134,160				5	\$128,675 - \$218,010

<sup>1</sup> Rent includes gas for cooking and hot water; tenants are responsible for electricity including electric heating.

<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: The Monarch 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 **November 4, 2024**. 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 <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: **The Monarch 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 **4 de noviembre de 2024**.

**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：**The Monarch 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**2024年11月4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 **The Monarch 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 **4 ноября 2024**.

**한국어** <https://housingconnect.nyc.gov/PublicWeb/> 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **The Monarch Lottery PO Box 440, Wading River, NY 11792** 으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. **2024년 11월 4일** 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyòl Ayisyien** 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: **The Monarch 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 tenbre yo anvan dat **4 novanm 2024**.

**العربية** لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع، أرسل مطروفاً بالعنوان إلى: **The Monarch PO Box 440, Wading River, NY 11792**. يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم بريدي قبل **{4} "20" 2024** على ظهر المطروف، اكتب باللغة الإنجليزية كلمة "ARABIC".

**Polskie** Aby złożyć wniosek online, przejdź na stronę <https://housingconnect.nyc.gov/PublicWeb/>. Aby uzyskać polskie tłumaczenie tego powiadomienia oraz wniosek w wersji wydrukowanej, wyślij kopertę z własnym adresem **The Monarch 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 **4 listopada 2024 r**.

**Français** Pour déposer votre demande en ligne, rendez-vous sur le site <https://housingconnect.nyc.gov/PublicWeb/>. 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 Monarch 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 **4 novembre 2024**, le cachet de la poste faisant foi.

**বাংলা** অনলাইনে আবেদন করতে, অনুগ্রহ করে [nyc.gov/housingconnect](https://housingconnect.nyc.gov/PublicWeb/) এ যান। এই বিজ্ঞপ্তির বাংলা অনুবাদ এবং আবেদনটি ছাপানোভাবে পেতে এই ঠিকানায় একটি স্ব-সম্বোধিত খাম পাঠান **The Monarch PO Box 440, Wading River, NY 11792**। খামের পিছনে "BENGALI" শব্দটি ইংরেজিতে লিখুন। অ্যাপ্লিকেশনগুলি অবশ্যই **নভেম্বর 4, 2024** এর মধ্যে পোস্টমার্ক করতে হবে বা অনলাইনে জমা দিতে হবে।

" پر جائیں۔ اس نوٹس کا اردو زبان میں ترجمہ اور پرنٹ شدہ <https://housingconnect.nyc.gov/PublicWeb/> آن لائن اپلائی کرنے کے لیے، براہ کرم پر بھیجیں۔ لفافے کی **The Monarch PO Box 440, Wading River, NY 11792** درخواست موصول کرنے کے لیے، اپنے ذاتی پتے کا حامل ایک لفافہ: **4 نومبر 2024** انگریزی میں تحریر کریں۔ درخواستوں کے لیے پوسٹ مارک کردہ ہونا یا URDU پشت پر لفظ " سے زیادہ تاخیر سے آن لائن جمع نہ کرایا جانا لازم ہے۔"