



Affordable Senior Housing for Rent

Bishop Philius and Helene Nicolas (BPHN) Senior Residence
52 NEWLY CONSTRUCTED UNITS AT 1488 NEW YORK AVENUE
EAST FLATBUSH, BROOKLYN

Amenities: Live-in superintendent, 24-hour security, laundry room, elevator, community room, outdoor terrace, and on-site social services.

Transit: **BUS:** B6, B44 **TRAIN:** #2, #5

No fee to apply • No broker's fee • Smoke-free building • More information: www.Lemlewoff.com

This building is being constructed through the Senior Affordable Rental Apartments (SARA) of the New York City Department of Housing Preservation and Development.

Who Should Apply?

Individuals or households that have at least one household member who is **62 years of age or older** and who meet the income and household size requirements listed below. 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%)

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	50% AREA MEDIAN INCOME (AMI)	Tenant Rent Share ¹	Units Available		Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
Studio		Eligible tenant pays 30% of their income. Applicants will need to qualify for Section 8	52	→	1 person	\$0 - \$39,800
					2 people	\$0 - \$45,500

¹ Tenants pay electricity (including electric stove).

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 Asset limit of \$56,850, excluding specifically designated retirement accounts, applies.

How Do You Apply?

Apply online or through mail. To apply online, please go to nyc.gov/housingconnect. To request an application **by mail, send a self-addressed envelope to:** BPHN Senior Residence c/o Lemle & Wolff, Inc. 5925 Broadway, Bronx, NY 10463. 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 **January 28, 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 an appointment of eligibility 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.

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: BPHN Senior Residence c/o Lemle & Wolff, Inc. 5925 Broadway, Bronx, NY 10463. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 28 de enero 2021.

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：BPHN高级住所 c/o Lemle & Wolff, Inc. 5925 Broadway, Bronx, NY 10463. 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1月28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 BPHN Senior Residence c/o Lemle & Wolff, Inc. 5925 Бродвей, Бронкс, Нью-Йорк 10463. 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 28 января 2021.

한국어 nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 BPHN Senior Residence c/o Lemle & Wolff, Inc. 5925 브로드웨이, 브롱크스, NY 10463. 으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. 2021년 1월 28일까지 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: Rezidans Senior BPHN nan / Lemle & Wolff, Inc. 5925 Broadway, Bronx, NY 10463]. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat 28 janvyè 2021.

العربية BPHN Senior Residence c/o Lemle & Wolff, Inc. 5925 Broadway, Bronx, NY 10463. لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع، أرسل مطروفاً بالعنوان إلى: [nyc.gov/housingconnect] إرسال طلب عبر الإنترنت على العربية. يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم ARABIC. على ظهر المطبوع، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم ARABIC. على ظهر المطبوع، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم ARABIC. على ظهر المطبوع، اكتب باللغة الإنجليزية كلمة "ARABIC". على ظهر المطبوع، اكتب باللغة الإنجليزية كلمة "ARABIC".

