



## HARRY T. NANCE APARTMENTS

**55 NEWLY CONSTRUCTED UNITS at 1860 Eastern Parkway, Brooklyn, NY, 11233**  
**Ocean Hill**

**Amenities:** Bike storage, shared laundry room (additional fees apply), energy-efficient appliances, outdoor space, elevator, accessible entrance, community room, online options for: leasing, paying rent and making maintenance requests. **Transit:** A/C/L/J/Z Trains (Broadway Junction or Atlantic Ave), LIRR (East New York), B25/B20/B12/Q24/Q56 Bus

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

This building is being constructed through the ELLA, and Inclusionary Programs and is anticipated to receive a Tax Exemption through the 421-a Tax Incentive program through the New York City Department of Housing Preservation and Development and is being constructed through the LIHTC program of The New York State Homes and Community Renewal.

### 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) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> Minimum - Maximum <sup>4</sup>	40% 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>	
Studio							\$511	1	1 person	\$ 20,023 - \$ 31,840	
									2 people	\$ 20,023 - \$ 36,400	
1 bedroom		\$456	3	→	1 person		\$652	3	→	1 person	\$ 25,200 - \$ 31,840
					2 people				\$ 18,480 - \$ 27,300	2 people	\$ 25,200 - \$ 36,400
					3 people				\$ 18,480 - \$ 30,720	3 people	\$ 25,200 - \$ 40,960
2 bedroom		\$557	2	→	2 people		\$792	2	→	2 people	\$ 30,892 - \$ 36,400
					3 people				\$ 22,835 - \$ 30,720	3 people	\$ 30,892 - \$ 40,960
					4 people				\$ 22,835 - \$ 34,110	4 people	\$ 30,892 - \$ 45,480
					5 people				\$ 22,835 - \$ 36,840	5 people	\$ 30,892 - \$ 49,120
3 bedroom		\$635	1	→	3 people		\$906	1	→	3 people	\$ 35,726 - \$ 40,960
					4 people				\$ 26,435 - \$ 34,110	4 people	\$ 35,726 - \$ 45,480
					5 people				\$ 26,435 - \$ 36,840	5 people	\$ 35,726 - \$ 49,120
					6 people				\$ 26,435 - \$ 39,570	6 people	\$ 35,726 - \$ 52,760
				7 people	\$ 26,435 - \$ 42,300				7 people	\$ 35,726 - \$ 56,400	
Unit Size	50% 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>	60% 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>	
Studio		\$667	2	→	1 person		\$845	12	→	1 person	\$ 31,475 - \$ 47,760
					2 people				\$ 25,372 - \$ 45,500	2 people	\$ 31,475 - \$ 54,600
1 bedroom		\$848	2	→	1 person		\$1,068	13	→	1 person	\$ 39,463 - \$ 47,760
					2 people				\$ 31,920 - \$ 39,800	2 people	\$ 39,463 - \$ 54,600
					3 people				\$ 31,920 - \$ 51,200	3 people	\$ 39,463 - \$ 61,440
2 bedroom		\$1,027	2	→	2 people		\$1,293	6	→	2 people	\$ 48,069 - \$ 54,600
					3 people				\$ 38,949 - \$ 45,500	3 people	\$ 48,069 - \$ 61,440
					4 people				\$ 38,949 - \$ 51,200	4 people	\$ 48,069 - \$ 68,220
					5 people				\$ 38,949 - \$ 56,850	5 people	\$ 48,069 - \$ 73,680
3 bedroom		\$1,177	2	→	3 people		\$1,484	3	→	3 people	\$ 55,543 - \$ 61,440
					4 people				\$ 45,018 - \$ 51,200	4 people	\$ 55,543 - \$ 68,220
					5 people				\$ 45,018 - \$ 56,850	5 people	\$ 55,543 - \$ 73,680
					6 people				\$ 45,018 - \$ 61,400	6 people	\$ 55,543 - \$ 79,140
				7 people	\$ 45,018 - \$ 70,500				7 people	\$ 55,543 - \$ 84,600	

<sup>1</sup> Tenant is responsible for electricity including stove, apartment lighting, apartment cooling and the use of all apartment outlets.

<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 [nyc.gov/housingconnect](http://nyc.gov/housingconnect). To request an application **by mail, send a self-addressed envelope to:** Harry T. Nance Apartments c/o RiseBoro, 217 Wyckoff Avenue, Brooklyn, NY 11237. 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 **May 3, 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](http://nyc.gov/housingconnect). Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: HARRY T. NANCE APARTMENTS C/O RISEBORO, 217 WYCKOFF AVENUE, BROOKLYN, NY 11237. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **3 de mayo 2021**.

**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之简体中文版，请将您的回邮信封寄送至：HARRY T. NANCE APARTMENTS C/O RISEBORO, 217 WYCKOFF AVENUE, BROOKLYN, NY 11237. 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5月3日**。

**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 HARRY T. NANCE APARTMENTS C/O RISEBORO, 217 WYCKOFF AVENUE, BROOKLYN, NY 11237. 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 **3 мая 2021**.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 HARRY T. NANCE APARTMENTS C/O RISEBORO, 217 WYCKOFF AVENUE, BROOKLYN, NY 11237 으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. 2021년 5월 3일까지 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 papye, voye anvlop ki gen adrès pou retounen li nan: HARRY T. NANCE APARTMENTS C/O RISEBORO, 217 WYCKOFF AVENUE, BROOKLYN, NY 11237. Nan dèyè anvlop la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **3 me 2021**.

**العربية** إرسال طلب عبر الإنترنت على [nyc.gov/housingconnect](http://nyc.gov/housingconnect). لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع، أرسل مطروفاً بالعنوان إلى: HARRY T. Nance Apartments c/o RiseBoro, 217 WYCKOFF AVENUE, BROOKLYN, NY 11237. على ظهر المطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم بريدي قبل **3 مايو، 2021**.