



ROCKAWAY VILLAGE PHASE 4 APARTMENTS

155 NEWLY CONSTRUCTED UNITS AT 1605 and 1607 Village Lane, Far Rockaway, Queens, NY

Amenities: Landscaped Courtyard, playroom, party room, concierge, exercise room, bike room, package room, package lockers, laundry room (additional fee), parking (additional fee); located one mile from the ocean

Transit: MTA "A" train; LIRR Far Rockaway station; MTA bus: Q22, Q113, Q113Ltd, Q114, Q114Ltd, N31, N32, N33

No application fee • No broker's fee • Smoke-free building

More Information: <https://www.phippsny.org/housingapps/rockaway-village-apartments/>

This development is being constructed through the Extremely Low & Low-Income Affordability (ELLA) Programs of the New York City Housing Development Corporation (HDC) and the New York City Department of Housing Preservation and Development (HPD) and the Mandatory Inclusionary Housing (MIH) 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 set-aside for a percentage of units goes to applicants with disabilities:
 - Mobility (5%)
 - Vision/Hearing (2%)
- Preference for a percentage of units goes to:
 - Residents of Queens **Community Board 14** (50%)
 - 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	30% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum	50% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum ⁴
1 Bedroom	\$521	6	1 Person	\$21,189 - \$29,670	\$969	16	1 Person	\$36,549 - \$49,450		
2 People			\$21,189 - \$33,900	2 People			\$36,549 - \$56,500			
3 People			\$21,189 - \$38,130	3 People			\$36,549 - \$63,550			
2 Bedroom	\$615	9	2 People	\$25,475 - \$33,900	\$1,152	22	2 People	\$43,886 - \$56,500		
3 People			\$25,475 - \$38,130	3 People			\$43,886 - \$63,550			
4 People			\$25,475 - \$42,360	4 People			\$43,886 - \$70,600			
5 People			\$25,475 - \$45,750	5 People			\$43,886 - \$76,250			
3 Bedroom	\$701	2	3 People	\$29,486 - \$38,130	\$1,322	4	3 People	\$50,778 - \$63,550		
4 People			\$29,486 - \$42,360	4 People			\$50,778 - \$70,600			
5 People			\$29,486 - \$45,750	5 People			\$50,778 - \$76,250			
6 People			\$29,486 - \$49,140	6 People			\$50,778 - \$81,900			
7 People			\$29,486 - \$52,530	7 People			\$50,778 - \$87,550			

Unit Size	60% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum	80% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ Minimum - Maximum ⁴
1 Bedroom	\$1,193	7	1 Person	\$44,229 - \$59,340	\$1,463	25	1 Person	\$53,486 - \$79,120		
2 People			\$44,229 - \$67,800	2 People			\$53,486 - \$90,400			
3 People			\$44,229 - \$76,260	3 People			\$53,486 - \$101,680			
2 Bedroom	\$1,421	10	2 People	\$53,109 - \$67,800	\$1,597	33	2 People	\$59,143 - \$90,400		
3 People			\$53,109 - \$76,260	3 People			\$59,143 - \$101,680			
4 People			\$53,109 - \$84,720	4 People			\$59,143 - \$112,960			
5 People			\$53,109 - \$91,500	5 People			\$59,143 - \$122,000			
3 Bedroom	\$1,632	2	3 People	\$61,406 - \$76,260	\$2,035	7	3 People	\$75,223 - \$101,680		
4 People			\$61,406 - \$84,720	4 People			\$75,223 - \$112,960			
5 People			\$61,406 - \$91,500	5 People			\$75,223 - \$122,000			
6 People			\$61,406 - \$98,280	6 People			\$75,223 - \$131,040			
7 People			\$61,406 - \$105,060	7 People			\$75,223 - \$140,080			

¹ Tenant pays electricity with 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 Minimum incomes 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 **postcard or letter** to: **ROCKAWAY VILLAGE PHASE 4 APARTMENTS, Box 257, 353 Third Avenue, NEW YORK, NY 10010**. 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 14, 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: **ROCKAWAY VILLAGE PHASE 4 APARTMENTS, Box 257, 353 Third Avenue, NEW YORK, NY 10010**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **14th de mayo 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：**ROCKAWAY VILLAGE PHASE 4 APARTMENTS, Box 257, 353 Third Avenue, NEW YORK, NY 10010** 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14月**。

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: **ROCKAWAY VILLAGE PHASE 4 APARTMENTS, Box 257, 353 Third Avenue, NEW YORK, NY 10010**. 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 **14 мая 2024**.

한국어 <https://housingconnect.nyc.gov/PublicWeb/> 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 **ROCKAWAY VILLAGE PHASE 4 APARTMENTS, Box 257, 353 Third Avenue, NEW YORK, NY 10010** 으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. **2024년 14월**까지 온라인 신청서를 제출하거나 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 anvlop ki gen adrès pou retounen li nan: **ROCKAWAY VILLAGE PHASE 4 APARTMENTS, Box 257, 353 Third Avenue, NEW YORK, NY 10010**. Nan dèyè anvlop la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **me 14th, 2024**.

العربية تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني <https://housingconnect.nyc.gov/PublicWeb/> للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مطروف يحمل اسمك وعنوانك إلى: **ROCKAWAY VILLAGE PHASE 4 Box 257, 353 Third Avenue, NEW YORK, NY 10010**، على الجهة الخلفية للمطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل **14 مايو، 2024**.

