



Affordable Housing For Rent



92 NEWLY CONSTRUCTED UNITS
Elliot J. Hobbs Gardens, 482 Franklin Avenue,
Bedford Stuyvesant, Brooklyn

Amenities: 24-hour on-site resident super, on-site parking garage*, laundry room* and bicycle storage (*additional fees apply)

Transit: A or C to Franklin Avenue
No application fee. No broker's fee.

Who Should Apply?

Individuals or households who meet the income and household size requirements listed in the table below may apply. Only qualified applicants will be eligible for apartments. Applicants who live in New York City receive a general preference for apartments.

Preference for a percentage of units goes to:

- applicants with mobility impairments (5%)
- applicants with visual or hearing impairments (2%)
- residents of **Brooklyn Community District 3** (50%)
- municipal workers (5%)

1. View the Available Units...



2. See Unit Requirements...

Unit Size	Monthly Rent*	Units Available		Household Size**	Annual Household Earning***
Studio	\$494	1	➔	1 person	\$18,618 - \$23,520
Studio	\$640	6	➔	1 person	\$23,623- \$29,400
Studio	\$1589	29	➔	1 person	\$56,160- \$102,900
1 bedroom	\$533	1	➔	1 person	\$19,989 - \$23,520
				2 people	\$19,989 - \$26,880
1 bedroom	\$689	2	➔	1 person	\$25,338 - \$29,400
				2 people	\$25,338 - \$33,600
1 bedroom	\$1997	11	➔	1-2 people	\$70,183- \$117,600
				2 people	\$24,000 - \$26,880
				3 people	\$24,000 - \$30,240
2 bedroom	\$648	1	➔	4 people	\$24,000 - \$33,560
				2 people	\$30,412 - \$33,600
2 bedroom	\$835	8	➔	3 people	\$30,412 - \$37,800
				4 people	\$30,412 - \$41,950
2 bedroom	\$2405	33	➔	1 person(i)	\$84,240 - \$117,600
				2 people	\$84,240- \$132,300
				3-4 people	\$84,240- \$146,825

*Rent includes gas for cooking.

**Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

***Household earnings include salary, hourly wages, social security, child support, and other income for household members. Income guidelines subject to change.

(i) Households of 2 or more will be given priority for 2 bedroom units.

How Do You Apply?

Apply online or through mail. To apply online, please go to: www.nyc.gov/housingconnect. To request an application by mail, send a self-addressed stamped envelope to: Wavecrest Management Team, LTD., c/o Elliot J. Hobbs Gardens, 87-14 116th Street, Richmond Hill, NY 11418. **Only send one application per development. Don't submit duplicate applications. Do not apply online and also send in a paper application. Applicants who submit more than one application will be disqualified.**

When is the Deadline?

Applications must be postmarked or submitted online no later than **July 25th, 2014**. 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 interview to continue the process of determining your eligibility. Interviews 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.



Mayor Bill de Blasio
 HPD Commissioner Vicki Been
 HDC President Gary Rodney

www.nyc.gov/housingconnect