

NEWLY CONSTRUCTED SENIOR APARTMENTS FOR RENT

Stapleton Senior Owners LLC is pleased to announce that applications are now being accepted for 104 affordable senior housing rental apartments now under construction at **180 Broad Street**, in the Stapleton section of **Staten Island**. This building is being constructed through the Low-Income Affordable Marketplace Program (LAMP) of the New York City Housing Development Corporation, Homes for Working Families Program (HWF) of the New York State Division of Housing and Community Renewal, and the Low Income Rental Program (LIRP) of the New York City Department of Housing Preservation and Development. The size, rent and targeted income distribution for the 104* apartments are as follows:

At least one household member must be fifty-five (55) years of age or older at time of application.

# Apts. Available *	Apartment Size	Household Size****	Monthly **Rent	Total Annual ***Income Range	
				Minimum	Maximum
90	1 Bedroom	1	\$782	\$28,663 - \$32,280	
		2		\$28,663 - \$36,840	
14	2 Bedroom	2	\$943	\$34,389 - \$36,840	
		3		\$34,389 - \$41,460	
		4		\$34,389 - \$46,080	

Section 8 voucher holders welcome.

- * 37 of the 104 available units are reserved for applicants who currently hold a Section 8 Voucher issued by NYCHA
- ** Includes gas for cooking
- *** Income guidelines subject to change. Minimum income does not apply to applicants that hold a valid Section 8 Voucher.
- **** Subject to Occupancy Criteria

Qualified Applicants will be required to meet income guidelines and additional selection criteria. To request an application, **mail a POSTCARD to: Stapleton Senior Housing c/o: The Wavecrest Management Team, 87-14 116th Street, Richmond Hill, NY 11418**, or download from www.180Broadstreet.com. **Completed applications must be returned by regular mail only (no priority, certified, registered, expressed or overnight mail will be accepted) to a post office box number that will be listed with the application, and must be postmarked by 03/31/2010.** Applications postmarked after 03/31/2010 will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Disqualified applications will not be accepted. A general preference will be given to New York City residents. Current and eligible residents of **Staten Island Community Board 1** will receive preference for 50% of the units. Eligible households that include persons with mobility impairments will receive preference for 5% of the units; eligible persons that include persons with visual and/or hearing impairments will receive 2% of the units; and eligible City of New York Municipal Employees will receive a 5% preference.

No Broker's Fee. No Application Fee.



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 Housing Preservation and Development
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