



Affordable Condominiums for Sale

Site 1 DSA Owners LLC is pleased to announce that applications are now being accepted for **11** newly constructed Condominiums at **Essex Crossing Site 1 at 242 Broome Street Lower East Side of Manhattan**

Amenities: Fitness Center, Entertainment Lounge with Kitchen, Children's Playroom, and Landscaped Rooftop

Transit: Trains: F/J/Z/M; Buses: M9, M15, M21

No application fee • No broker's fee • For more information: www.essexcrossingnyc.com

This building is being constructed through the **Multifamily Homeownership Program** and is anticipated to receive a Tax Exemption through the **421a program** of the New York City Housing Preservation and Development.

Who Should Apply?

Individuals or households who meet the income requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria. General preference will be given to New York City residents

A percentage of units is set aside for people with disabilities:

- Mobility (5%)
- Vision/ hearing (2%)

Preference for a percentage of units goes to:

Residents of **Manhattan Community Board 3** (50%)

**Former Site Tenants of the Seward Park Extension*

Urban Renewal Area (SPEURA) receive priority for 50%

of the Community Board Preference units

- Municipal employees (5%)

Eligible buyers should have 10% of the purchase price available for down payment.

Please note that the quoted sales prices, maximum household income, asset limit, etc., are estimated and are subject to change.

EACH BUYER MUST OCCUPY THE CONDOMINIUM AS THEIR PRIMARY RESIDENCE.

ANY PROSPECTIVE APPLICANT WHO CURRENTLY OWNS OR PREVIOUSLY HAS PURCHASED A RESIDENTIAL PROPERTY IS INELIGIBLE.

The estimated sales prices, unit sizes, and income requirements are as follows:

Bedrooms	125% AREA MEDIAN INCOME (AMI) UNITS	Units Available	Household Size*	Total Annual Income Range Minimum – Maximum**	Asset Limit*** (\$166,950 + required down payment amount)	Monthly Maintenance	Estimated Prices
1 bedroom		5	1 person	\$ 65,000 - \$ 83,500	\$ 189,436	\$650	\$224,861
			2 people	\$ 65,000 - \$ 95,500			
2 bedroom		4	2 people	\$ 75,000 - \$ 95,500	\$194,725	\$750	\$277,750
			3 people	\$ 75,000 - \$ 107,375			
			4 people	\$ 75,000 - \$ 119,250			
3 bedroom		2	3 people	\$ 85,000 - \$ 107,375	\$200,120	\$825	\$331,703
			4 people	\$ 85,000 - \$ 119,250			
			5 people	\$ 85,000 - \$ 128,875			
			6 people	\$ 85,000 - \$ 138,375			

* Subject to occupancy Criteria

** Income guidelines subject to change; larger down payments may allow for lower minimum incomes.

*** Asset limit subject to change

How Do You Apply?

DOWNLOAD ONLINE: [www.essexcrossingnyc.com/pdf/242 Broome Street Affordable Condominiums Application.pdf](http://www.essexcrossingnyc.com/pdf/242_Broome_Street_Affordable_Condominiums_Application.pdf)

To request an application **by mail, send a self-addressed envelope to: Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** Only send one application per development. Do not submit duplicate applications. Applicants who submit more than one application may be disqualified.

Completed applications must be returned by regular mail only (no priority, certified, registered, express, oversized, or overnight mail will be accepted) to a post office box number that will be listed on the application.

Informational sessions will be held on: December 12th and January 16th at 6:30pm-8:00pm at **Seward Park High School Auditorium, 350 Grand Street, NYC NY, 10002.**

Seminar attendance is not mandatory to purchase a Condominium.

When is the Deadline?

Applications must be postmarked by **January 31, 2018**

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 to review your documents and 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.

THE COMPLETE TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR. FILE NO. CD15-0376. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan, as filed with the New York State Department of Law is provided to an eligible applicant.

Sponsor: Site 1 DSA Owner LLC, c/o Taconic Investment Partners LLC, 111 Eighth Avenue, Suite 1500 New York, New York 10011.

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: **Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 31 de enero 2018.

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: **Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** 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 2018年1月31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 **Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** 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 31 января 2018.

한국어 nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.**으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. 2018년 1월 31일까지 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: **Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat janvyè 31, 2018.

العربية تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني nyc.gov/housingconnect. للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مظروف يحمل اسمك وعنوانك إلى: **Essex Crossing Site 1, c/o Delancey Street Associates at 419 Park Avenue South 4th Floor, NYC NY 10016.** على الجهة الخلفية للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 31 يناير، 2018.



APPLICATION FOR HOMEOWNERSHIP

INSTRUCTIONS:

1. **SUBMIT ONLY ONE APPLICATION PER HOUSEHOLD.** You may be disqualified if more than one application is received per lottery for your household.
2. **Applications are selected randomly through a lottery. Depending on the volume of applications received, it may not be possible for all of them to be processed. Accordingly, it is possible that you may not receive a response.** All applicants are encouraged to monitor the online housing resource center established by The City of New York (www1.nyc.gov/site/housing/resources/resources.page) to keep up with new housing opportunities to which they may apply. Applying to more buildings, including those in locations that might not be your first preference, can only increase the chances that one of your applications will be processed.
3. **You must complete the first three sections (Sections A, B, and C) as well as sign and date the application in order for your application to be reviewed if it is selected for further processing. The application should be completed very carefully. Incomplete information for the number and names of household members applying to live in the unit, or their incomes, may result in disqualification. In addition, do not use white-out or liquid paper anywhere on the application. If you need to correct a mistake, you should (a) cross one line neatly through the information, (b) write the revised information neatly next to it, and (c) sign your initials near the change.**
4. When completed, this application must be returned by regular mail ONLY to the address below. To ensure that it arrives successfully at the P.O. Box, do not use certified mail, return receipts, or any method requiring a signature confirmation.
5. The completed application must be postmarked no later than **January 31, 2018**
6. Only the application should be submitted at this time. If your application is selected for further processing, additional information will be requested at that time.
7. Mail completed application to:

**Essex Crossing Site 1
P.O. Box 723
Radio City Station
New York NY 10019**

8. **No payment should be given to anyone in connection with the preparation or filing of this application.** No broker or application fees may be charged. If your application is selected for further processing, a non-refundable credit check fee may be collected by the management company at that time. For units with income limits set at or below 80% of New York City's Area Median Income (AMI) level, the fee is not to exceed \$25 per application (for households with 1 or 2 adult members), or \$50 (for households with 3 or more adult household members). For units with income limits set above 80% AMI, the fee is not to exceed \$50 per application (for households with 1 or 2 adult members) or \$75 per application (for households with 3 or more adult members).

9. Income Eligibility: Please review the chart in the project advertisement which breaks down the mandatory income levels for the HPD housing program of the building you are applying to, based on household size. All income sources for all household members should be listed on the application. In general, gross income is calculated for most applicants, except that net income is analyzed for self-employed applicants. Net business income from current and prior years is considered for self-employed applicants, and such applicants must have at least two (2) to three (3) complete years in the same self-employed field. Further, please note that all sources of income must be able to be documented and verified. If your application is selected for further processing you will be contacted, via the method you select on the application (email or paper mail), with a list of such documentation that you will need to provide at that time.
10. Other Eligibility Factors: In addition to the income requirements, other eligibility factors will be applied. Eligibility factors include, but are not limited to:
- a. Credit History
 - b. Criminal Background Checks
 - c. Documented Proof of Assets for Down Payment and Closing Costs
 - d. Eligibility for a Condominium Mortgage
 - e. Qualification as a Household – the Agency’s housing programs are designated for individuals, families and households who can document financial interdependence as a household unit. These affordable programs are not intended for “roommate situations” and so such applicants may not be eligible under this household criterion.
 - f. Continuing Need – Applicants to the HPD affordable housing programs must demonstrate a continuing need for housing assistance through an analysis of their assets and recent income history.
 - g. Property Ownership –No member of the applicant household may own, or have previously purchased, any residential property, including shares in a co-op.
 - h. Asset Limits – There is a limit to the amount of total household assets allowed (excluding specifically designated retirement and college savings accounts). For a homeownership unit, the value of the applicant’s household assets may not exceed the current four (4)-person HUD income limit for 175% of area median income (AMI) plus the amount of the required down payment. The 2017 asset limit for homeownership units is \$166,950.
11. Application Preferences and Set-Asides: There is a general preference in the lottery for current New York City residents. Households outside of New York City are free to apply, but their applications will be assigned a low priority and processed only after all NYC resident applicants. A percentage of units are set aside for persons with mobility, hearing, and vision disabilities, and there are additional preferences for persons residing in this development’s community board and persons who are municipal employees of the City of New York. Project-specific preferences may apply. Please answer the questions on the application carefully to assist in identifying such preferences.

Former Site Tenant (FST) Preference: Households qualify as FSTs if they lived in the Seward Park Extension Urban Renewal Area (SPEURA), between the years of 1965-1973. SPEURA is bounded by Delancey Street to the North, Grand Street to the South, Essex Street to the West and Willett Street to the East. See section B.

12. Primary Residence Requirement: Any applicant approved for this development must maintain the new home as their sole primary residence. If approved for an affordable housing unit, the applicant must surrender any unit where applicant is then currently residing. Each member of the applicant’s household who leases rental residential real property must terminate the lease for and surrender possession of such rental property on or before the purchase date for a homeownership affordable unit. For a homeownership affordable unit, the applicant must agree to continuously occupy the affordable housing unit as his or her sole primary residence, residing there no less than 270 days per year, with the exception of days spent on active military duty or subleasing (where permitted by the project’s regulatory documents).

13. Submission of False or Incomplete Information: Prospective applicants should be aware that this is a governmentally assisted housing program. The submission of false or knowingly incomplete information (either in this application or in any subsequently provided verification documents) will not only result in an applicant’s disqualification, but will be forwarded to the appropriate authorities for further action – including the possibility of criminal prosecution. All paperwork and documents submitted by applicants are subject to review by the New York City Department of Investigation, a fully empowered law enforcement agency of the City of New York.

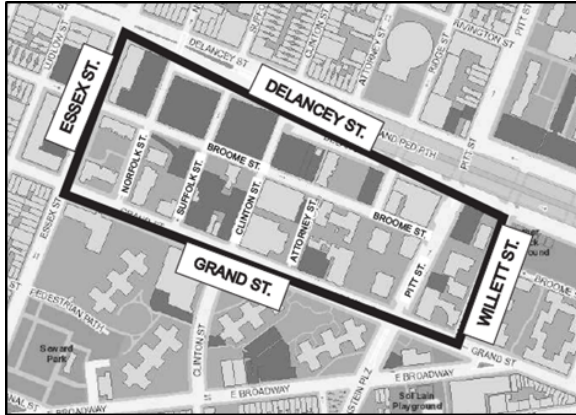
A. Name & Address (Required)

First, Middle Initial, & Last Name, Suffix:	
Current Address Line 1:	
Current Address Line 2:	
City:	
State:	
Zip Code:	
Cell Phone:	
Home Phone:	
Work Phone:	
Email:	
How long have you lived at this address? _____ Years, _____ Months	
Please select one of the following, email or paper mail as your preferred method of communication for ALL future correspondence regarding this application. If your preferred mailing address is different than the one listed above, please indicate the preferred mailing address in the space provided:	
<input type="checkbox"/> Email: _____	
<input type="checkbox"/> Paper Mail (specify if mailing address is different than above): _____	

B. Former Site Tenant Preference

Who is a qualified former site tenant (FST)?

Households qualify as FSTs if they lived in the Seward Park Extension Urban Renewal Area (SPEURA), between the years of 1965-1973. SPEURA is bounded by Delancey Street to the North, Grand Street to the South, Essex Street to the West and Willett Street to the East. Please see the map of SPEURA and the specific range of addresses in SPEURA



RANGE OF ADDRESSES WITHIN SPEURA		
Attorney St. (29-83 odd)	Delancey St.(115-229 odd)	Pitt St. (2-44 even)
Attorney St. (24-78 even)	Essex St. (56-96 even)	Suffolk St. (39-85 odd)
Broome St. (109-225 odd)	Grand St. (356-498 even)	Suffolk St. (38-92 even)
Broome St. (116-226 even)	Norfolk St. (47-95 odd)	Ridge St. (25-69 odd)
Clinton St. (123-167 odd)	Norfolk St. (48-96 even)	Ridge St. (16-72 even)
Clinton St. (118-162 even)	Pitt St. (1-43 odd)	Willett St. (1-45 odd)

Are you qualified as a former site tenant (FST)?*			<input type="checkbox"/> Yes	<input type="checkbox"/> No
*If you answered "yes," enter the address within SPEURA where you lived between 1965 and 1973:				
* Building / House #:				
* Street Name (check one):				
<input type="checkbox"/> Attorney St.	<input type="checkbox"/> Delancey St.	<input type="checkbox"/> Pitt St.		
<input type="checkbox"/> Broome St.	<input type="checkbox"/> Essex St.	<input type="checkbox"/> Suffolk St.		
<input type="checkbox"/> Clinton St.	<input type="checkbox"/> Grand St.	<input type="checkbox"/> Ridge St.		
	<input type="checkbox"/> Norfolk St.	<input type="checkbox"/> Willett St.		
Suite/Floor/Apt:				

C. Household Information (Required)

PRIVACY ACT NOTIFICATION - The Federal Privacy Act of 1974, as amended, requires agencies requesting Social Security Numbers to disclose (a) whether compliance with the request is voluntary or mandatory, (b) why the information is requested; and (c) how it will be used. Providing Social Security Numbers and/or Taxpayer Identification Numbers on this application is voluntary. Social Security Numbers and Taxpayer Identification Numbers which are voluntarily disclosed on this application will be used only to establish an organized and specific method of identifying applicants who are seeking affordable housing within the City of New York, will be kept in a secure location, and will not be used or disclosed for any other purpose. Failure to provide a Social Security Number or Taxpayer Identification Number on this application will not result in an applicant’s disqualification at this time. If your application is selected for further processing, the building’s landlord will have the right to require this information at that time in order to perform a credit check.

How many persons, including yourself, will live in the unit for which you are applying? _____

List ALL OF THE PEOPLE who will live in the unit for which you are applying, starting with yourself (Head of Household), and provide the following information. Please indicate if the household member has a disability. If yes, would you describe the disability as a mobility impairment (MI), visual impairment (VI), or hearing impairment (HI):

First, Mid. Initial, & Last Name, Suffix	SSN/TIN (Optional)	Relationship to Applicant	Birth Date (MM/DD/YY)	Sex	Occupation	Disabled?		
						MI	VI	HI
		Head of Household						

Are you or a member of your household a Veteran of the U.S. Armed Forces? Yes No
 *Please see Definition of Eligibility below.

If you checked either mobility, visual, or hearing impairment, do you or a member of your household require a special accommodation?

Yes – please specify the accommodation required: _____

No

*Definition of veteran from 38 U.S.C. 101(2):
The term “veteran” means a person who served in the active military, naval, or air service, and who was discharged or released there from under conditions other than dishonorable.

D. Income (Required)

Question 1	
Are you or a member of your household an employee of the City of New York, the New York City Housing Development Corporation, the New York City Economic Development Corporation, the New York City Housing Authority, or the New York City Health and Hospitals Corporation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "yes," please specify the agency or entity at which you or a member of your household is employed.	
Question 2	
If you answered "yes" to Question 1 above, have you personally had any role or involvement in any process, decision, or approval regarding the housing development that is the subject of this application?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Note: If you answered "yes" to Question 1 above, you may be required to submit a statement from your employer that your application does not create a conflict of interest. If you answered "yes" to Question 2 above, you will be required to submit a statement from your employer that your application does not create a conflict of interest. Such statement would not be required until later in the application process, after you have been selected through the lottery, when you will also be required to provide other documents to verify income and eligibility.

HPD EMPLOYEES ONLY: If you are an HPD employee, please read the Commissioner's Order regarding conflicts of interest and consult with the agency's Office of Legal Affairs before you submit your application.

1. Income from Employment

List all full and/or part time employment income for ALL HOUSEHOLD MEMBERS including yourself, WHO WILL BE LIVING WITH YOU in the residence for which you are applying. Include self-employment earnings:						
Household Member	Employer Name & Address	Length of Employment		Earnings	Period (weekly, every other week, twice a month, monthly, annually)	Annual Gross Income
		Years	Months			
Head of Household						

2. Income from Other Sources

List all other income sources for each household member, for example, welfare (including housing allowance), AFDC, Social Security, SSI, pension, workers' compensation, unemployment compensation, interest income, babysitting, care-taking, alimony, child support, annuities, dividends, income from rental property, Armed Forces Reserves, scholarships and/or grants, gift income, etc.

Household Member	Type of Income	Dollar Amount	Period (weekly, every other week, twice a month, monthly, annually)	Annual Gross Income
Head of Household				

3. TOTAL ANNUAL HOUSEHOLD INCOME

Add ALL Annual Gross Income (Sections 1 & 2 above) and list the TOTAL ANNUAL HOUSEHOLD INCOME:

4. Assets

Are there assets for this household? Examples of assets include checking account, savings account, investment assets (stocks, bonds, vested retirement funds, etc.), real estate, cash savings, miscellaneous investment holdings, etc.

Yes

No

If "yes," please indicate assets for each household member:

Household Member	Type of Asset/Account	Current Cash Value
Head of Household		

E. Current Landlord

- New York City Housing Authority (NYCHA)
- Other City Owned (In Rem)
- A Company or Organization
- An Individual

Landlord Name <small>(Company, Organization, or Individual Name)</small>	Landlord Address	Landlord Phone #
What is the total rent on the apartment where you currently live or are temporarily staying?	_____ monthly	
How much do you contribute to the total rent of the apartment? If nothing, write "0."	_____ monthly	

F. Source of Information

How did you hear about this development? Please check all that apply:		
<input type="checkbox"/>	Newspaper	<input type="checkbox"/> City "affordable housing hotline"
<input type="checkbox"/>	Local organization or church	<input type="checkbox"/> Friend
<input type="checkbox"/>	Sign posted on property	<input type="checkbox"/> www.nyc.gov/housingconnect
<input type="checkbox"/>	Community Board	<input type="checkbox"/> Elected representative
<input type="checkbox"/>	Other website:	<input type="checkbox"/> Other:

G. Ethnic Identification

This information is optional and will not affect the processing of the application. Please check the group(s) that best identifies the household:		
<input type="checkbox"/>	White (non-Hispanic origin)	<input type="checkbox"/> Black
<input type="checkbox"/>	Hispanic origin	<input type="checkbox"/> Asian or Pacific Islander
<input type="checkbox"/>	American Indian/Native Alaskan	<input type="checkbox"/> Other:

H. Language

In what language would you like to be contacted about your application? Please choose one. If you do not choose a language, communication will be in English.		
<input type="checkbox"/>	English	<input type="checkbox"/> 한국어 (Korean)
<input type="checkbox"/>	简体中文 (Chinese)	<input type="checkbox"/> Русский (Russian)
<input type="checkbox"/>	Kreyòl Ayisyen (Haitian Creole)	<input type="checkbox"/> Español (Spanish)
<input type="checkbox"/>	(Arabic) العربية	

I. Signature (Required)

I (WE) DECLARE THAT STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY (OUR) KNOWLEDGE. I (We) have not withheld, falsified, or otherwise misrepresented any information. I (We) fully understand that any and all information I (we) provide during this application process is subject to review by The New York City Department of Investigation (DOI), a fully empowered law enforcement agency which investigates potential fraud in City-sponsored programs. I (we) understand that consequences for providing false or knowingly incomplete information in an attempt to qualify for this program may include the disqualification of my (our) application, the termination of my (our) lease (if discovery is made after the fact), and referral to the appropriate authorities for potential criminal prosecution.

I (WE) DECLARE THAT NEITHER I (WE), NOR ANY MEMBER OF MY (OUR) IMMEDIATE FAMILY, ARE EMPLOYED BY THE BUILDING OWNER OR ITS PRINCIPALS.

Signature: _____ Date: _____

Signature: _____ Date: _____

OFFICE USE ONLY:

Person with Disability: Mobility Visual Hearing
Community Board Resident: Yes No
Municipal Employee: Yes No
Size of Apartment Assigned: Studio 1BR 2 BR 3 BR 4 BR
Family Composition: Adult (Males) _____ Adult (Females) _____
 Children (Males) _____ Children (Females) _____
TOTAL VERIFIED HOUSEHOLD INCOME: \$ _____ PER YEAR