



Affordable Homes for Sale

East Brooklyn Congregations and Monadnock Development are pleased to announce that applications are now being accepted for 83 newly constructed homes for Nehemiah Spring Creek Phase 4A, Brooklyn, NY 11239.

Transit: Trains: A/C/3; Buses: B13/B83/B84/Q8

No application fee • No broker's fee • More information: www.Nehemiah-Spring-Creek.com

These homes are being constructed through the Gateway Estates Large Scale Development Program of the New York City Department of Housing Preservation & 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 are set aside for people with disabilities:

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

Preference for a percentage of units goes to:

- Residents of **Brooklyn Community Board 5** (50%)
- Municipal employees (5%)

Eligible buyers should have 5% of the purchase price available for down payment.

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

EACH BUYER MUST OCCUPY THE HOME AS THEIR PRIMARY RESIDENCE.

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

The estimated sales prices and income requirements are as follows:

Homes	90% AREA MEDIAN INCOME (AMI) UNITS	Homes Available	Household Size*	Total Annual Income Range Minimum – Maximum**	Asset Limit*** (\$166,950 + required down payment amount)	Estimated Prices
1-Family Homes (2 Bedrooms)	90% AREA MEDIAN INCOME (AMI) UNITS	2	2 people	\$ 49,997 - \$ 68,760	\$176,825	\$197,500
			3 people	\$ 49,997 - \$ 77,310	\$176,825	\$197,500
			4 people	\$ 49,997 - \$ 85,860	\$176,825	\$197,500
			5 people	\$ 49,997 - \$ 92,790	\$176,825	\$197,500
1-Family Homes (3 Bedrooms)	90% AREA MEDIAN INCOME (AMI) UNITS	13	3 people	\$ 60,352 - \$ 77,310	\$179,325	\$247,500
			4 people	\$ 60,352 - \$ 85,860	\$179,325	\$247,500
			5 people	\$ 60,352 - \$ 92,790	\$179,325	\$247,500
			6 people	\$ 60,352 - \$ 99,630	\$179,325	\$247,500
			7 people	\$ 60,352 - \$ 106,470	\$179,325	\$247,500
1-Family Homes (2 Bedrooms)	110% AREA MEDIAN INCOME (AMI) UNITS	3	2 people	\$ 64,990 - \$ 84,040	\$180,225	\$265,500
			3 people	\$ 64,990 - \$ 94,490	\$180,225	\$265,500
			4 people	\$ 64,990 - \$ 104,940	\$180,225	\$265,500
			5 people	\$ 64,990 - \$ 113,410	\$180,225	\$265,500
1-Family Homes (3 Bedrooms)	110% AREA MEDIAN INCOME (AMI) UNITS	38	3 people	\$ 76,225 - \$ 94,490	\$182,725	\$315,500
			4 people	\$ 76,225 - \$ 104,940	\$182,725	\$315,500
			5 people	\$ 76,225 - \$ 113,410	\$182,725	\$315,500
			6 people	\$ 76,225 - \$ 121,770	\$182,725	\$315,500
			7 people	\$ 76,225 - \$ 130,130	\$182,725	\$315,500
2-Family Homes (1 BRM Primary Unit and a Unit for the Homeowner to Rent Out)	130% AREA MEDIAN INCOME (AMI) UNITS	10	1 person	\$ 76,293 - \$ 86,840	\$185,450	\$370,000
			2 people	\$ 76,293 - \$ 99,320	\$185,450	\$370,000
			3 people	\$ 76,293 - \$ 111,670	\$185,450	\$370,000
2-Family Homes (3 BRM Primary Unit and a Unit for the Homeowner to Rent Out)	130% AREA MEDIAN INCOME (AMI) UNITS	17	3 people	\$ 85,992 - \$ 111,670	\$187,950	\$420,000
			4 people	\$ 85,992 - \$ 124,020	\$187,950	\$420,000
			5 people	\$ 85,992 - \$ 134,030	\$187,950	\$420,000
			6 people	\$ 85,992 - \$ 143,910	\$187,950	\$420,000
			7 people	\$ 85,992 - \$ 153,790	\$187,950	\$420,000

* Subject to occupancy Criteria

** Income guidelines subject to change

*** Larger down payments may allow for lower minimum incomes.

How Do You Apply?

DOWNLOAD ONLINE: www.Nehemiah-Spring-Creek.com/application

To request an application **by mail, send a self-addressed envelope to: Nehemiah Spring Creek Phase 4A, 551 Vandalia Avenue, 1st Floor, Brooklyn, NY 11239.** Only send one application per development (the single application applies to all eligible homes in the 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:

- Tue. Feb. 13th, 2018 at 7pm at Hope Christian Center, 369 New Lots Avenue, Brooklyn, NY 11207
- Mon. Mar. 12th, 2018 at 7pm at St. Paul Community Baptist Church, 859 Hendrix Street, Brooklyn, NY 11207

* Seminar attendance is not mandatory to purchase a home.

When is the Deadline?

Applications must be postmarked by **APRIL 3, 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.

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 is filed with the New York State Department of Law.

Español

Para recibir una solicitud de este anuncio en ESPAÑOL por correo postal, envíe un sobre sellado con su nombre y dirección a la siguiente dirección: **Nehemiah Spring Creek Phase 4A, 551 Vandalia Avenue, 1st Flr. Brooklyn, NY 11239.** En la parte posterior del sobre, escriba la palabra "SPANISH" (en inglés). Para descargar una solicitud en línea, visite: www.Nehemiah-Spring-Creek.com/application. Las solicitudes deben tener un sello postal con fecha anterior al 3 de abril 2018.

简体中文

要通过邮件索取本广告的“中文”版申请表, 请将邮资已付的回邮信封邮寄至: **Nehemiah Spring Creek Phase 4A, 551 Vandalia Avenue, 1st Flr. Brooklyn, NY 11239.** 请在信封背面书写英文单词“CHINESE”。要在线下载申请表, 请访问: www.Nehemiah-Spring-Creek.com/application。必须在2018年4月3日之前在申请表上加盖邮戳。

Русский

Чтобы запросить форму заявления на РУССКОМ языке по почте, отправьте конверт с обратным адресом по следующему адресу: **Nehemiah Spring Creek Phase 4A, 551 Vandalia Avenue, 1st Flr. Brooklyn, NY 11239.** На обратной стороне конверта напишите английское слово «RUSSIAN». Заявление можно скачать с веб-сайта: www.Nehemiah-Spring-Creek.com/application. Заявления должны быть отправлены по почте (по дате на почтовом штемпеле) не позднее 3 апреля 2018.

한국어

우편을 통해 해당 홍보물의 신청서를 “한국어”로 받으시려면, 반송용 봉투를 다음의 주소로 보내십시오: **Nehemiah Spring Creek Phase 4A, 551 Vandalia Avenue, 1st Flr. Brooklyn, NY 11239.** 우편 뒷면에 “KOREAN”이라고 영어로 적어주십시오. 신청서를 온라인으로 다운로드하려면 다음의 웹사이트를 방문하십시오: www.Nehemiah-Spring-Creek.com/application. 신청서의 소인 날짜는 반드시 2018년 4월 3일이전이어야 합니다.

Kreyòl Ayisyen

Pou mande yon aplikasyon piblisite sa a nan lang “KREYÒL AYISYEN” pa lapòs, voye yon anvlòp avèk adrès ou ak tenb bay : **Nehemiah Spring Creek Phase 4A, 551 Vandalia Avenue, 1st Flr. Brooklyn, NY 11239.** Sou do anvlòp la, ekri an Angle mo “HAITIAN CREOLE.” Pou telechaje aplikasyon an anliy: www.Nehemiah-Spring-Creek.com/application. Dat ki make sou anvlòp aplikasyon ou voye pa lapòs la dwe avan avril 3, 2018.

العربية

لطلب استمارة تقدم لهذا الإعلان باللغة "العربية" عن طريق البريد، أرسل مطروفاً يحمل اسم وعنوان المرسل وطوابع البريد إلى العنوان: **Nehemiah Spring Creek Phase 4A, 551 Vandalia Avenue, 1st Flr. Brooklyn, NY 11239.** على ظهر المطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". لتحميل استمارة تقدم عبر الإنترنت: www.Nehemiah-Spring-Creek.com/application يجب أن تكون الأختام البريدية لاستمارات التقدم مؤرخة بموعد أقصاه 3 أبريل 2018.

