

**NEWLY CONSTRUCTED
SENIOR HOUSING
APARTMENTS FOR RENT**

**Apartments Available
211 Riverdale Avenue, Brooklyn, NY**

*39 1-bedroom apartments available for rent to low-income elderly
Located in newly constructed 6-story elevator building*

Features include: Modern kitchen with refrigerator and gas range
Tiled bathroom
Handicapped adaptable kitchens and bathrooms
Rent-stabilized with Section 8 vouchers
Laundry room in building
Community room
Library/Computer room and TV/Game room in building
Landscaped rear yard
24 Hour staffed front desk

Initial Rent: 30% of tenant's income. Project based Section 8 vouchers will pay the balance of the rent. Tenant pays own electricity; heat and hot water included in rent.

Who Qualifies: Applicants must be elderly families, the head or spouse of which is sixty-two years of age or over, or single elderly persons who are sixty-two years of age or over with household incomes at or below 50% of the area median household income for New York City. Maximum household size is two persons.

The maximum household income limits are:

1-person household: \$ 30,100

2-person household: \$ 34,400

There is no minimum income requirement.

Application Process:

Of the 39 available units, 10 units will be filled by lottery. Applications must be postmarked by **January 6, 2014** to be considered for these 10 units which are receiving Section 8 from the New York City Department of Housing and Preservation and Development.

The remaining 29 units will be filled from the New York State Division of Housing and Community Renewal ("DHCR") project specific waiting list. There is no deadline for applying to the waiting list. These applications will be processed on a first-come, first-served basis.

Every application received, whether received prior to the lottery deadline of **January 6, 2014** or after, will be placed on the DHCR project specific waiting list and processed on a first-come, first-served basis.

How to Obtain an Application:

Applications have been distributed to Brooklyn Community Board#16, the offices of local elected officials and to local community organizations. In addition:

Applications are available by sending a self-addressed stamped envelope to:

Prestige Management Inc.
237 West 145th Street
New York, New York 10039

Applications can be downloaded at www.prestigemgt.com/forms.

All completed applications must be mailed to the same address:

King Garden Apartments, L.P.
c/o Prestige Management Inc.
237 West 145th Street
New York, New York 10039

Applications that are not complete, do not meet the age restrictions or in which the household income exceeds the limits above, will not be considered.

NO BROKER'S FEE. NO APPLICATION FEE.

ANDREW M. CUOMO, Governor

**New York State Homes and Community Renewal
DARRYL C. TOWNS, Commissioner**

<http://www.nyshcr.org/>

