

Immediate Vacancies & Replenish Waiting List

90 SANDS APARTMENTS

90 SANDS STREET, DUMBO, BROOKLYN, 11201

New York City is committed to the principle of inclusivity in all of its neighborhoods, including supporting New Yorkers to reside in neighborhoods of their choice, regardless of their neighborhood of origin and regardless of the neighborhood into which they want to move.



Amenities: 24-Hour Attended lobby, On-site Resident Manager, Laundry Room, Fitness Center, Computer Room, Multipurpose Room.

Transit: Subway - A/C/B/D/F/M/Q/2/5.

No application fee • No broker's fee • Pet friendly building

Applications are now being accepted for immediate vacancies and to replenish the waiting list. Individuals or households who meet the income and household size requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria such as asset limits.

UNIT(S) FOR WAITING LIST

30% AREA MEDIAN INCOME (AMI)					
Unit Size(s)	Monthly Rent	Asset Limit	House-hold Size(s) ²	Annual Household Income ³ Minimum – Maximum ⁴	Disability Designation
Studio	\$537	\$50,880	1 Person	\$18,412 - \$35,640	N/A
			2 People	\$18,412 - \$40,710	
40% AREA MEDIAN INCOME (AMI)					
Studio	\$736	\$67,840	1 Person	\$25,235 - \$47,520	N/A
			2 People	\$25,235 - \$54,280	

UNIT(S) AVAILABLE FOR IMMEDIATE LEASING

60% AREA MEDIAN INCOME (AMI)					
Unit Size(s)	Monthly Rent ¹	Asset Limit	Household Size ²	Annual Household Income ³ Minimum – Maximum ⁴	Disability Designation
Studio	\$1,134	\$101,760	1 Person	\$38,880 - \$71,280	N/A
			2 People	\$38,880 - \$81,420	
1 Bedroom	\$1,215	\$101,760	1 Person	\$41,658 - \$71,280	N/A
			2 People	\$41,658 - \$81,420	
			3 People	\$41,658 - \$91,620	
100% AREA MEDIAN INCOME (AMI)					
Studio	\$1,592	\$169,600	1 Person	\$54,583 - \$118,800	N/A
			2 People	\$54,583 - \$135,700	
1 Bedroom	\$1,706	\$169,600	1 Person	\$58,492 - \$118,800	N/A
			2 People	\$58,492 - \$135,700	
			3 People	\$58,492 - \$152,700	
120% AREA MEDIAN INCOME (AMI)					
Studio	\$1,990	\$203,520	1 Person	\$68,229 - \$142,560	N/A
			2 People	\$68,229 - \$162,840	
1 Bedroom	\$2,132	\$203,520	1 Person	\$73,098 - \$142,560	N/A
			2 People	\$73,098 - \$162,840	
			3 People	\$73,098 - \$183,240	

¹ Owner responsible for electricity and gas, heat included in rent.

² Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

³ Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.

⁴ Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

How Do You Apply?

Applications may be requested in person or by mailing a self-addressed envelope to:

**90 Sands Apartments
c/o Breaking Ground
520 8th Avenue, Suite 2100
New York, NY 10018**

Applications may also be requested by emailing intake@breakingground.org or by calling **646-870-8340** or **646-870-8350**.

What Happens After You Submit an Application?

Applications are logged in the order in which they are received. Applicants who appear to qualify will be contacted to submit documents that verify their household size, identity of members of the household and household income.

Mayor Zohran Mamdani • HPD Commissioner Dina Levy • HDC President Eric Enderlin



APPLICATION FOR RENTAL APARTMENT

INSTRUCTIONS:

1. **SUBMIT ONLY ONE APPLICATION PER HOUSEHOLD.** You may be disqualified if more than one application is received for your household
2. **Each application will be processed in the order it was received.** All applicants are encouraged to monitor the online housing resource center established by The City of New York (nyc.gov/housing) to keep up with new housing opportunities.
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 cross one line neatly through the information, write the revised information neatly next to it, and 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, do not use certified mail, return receipts, or any method requiring signature confirmation.
5. 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.
6. Mail completed application to:

**90 Sands Apartments
c/o Breaking Ground
520 8th Avenue, Suite 2100
New York, NY 10018**

7. **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, you have the option to provide evidence of 12 months of full rent payments or consent to a credit check. If the management company runs a credit check, a non-refundable credit check fee of a maximum of \$20 per application may be collected by the company at that time. Alternatively, you may provide a credit check run in the past 30 days to avoid a credit check and fee.
8. **Income Eligibility:** Please review the chart in the project advertisement which breaks down the mandatory income levels for the HPD/HDC housing program of the project you are applying to, based on household size. List all current income sources for all household members on the application. In general, gross income is calculated for most applicants, except that net income is used for self-employment income. Further, please note that if your application is selected for further processing, all sources of income will need to be documented and verified. If your application is selected, 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.

9. Other Eligibility Factors: In addition to the income requirements, other eligibility factors will be applied. Eligibility factors may include, but are not limited to:
- a. Credit Review or Rent Payment History—applicants may choose to consent to a credit review or, instead, provide evidence of full payment of rent for the past 12 months.
 - b. Criminal Background Checks
 - c. 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 will not be eligible under this household criterion.
 - d. Continuing Need – Applicants to HPD/HDC’s affordable housing programs must demonstrate a continuing need for housing assistance through an analysis of their assets and recent income history.
 - e. Property Ownership – Applicants to rental units may not own residential property, or shares in a co-op, in or within one hundred (100) miles of New York City.
 - f. Asset Limits –There is a limit to the amount of total household assets allowed (excluding specifically designated retirement and college savings accounts). The household asset limit for rental units is equal to the maximum income limit for a four (4)-person household at the area median income (AMI) level for which the unit is designated.
10. Application Preferences and Set Asides: A percentage of apartments is designated 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.
11. Primary Residence Requirement: Any applicant ultimately approved for this development must maintain the new apartment 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 move-in date for a rental affordable unit.
12. 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.

If you have any questions or experience difficulty completing the forms, please contact the Intake office at 646- 870-8350.



A. Name & Address

Current Living Address:

(If you are living in a City-run homeless shelter, please list your current shelter address)

First Name

Middle Initial

Last Name

Street Address

Apartment #

City

State

Zip

Is this a NYCHA property? Yes No

If yes, is your name on the NYCHA household form? Yes No

Is this a City-run homeless shelter? Yes No

If yes, provide your last permanent address:

Building (House) #

Street

Apartment #

City

State

Zip

Your Pronouns (he/she/they) (optional): _____

What is your preferred method of contact? Postal Mail Email

Phone Numbers:

Cell Phone

Home Phone

Work Phone

Email Address:

Check if mailing address is **different** than Current Living Address, above.

Mailing Address (if different):

Building (House) #

Street

Apartment #

P.O. Box

City

State

Zip

Language Contact Preference: In what language would you prefer to receive written communications about your application? Check one. (If you do not check a language, written communication will be in English.)

English

Español (Spanish)

简体中文 (Chinese)

العربية (Arabic)

Français (French)

Русский (Russian)

한국어 (Korean)

اردو (Urdu)

বাংলা (Bangla)

Kreyòl Ayisyen (Haitian Creole)

B. Household Information

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.

1. How many persons (including yourself) will live in the unit for which you are applying?

2. List **ALL** the people who will live in the unit for which you are applying, starting with yourself (Self), and provide the following information.

Gender Identification: In this section, list how you identify (optional). Examples: Female; Male; Non-binary; etc.

Disability: If a household member has an ongoing mobility (M), hearing (H), or visual (V) disability and requires an accessible/adaptable unit, **please check the relevant box.** If selected for further processing, you will be mailed a form that you and a medical professional will need to immediately complete and send back. This form is to verify that your household requires an accessible or adaptable apartment. The form can be used for any other future applications for a period of up to 12 months.

First, Middle Initial & Last Name, Suffix	SSN/TIN (Optional)	Relationship to Applicant	Birth Date MM/DD/YY	Gender Identification (Optional)	Disability?		
					M	V	H
		Self					

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

Yes – please specify the accommodation required:

No

3. Is anyone in the table above a full-time student?

Yes – please circle their names above and write their names here:

No full-time students in the household



C. Income and Assets

Note: Be sure to check page 2 of the cover sheet to see if your income qualifies.

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 from the waitlist, 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 if you receive a request to confirm your eligibility.

1. Income from Employment

Note: A “household member” is a person who will be living in the affordable unit.

For any job that is not self-employed, list the amount you make before taxes (Gross Income). For self-employed individuals, use the amount you make after deductions (Net Income). If your application is selected for further processing, you will be contacted with a list of documentation that you will need to provide.

List all full and/or part time employment income for **ALL** Household Members, including yourself. Include self-employment earnings:

Household Member	Employer Name & Address	Length of Employment		Amount Paid (\$)	How Often? (Ex: weekly, bi-weekly, monthly, annually)	Annual Income
		Yrs.	Mos.			
Self						

1A. TOTAL ANNUAL INCOME FROM EMPLOYMENT AND SELF-EMPLOYMENT add all amounts from “Annual Income” column in this table):



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	Amount Paid (\$)	How Often? (Ex: weekly, bi-weekly, monthly, annually)	Annual Income
Self				
<p>2A. TOTAL ANNUAL INCOME FROM OTHER SOURCES (add all amounts from "Annual Income" column in this table):</p>				

3. TOTAL ANNUAL HOUSEHOLD INCOME

Add together the total annual income amounts from **1A** and **2A**, above:



4. Assets

<p>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.</p>		<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If "yes," please indicate assets for each household member:</p>		
Household Member	Type of Asset or Account	Bank/Institution
Self		

D. Rental Subsidy

<p>Are you presently receiving a Section 8 Housing Voucher or Certificate, or any other form of rental assistance? Please check the appropriate box at right.</p> <p>Examples of other rental subsidies/certificates include CITYFHEPS, NHTD (Medicaid Waiver), Individual Services and Supports (ISS), and VASH.</p> <p>This information will not affect the processing of the application. Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies.</p>	<input type="checkbox"/> No <input type="checkbox"/> Yes – HPD Section 8 voucher <input type="checkbox"/> Yes – NYCHA Section 8 Voucher <input type="checkbox"/> Yes – Other Rental Subsidy/Certificate: <hr style="width: 100%;"/>
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E. Ethnicity

<p>This information is optional and will not affect the processing of the application. Please check the group(s) that best identifies the household:</p>		
	Hispanic or Latino	Not Hispanic or Latino
	Choose not to answer	



F. Race

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	<input type="checkbox"/>	Black or African-American
<input type="checkbox"/>	Asian	<input type="checkbox"/>	Native Hawaiian or Other Pacific Islander
<input type="checkbox"/>	American Indian or Native Alaskan	<input type="checkbox"/>	Choose not to answer
<input type="checkbox"/>	Other:	<input type="checkbox"/>	

G. Housing Choices – Re-rentals and Resales

When an existing affordable apartment becomes available in one of a wide range of developments in New York City, a small number of interested and qualified Housing Connect users are picked at random for the opportunity to apply for that unit.

You only have the chance to be randomly selected for re-rentals/resales if you indicate here that you are interested. Also, you will only have the chance to be selected if your household size and income match the unit requirements.

1. Are you interested in future affordable housing opportunities located in a different, existing building that become vacant for re-rental or resale? Yes No

→ If you checked yes, **Continue** this section (G). If **not**, skip to Section H (Signatures).

If you are only willing to be considered for re-rental/resale units of specific sizes, locations, accessibility, and/or pet policies, make those choices below. This will limit the types of units for which you may be randomly picked to apply. We encourage you to keep your options open, and only make specific choices below if necessary.

2. Please answer the following questions about your interest in future re-rentals or resales:

- a. What size re-rental or resale unit are you interested in, based on your household size? Check all that apply.

<input type="checkbox"/>	All sizes that match my income	<input type="checkbox"/>	3-Bedrooms
<input type="checkbox"/>	Studios	<input type="checkbox"/>	4-Bedrooms
<input type="checkbox"/>	1-Bedrooms	<input type="checkbox"/>	5-Bedrooms
<input type="checkbox"/>	2-Bedrooms	<input type="checkbox"/>	6-Bedrooms

- b. Which borough(s) are you interested in living in? Check all that apply.

<input type="checkbox"/>	All boroughs and neighborhoods	<input type="checkbox"/>	Brooklyn
<input type="checkbox"/>	Manhattan	<input type="checkbox"/>	Queens
<input type="checkbox"/>	Bronx	<input type="checkbox"/>	Staten Island

- c. Are you **only** interested in certain neighborhoods in the boroughs you checked above? If yes, write the neighborhoods here:

- d. Are you **only** interested in units that are located in an elevator building and/or located on the first floor?

Yes, only units in an elevator building or on the first floor

No, stairs to get to the apartment are okay

- e. Are you **only** interested in units in buildings where there is a flat entrance and/or accessible ramp?

Yes, only buildings with a flat entrance or ramp

No, steps to get in the building are okay

- f. Are you willing to live in a building with a no-pet policy?

This does not include emotional support animals or service animals.

Yes, I can live in a building with a no-pet policy

No, the building must allow pets

H. Signatures (Required for All Household Members 18 and over)

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

Signature

Date



Signature

Date

Signature

Date