

# Immediate Vacancies & Replenish Waiting List

## BETANCES SENIOR RESIDENCE

**445 EAST 142nd STREET, MOTT HAVEN, BRONX**



**Amenities:** 24-hour attended lobby, resident building superintendent, on-site manager, landscaped garden, laundry room, multi-purpose community room, library, fitness room, elevator and on-site social services.

**Transit:** Subway - 6. Bus - BX33, BX17

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

Applications are now being accepted to replenish the waiting list. Individuals or households in which at least one member is 62 years of age or older at the time of application, and 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.

### AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	50% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum<sup>4</sup></i>
Studio		Eligible tenant pays 30% of their income. Applicants will need to qualify for Section 8.	→	1 person 2 people	\$0 - \$54,350 \$0 - \$62,150
1 bedroom		Eligible tenant pays 30% of their income. Applicants will need to qualify for Section 8.	→	1 person 2 people 3 people	\$0 - \$54,350 \$0 - \$62,150 \$0 - \$69,900

<sup>1</sup> Tenant pays electric, including for electric stoves

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

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

<sup>4</sup> 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:

**Betances Senior Residence  
Breaking Ground  
520 8<sup>th</sup> Avenue, Suite 2100  
New York, NY 10018**

Applications may also be requested by emailing [intake@breakingground.org](mailto:intake@breakingground.org)  
or by calling 646-870-8340 or 646-870-8350

Mayor Eric Adams • HPD Commissioner Adolfo Carrión Jr. • HDC President Eric Enderlin



## AFFORDABLE HOUSING LOTTERY APPLICATION

### Disclaimer:

Applications are selected through a lottery and are randomly assigned a log number. Depending on the volume of applications received, it may not be possible for all to be processed. Accordingly, it is possible that you may not receive a response. We encourage you to apply online at [housingconnect.nyc.gov](http://housingconnect.nyc.gov) so that you are better able to monitor your status. **You may be disqualified if more than one application is received per lottery for your household.**

**Mail completed application to:**

Betances Senior Residence  
Breaking Ground  
520 8th Avenue, Suite 2100  
New York, NY, 10018

### DO

- ✓ Submit one application per household (Only choose one option: paper or online application)
- ✓ Complete all sections
- ✓ Send by standard mail only
- ✓ Mail before application deadline date

### DO NOT

- ✗ Submit multiple applications per person or household
- ✗ Use whiteout or liquid paper on application at any time
- ✗ Use certified mail, return receipts or any other method requiring a signature confirmation
- ✗ Pay anyone in connection with the preparation of filing this application

## FAQ

### **1. What is a log number?**

A log number is a unique, randomly assigned number that all successfully submitted applications receive. The log number represents the applicant's place in line. When resident selection begins, marketing agents start with the lowest log number and move sequentially to higher log numbers to find eligible applicants.

### **2. Are there any residency requirements?**

Non-New York City residents can apply; however, preference is given to current New York City residents. 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 the 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.

### **3. What are application preferences?**

Preferences help select and determine applicants using fair criteria. Those who may be eligible for a preference or set-aside include: current New York City residents; persons residing in this development's community board; and persons who are municipal employees of the City of New York. A percentage of apartments is designated for persons with mobility, hearing, and vision disabilities.

### **4. What is Area Median Income (AMI) and how is it calculated?**

Area Median Income refers to income levels modified by household size for the New York metropolitan area, as determined by the United States Department of Housing and Urban Development (HUD). For 2021, 100% of the AMI is \$119,300 for a family of four in the New York Metropolitan Statistical Area and \$83,600 for a single person. For more information, visit [www.hud.gov](http://www.hud.gov).

### **5. What are the eligibility factors?**

- a. **Income Eligibility:** Check the lottery advertisement to see if your income qualifies. The ad shows the income level requirements, for each household size, for this housing opportunity.
- b. **Qualification as a Household:** The New York City Department of Housing Preservation and Development (HPD) and Housing Development Corporation (HDC) provide affordable housing opportunities for individuals, families and households who can document financial interdependence as a household unit.
- c. **Criminal Background Checks**
- d. **Property Ownership**
  - **Rental opportunities:** 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.
  - **Homeownership opportunities:** No member of the applicant household may own, or have previously purchased, any residential property, including shares in a co-op.
- e. **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. 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). The 2021 asset limit for homeownership units is \$208,775.

### **6. What happens if I get to the next step in this process?**

Prepare for moving – if approved, you may have to move into your new unit very quickly. You will also be required to provide first month's rent plus a security deposit of the same amount.



## A. Name & Address

### Current Living Address:

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

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First Name

Middle Initial

Last Name

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Street Address

Apartment #

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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:

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Building (House) #

Street

Apartment #

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City

State

Zip

Your Pronouns (he/she/they) (optional): \_\_\_\_\_

What is your preferred method of contact?  Postal Mail  Email

### Phone Numbers:

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Cell Phone

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Home Phone

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Work Phone

### Email Address:

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

**Mailing Address** (if different):

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Building (House) #

Street

Apartment #

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P.O. Box

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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)

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**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?**

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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.

<b>Question 1</b>	
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.	
<b>Question 2</b>	
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 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				

**2A. TOTAL ANNUAL INCOME FROM OTHER SOURCES** (add all amounts from "Annual Income" column in this table):

**3. TOTAL ANNUAL HOUSEHOLD INCOME**

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



**4. Assets**

<p><b>Are there assets for this household?</b> 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

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Date



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