Sunset Ridge Apartments
Affordable Senior Housing Project

Community Information Session

Fifth Avenue Committee
Our Community. Our Future.

NYC Department of Housing Preservation & Development

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LOGISTICS OVERVIEW

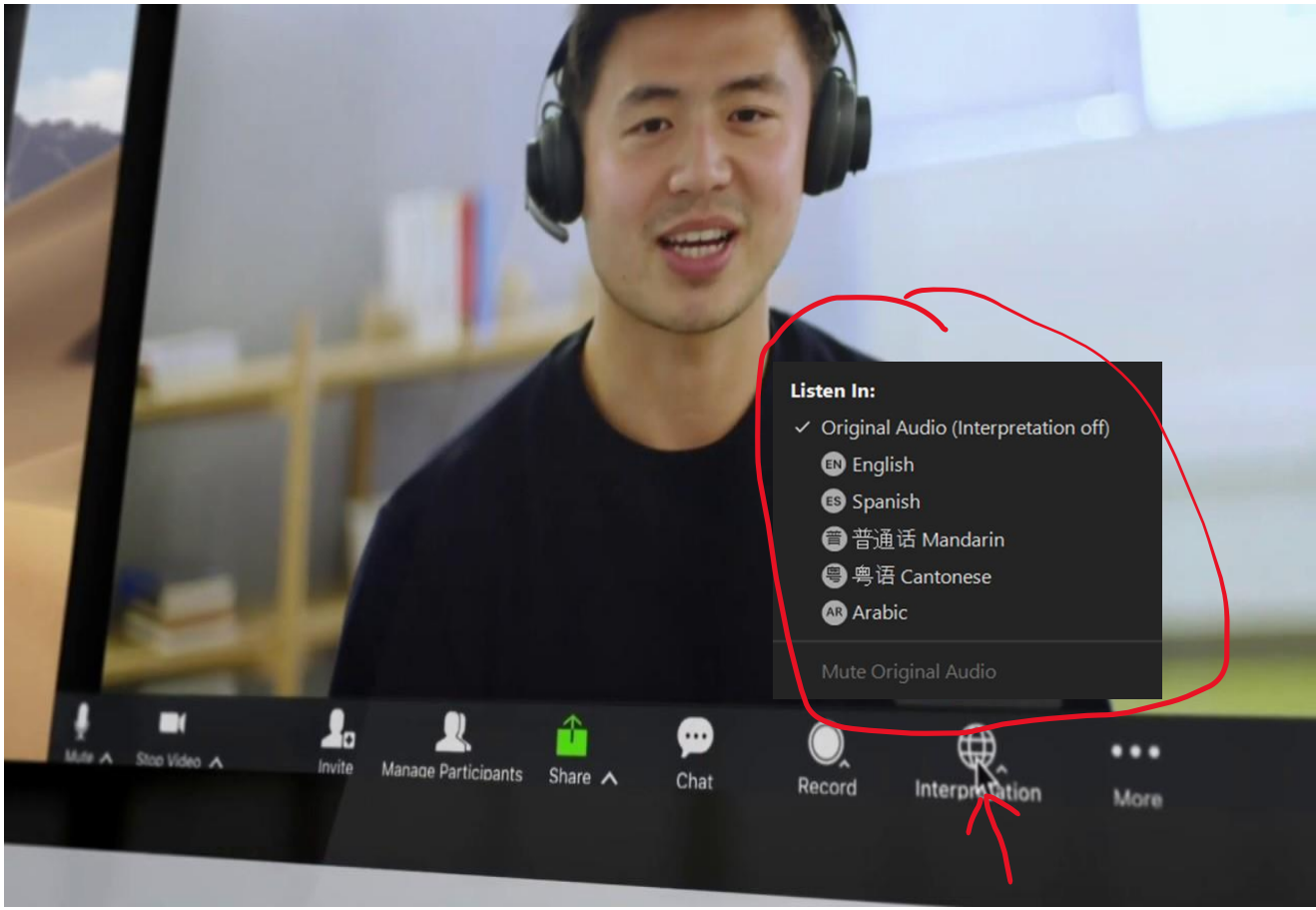
- **Translation: Zoom App is required**

- **On your PC / Mac: https://zoom.us/download**

- **On your phone: Google Play / App Store**

- **Q&A format – Chat & Live**

- Recording: Info Session will be available via FAC's website tomorrow– www.fifthave.org –



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Language Interpretation Channels In Zoom

6309 Fourth Avenue
Affordable Housing Project

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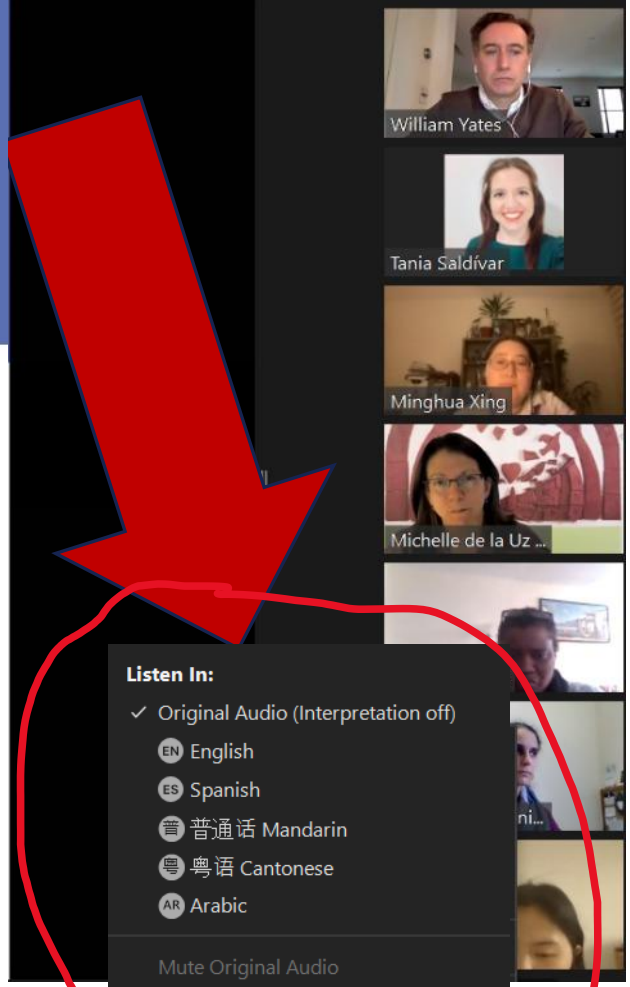

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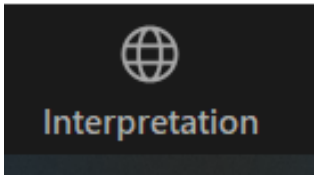
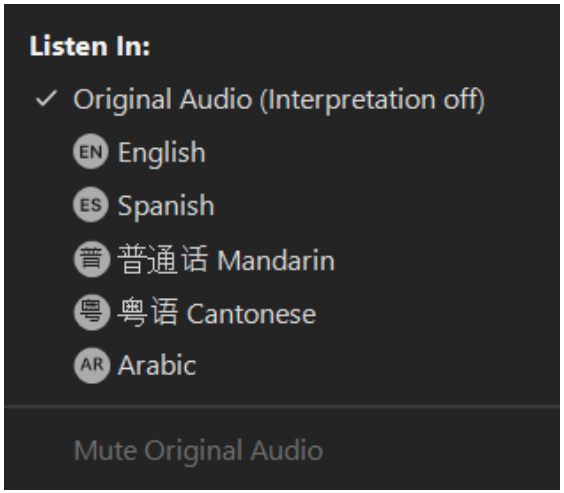
Language Interpretation Channels in Zoom

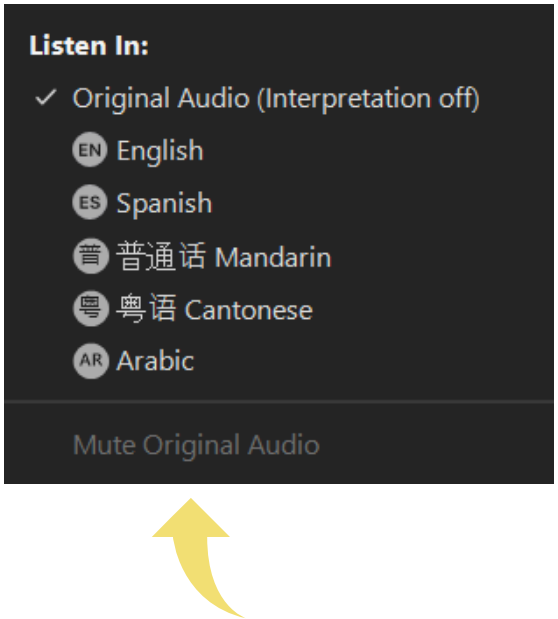
1 – Choose Interpretation



2-Choose a language



3-Mute Original audio



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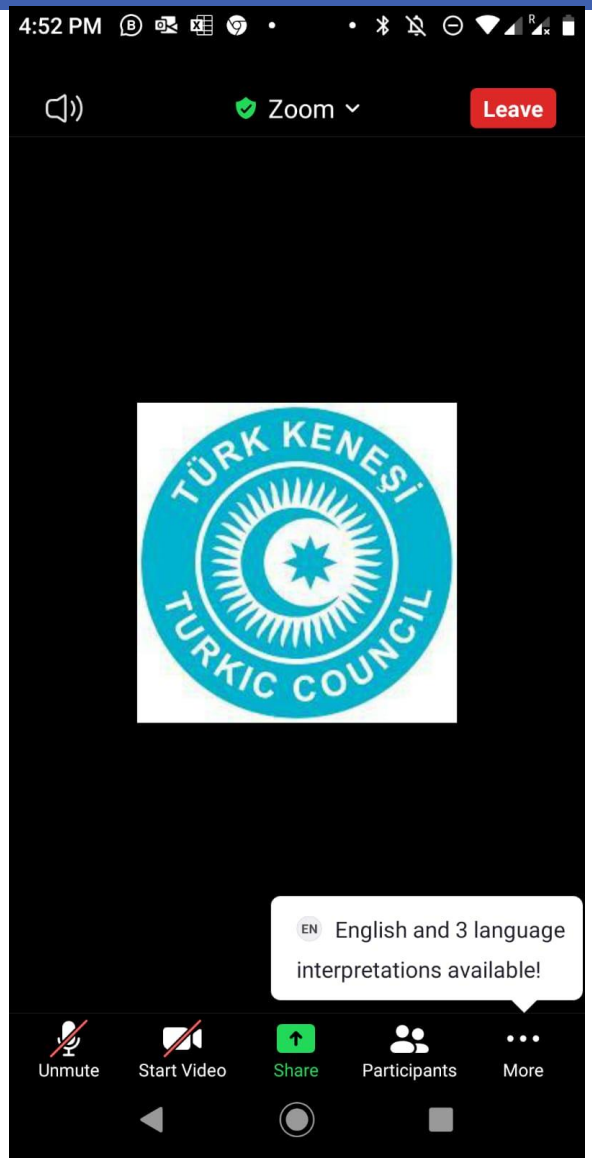
Language Interpretation Via Zoom On a Phone

On Your Phone – Tap to Choose Interpretation



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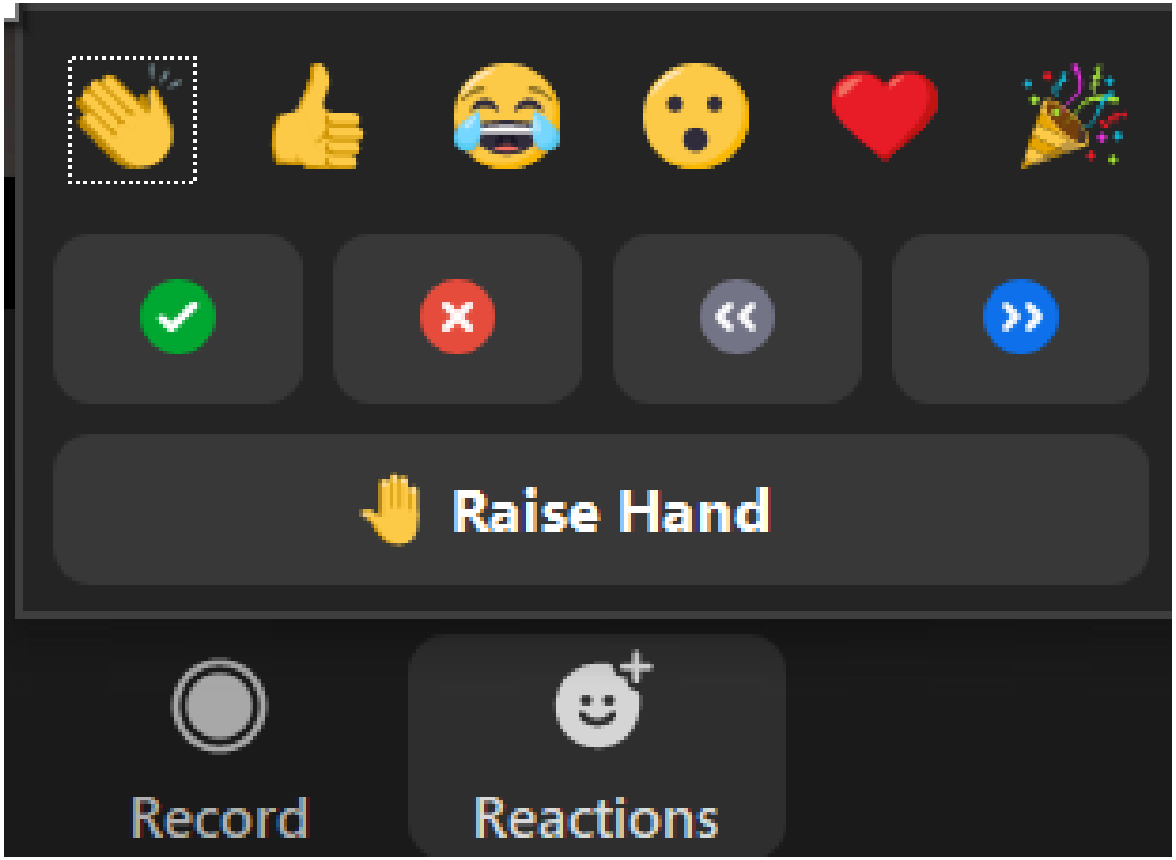
Ask Questions Via Chat & By Raising Hand at End of Presentation

Raise hand to speak



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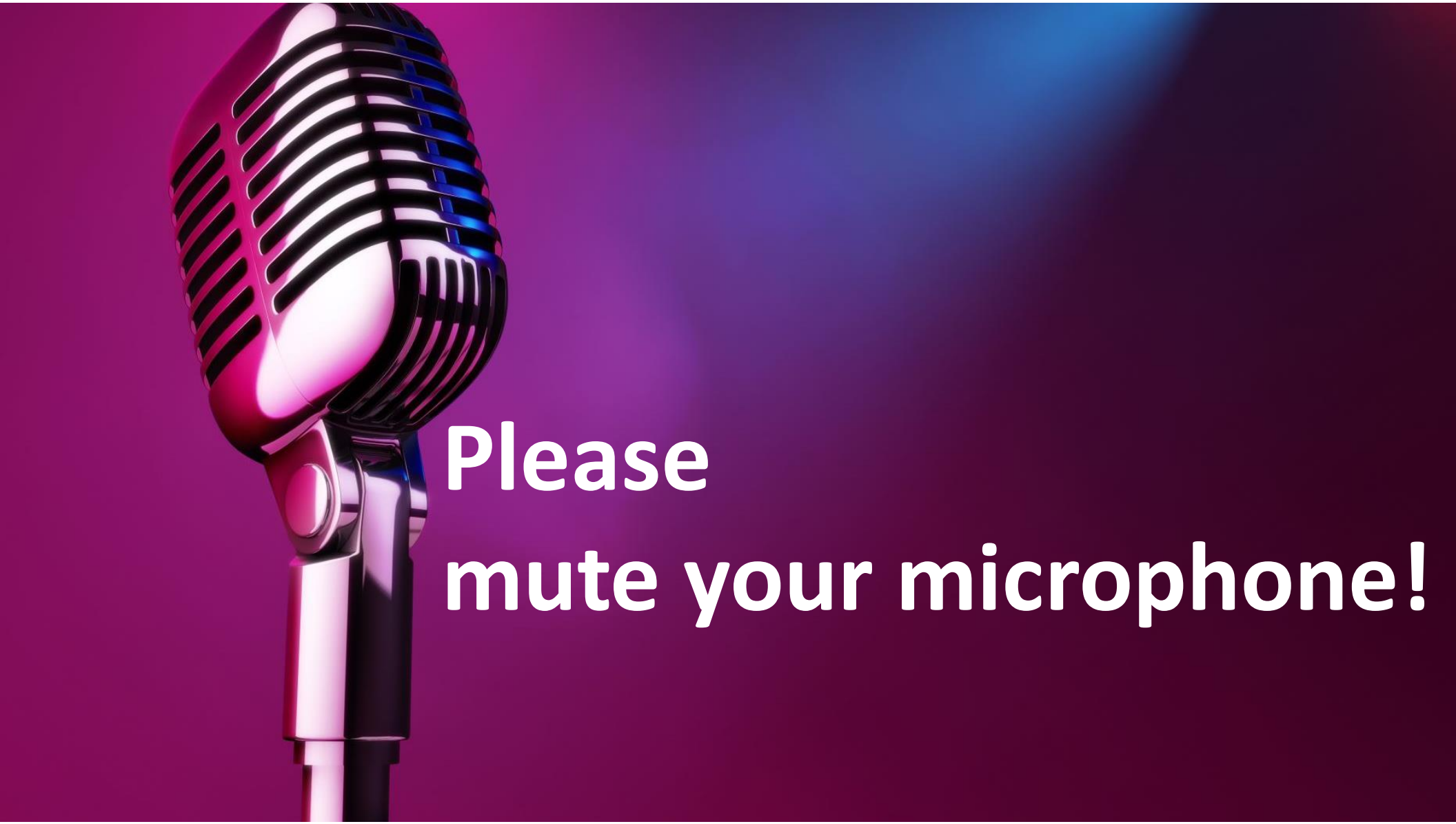

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Thank you to Affordable Housing Lottery Information Session Co-Sponsors

Brooklyn Borough President Antonio Reynoso

Alexa Avilés
Council Member District 38

NYC Brooklyn Community Board 7

JUSTIN BRANNAN
Councilman, 43rd District

ANDREW GOUNARDES
NEW YORK STATE SENATE

Brooklyn Borough President Antonio Reynoso

Council Member Alexa Aviles

Council Member Justin Brannan

NYS Assembly member Marcela Mitaynes

NYS Senator Andrew Gounardes

Brooklyn Community Board 7

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Agenda

I. FAC Mission & Project Overview
II. Project Features & Amenities
III. Project Design
IV. Need & What is 'Affordable Housing'?
V. Affordability Levels and Rents
VI. How to Apply for Affordable Housing
VII. Next Steps: Timeline
VIII. Q&A

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OUR MISSION

- **Fifth Avenue Committee, Inc. (FAC)** is a comprehensive community development corporation and chartered NeighborWorks America and Hispanic Federation member in South Brooklyn, New York that advances economic and social justice by building vibrant, diverse communities where residents have genuine opportunities to achieve their goals, as well as the power to shape the community's future.

- FAC is a nationally recognized nonprofit community development corporation formed in 1978 that works to transform the lives of over 5,500 low- and moderate-income New Yorkers annually so that we can all live and work with dignity and respect while making our community more equitable, sustainable, inclusive and just.

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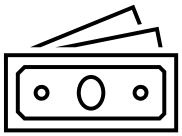
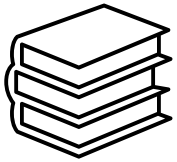
TO ACHIEVE OUR MISSION…

FAC develops and manages affordable housing and community facilities



Creates economic opportunities and ensures access to economic stability

Organizes residents and workers



Offers student-centered adult education

Combats displacement caused by gentrification

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Sunset Ridge Apartments
Affordable Senior Housing

- Community Board 7 has identified affordable housing as a priority need
- Over 30% of residents in Community Board 7 are severely rent-burdened
- Community Board 7 has one of the highest population growth percentages within the last 20 years
- Median rents increased from $3,000 Pre-Pandemic to $3,900 as of October 2022

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Sunset Ridge Affordable Senior Housing Overview

- A 100% affordable housing project in NYC developed in combination with a Universal Pre-K Space in order to address the Community's shortage of pre-school spaces
- Laundry Rooms on 7 of the floors, as well as lounge spaces and outdoor terrace access
- 76 Residential apartments on the 2nd through 9th floors, as well as Two Townhouses with 7 additional apartments
- 83 apartments
  - 53 studios
  - 30 1 Bedrooms

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Features & Amenities

- Elevator buildings
- 2nd floor outdoor terrace & community room
- TV Lounge Rooms and laundry room on residential floors
- On-site superintendent & front-desk
- On-site social services
- Located within blocks of public transit, shopping, schools, a hospital, parks, and employment opportunities
- A new Universal Pre-K (UPK) on the 1st and basement floors to address the need for pre-school spaces in the community

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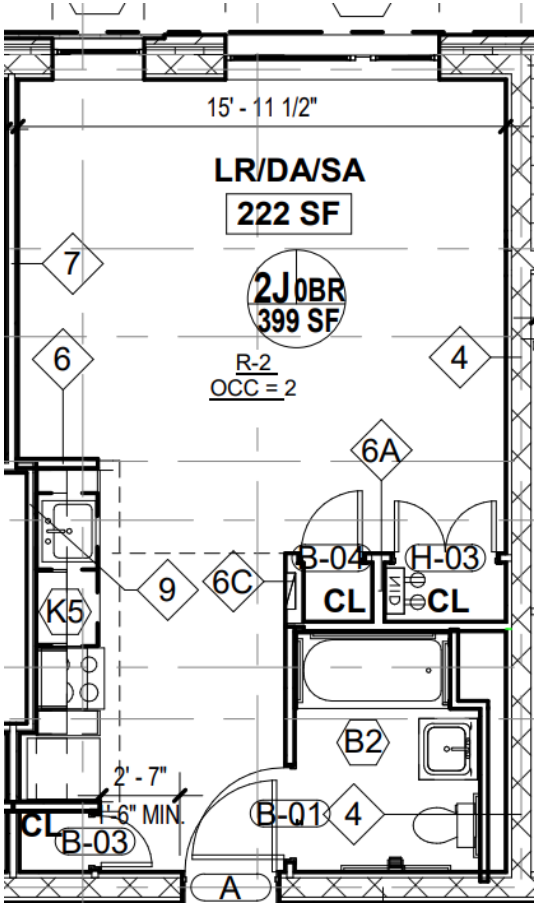
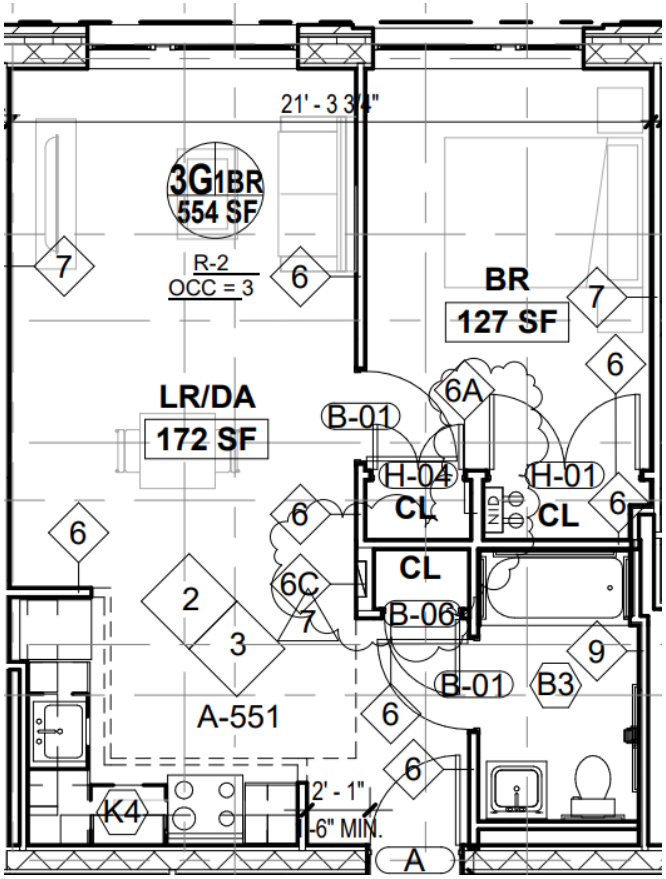
Studio & 1-Bedroom Apartment Plans



Studio Average SF: 388



1-BR Average SF: 545

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What is Affordable Housing?

Housing is considered "affordable" when a household* spends no more than 1/3 of its income on rent and utilities.

If your gross income is…	Your monthly rent should be approximately:
$20,000	$600
$50,000	$1,500
$60,000	$1,700

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What is Affordable Housing Continued

Area Median Income (AMI) is determined each year by the federal government for different regions.

100% AMI

New York Metro Area :

$120,100

for a family of three (2022)

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What is Affordable Housing Continued

NYC and NYS use this number as a point of reference and sets its own income requirements tailored to the needs of New Yorkers.

100% AMI

$120,100

for a family of three (2022)

$28,020

30% AMI

Retail Salesperson

$64,080

60% AMI

Taxi Driver + Janitor

$85,440

80% AMI

Caseworker + Home Health Aide

$138,840

130% AMI

Teacher + Firefighter

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What is Affordable Housing Continued

Sample Rents for Affordable Housing

Example Households			
Apartment Size	Studio		1 BR
Annual Income	Social Security *(Senior)*	$28,020 *(30% of AMI)*	$72,800 *(80% of AMI)*
Sample HPD Rent	**30% of income**	**$397**	**$1,570**
Sample Market Rate Rent*	**$1,905**		**$2,330**

*Market rate rents based on StreetEasy search in Gowanus, Park Slope, Boerum Hill, and Carroll Gardens on Nov. 16, 2020

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Sunset Ridge Affordable Senior Housing

The Sunset Ridge Affordable Senior Apartments is **100% affordable.**
Rents are targeted to meet the needs of seniors, 62 years old and older, earning 30% and 50% of Area Median Income (AMI).
At least one member of the household must be 62 years old or older to qualify.

# of Units Provided	Level of Affordability	Household Income Varies by Apartment Size
26 Units	30% AMI	$0 – $36,030
57 Units	50% AMI	$0 - $60,050

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Sample Affordable Housing Lottery Advertisement

SAMPLE

NYC Housing Connect

Affordable Senior Housing for Rent

SUNSET RIDGE SENIOR APARTMENTS

57 NEWLY CONSTRUCTED UNITS AT 6309 4th Avenue, Brooklyn, NY 11220 & 414 63rd Street Brooklyn, NY 11220

Amenities: High Efficient Appliances, Community Events and Classes, Outdoor Areas, Rooftop Terrace, Shared Laundry.

Transit: Trains: N, Q, R, W Buses: B37, B9, B63

No application fee • No broker's fee • Smoke-free building * More Information: http://www.fifthave.org **and** NYHousingSearch.org

This building is being constructed through the Senior Affordable Rental Apartments (SARA) Program of the New York City Department of Housing Preservation and Development and the Low-Income Housing Tax Credit (LIHTC) and the New York State Low-Income Housing Tax Credit (SLIHC) Programs of the New York State Homes and Community Renewal (HCR).

Who Should Apply?

- Individuals or households that have at least one household member who **is 62 years of age or older** 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.

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

- Mobility **(9%)**
- Vision/Hearing **(5%).**

Preference for a percentage of units goes to:
(100%) 62+

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	Tenant Rent Share[1]	Units Available		Household Size[2]	Annual Household Income[3] *Minimum – Maximum*[3]
Studio	Eligible tenants pay 30% of their income. Applicants will need to qualify for Section 8	36	→	1 person	$0 - $46,700
				2 people	$0 - $53,400
1 bedroom		21	→	1 person	$0 - $46,700
				2 people	$0 - $53,400
				3 people	$0 - $66,700

[1] Rent includes Heat and Hot Water. Tenants are responsible for Electric including electric stove.
[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.
*Asset limit of **$60,050** excluding specifically designated retirement accounts, applies

How Do You Apply?

Apply online or through mail. To apply online, please go to nyc.gov/housingconnect. To request an application **by mail,** send a **self-addressed envelope** to **SUNSET RIDGE Apartments, C/O Fifth Avenue Committee 621 Degraw Street Brooklyn NY 11217** Only send one application per development. Do not submit duplicate applications. Do not apply online and also send in a paper application. Applicants who submit more than one application may be disqualified.

When is the Deadline?

Applications must be postmarked or submitted online no later than **March 17th, 2023**. Late applications will not be considered

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 of eligibility 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.

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Household Size & Income Limits at Sunset Ridge Apartments Affordable Senior Housing Project

One member of the household must be 62 years old or older

Apartment Size	Household Size	Household Income Limits
Studio	1-2	$0 - $53,400
1 Bedroom	1-3	$0 - $60,050

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New NYC Housing Connect 2.0

- NYC Housing Connect is New Yorkers' portal to find and apply for affordable housing opportunities across the five boroughs of New York City.

- **In July 2020,** HPD and HDC launched a new version of NYC Housing Connect (Housing Connect 2.0). They've taken your feedback and designed the website to make the affordable housing application process easier, more accessible, and user-friendly.

- You must create a new account on the new NYC Housing Connect 2.0 in order to apply for affordable housing if you have not already done so. The link is https://housingconnect.nyc.gov/PublicWeb/

- If you have an account on the original NYC Housing Connect, your applicant profile information **will not be carried over** to the new website.

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How to Apply for Affordable Housing

Sign Up and Create a New Account

https://housingconnect.nyc.gov/PublicWeb

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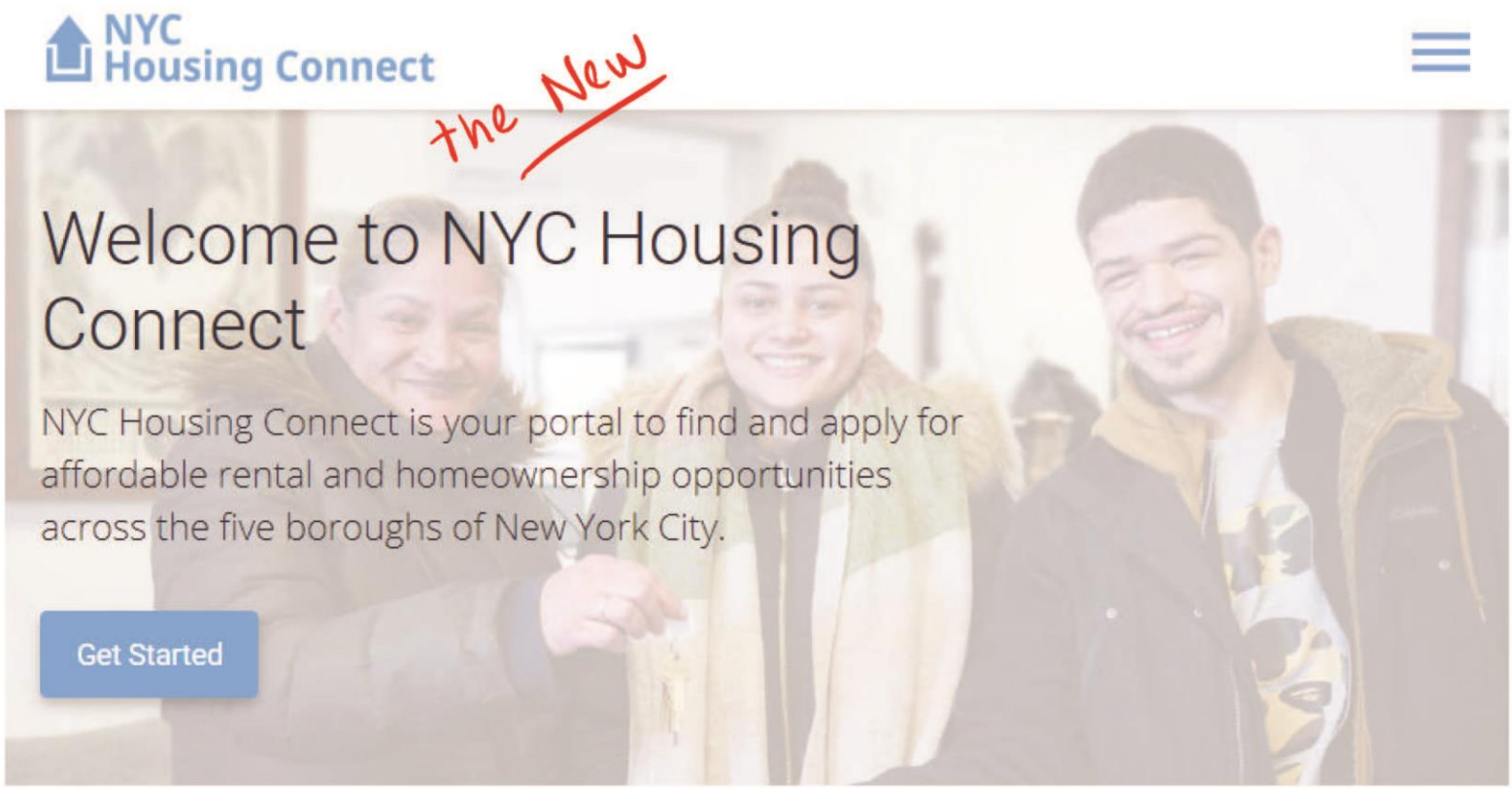
Applying For Affordable Housing



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Applying For Affordable Housing

New Features and Functions

Does it…	Original	2020 Overhaul
offer rental opportunities?	Yes	Yes
offer homeownership, re-rental and resale opportunities?	No	Yes
have a mobile-friendly design?	No	Yes
let you save and submit your documents online?	No	Yes
allow real-time updates to your application?	No	Yes

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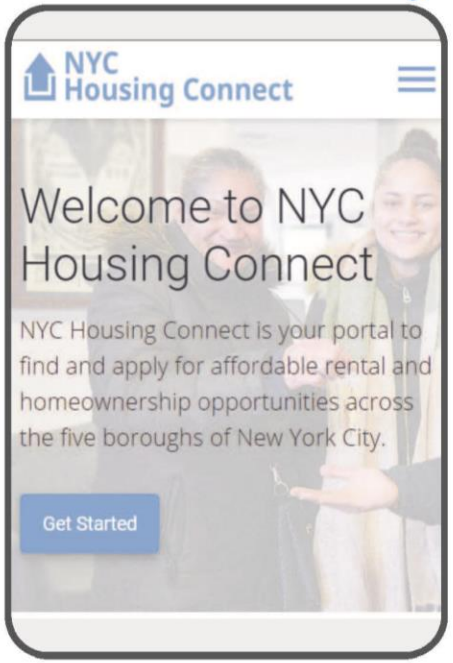
Applying For Affordable Housing

More Accuracy, Efficiency, and Accessibility



Accuracy: The new system informs and guides housing-seekers at every step, leading to accurate applications and good housing matches.

Efficiency: Housing Connect streamlines and automates application processes, providing an experience for developers and housing-seekers that is quicker, more intuitive, and easier.

Accessibility: Housing Connect offers improved ADA features for people with disabilities, robust language access, mobile-friendly format and functions, and embraces user-centered, accessible design.

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Applying For Affordable Housing

Authentication

- Two-factor authentication
- You'll need:
  1. Email
  2. Cell phone number *or* second email address

2. Register Account

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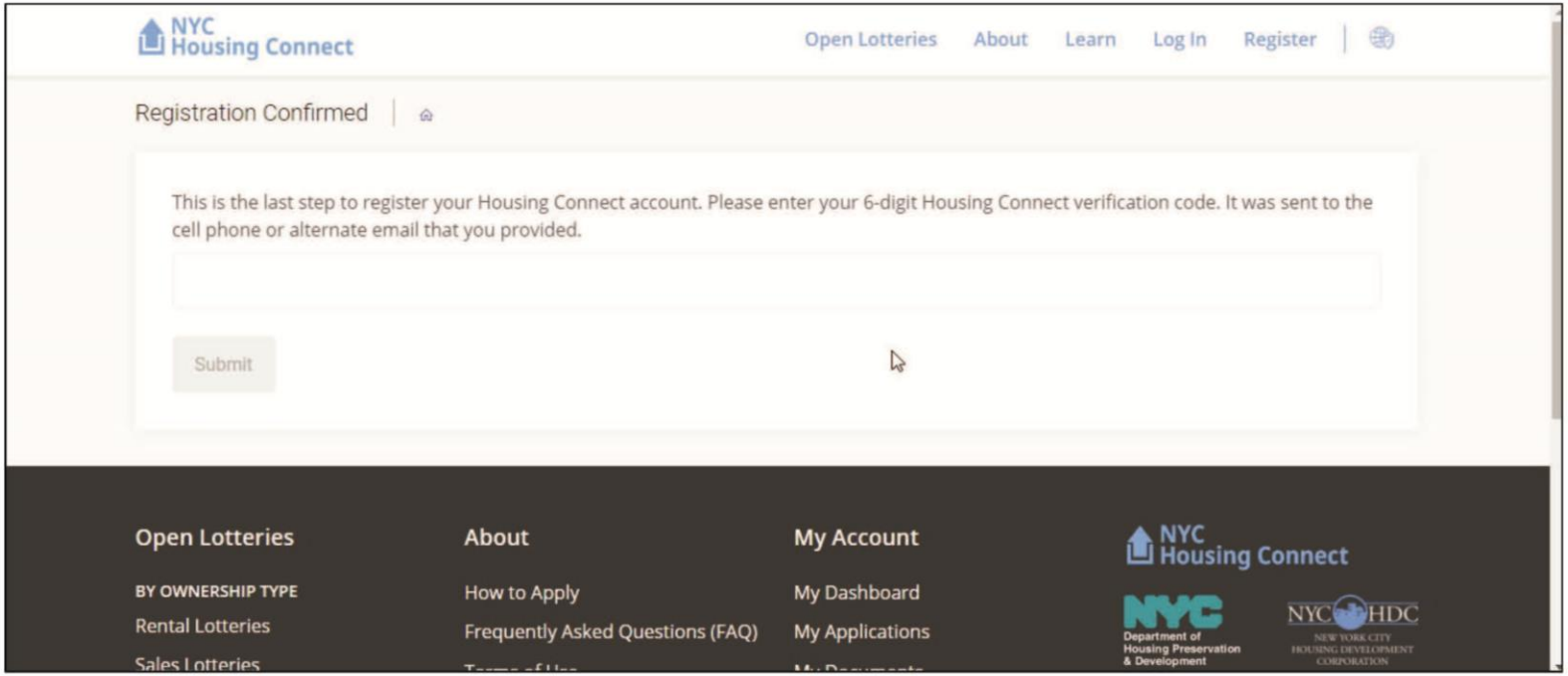
Applying For Affordable Housing

Input Confirmation Code and Login



2. Register Account

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Applying For Affordable Housing

Completing Your Profile

Household setup will display a series of questions to capture the following information:

1. Household Members and Current Location *(entire household)*
2. Household Member Information *(per household member)*
   a. Personal Information
   b. Income Information
   c. Asset Information
3. Housing Choices (re-rentals and resales) *(entire household)*

Once household setup is complete, consider uploading and saving documents to your profile in “My Documents”

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Income Information

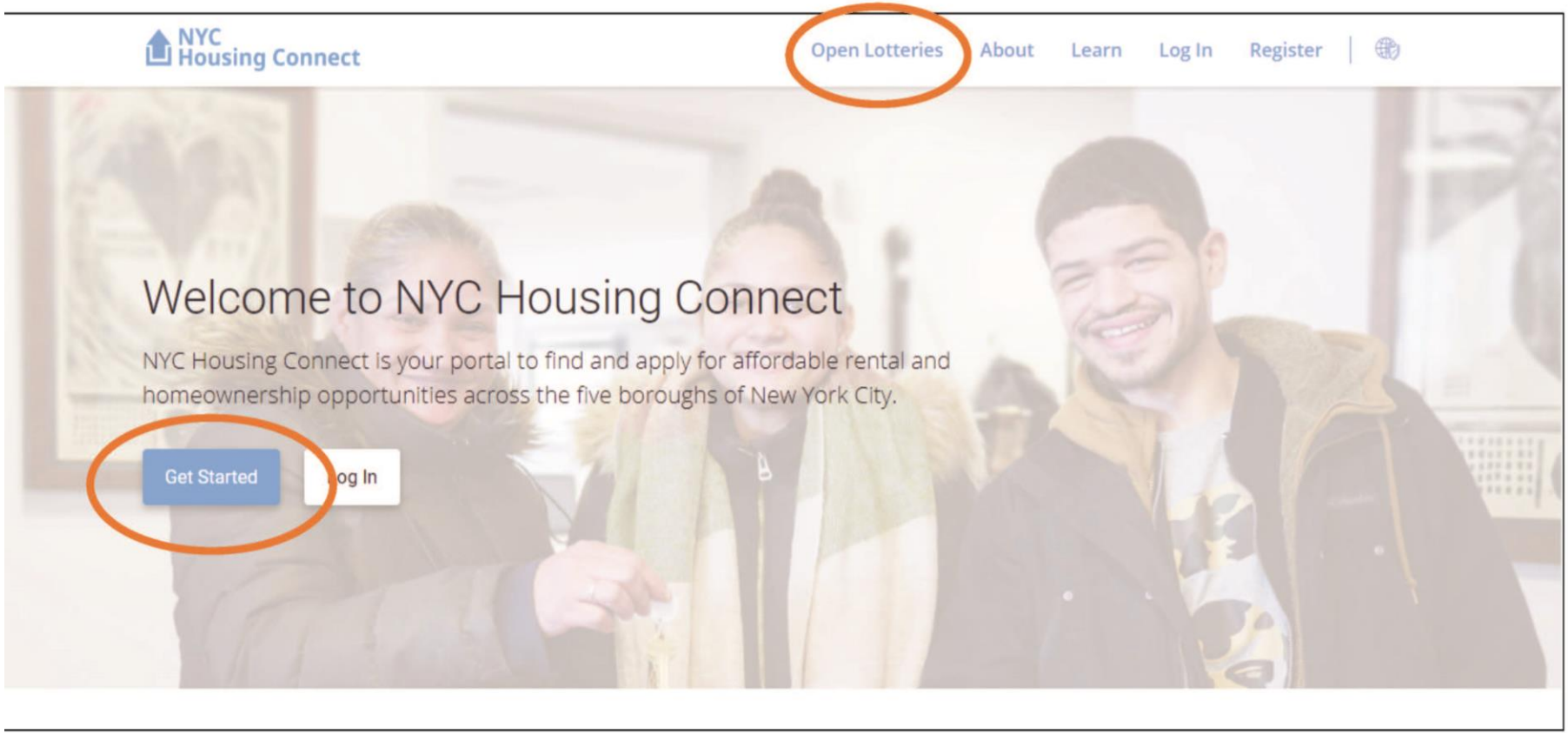
All types of income should be included in your application

- Income from employment
  - Salary, wages, tips, seasonal work, vacation pay, overtime, bonuses

- Income from self-employment
  - “Business income,” freelance, independent contractor, independent service provider

- Income from other sources
  - Alimony, annuity payments, child support, disability insurance, dividends and interest, pensions, public assistance, Social Security, SSI or SSD, unemployment benefits, welfare, worker’s comp

Applying For Affordable Housing



5. Search and Apply

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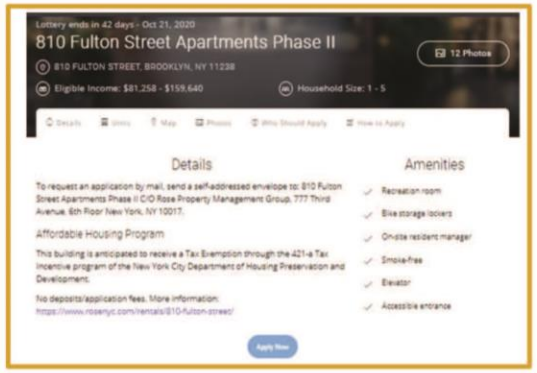
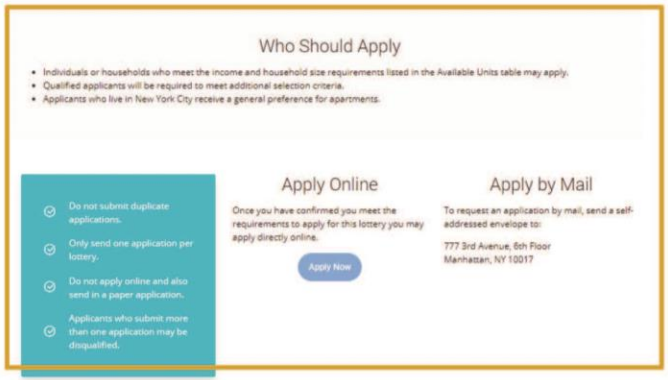
Lottery Advertisement

A.



B.

C.



A. Development details, deadline date, set asides and preferences (%), and paper application request information

B. Household size and income chart

C. How to apply

5. Search and Apply

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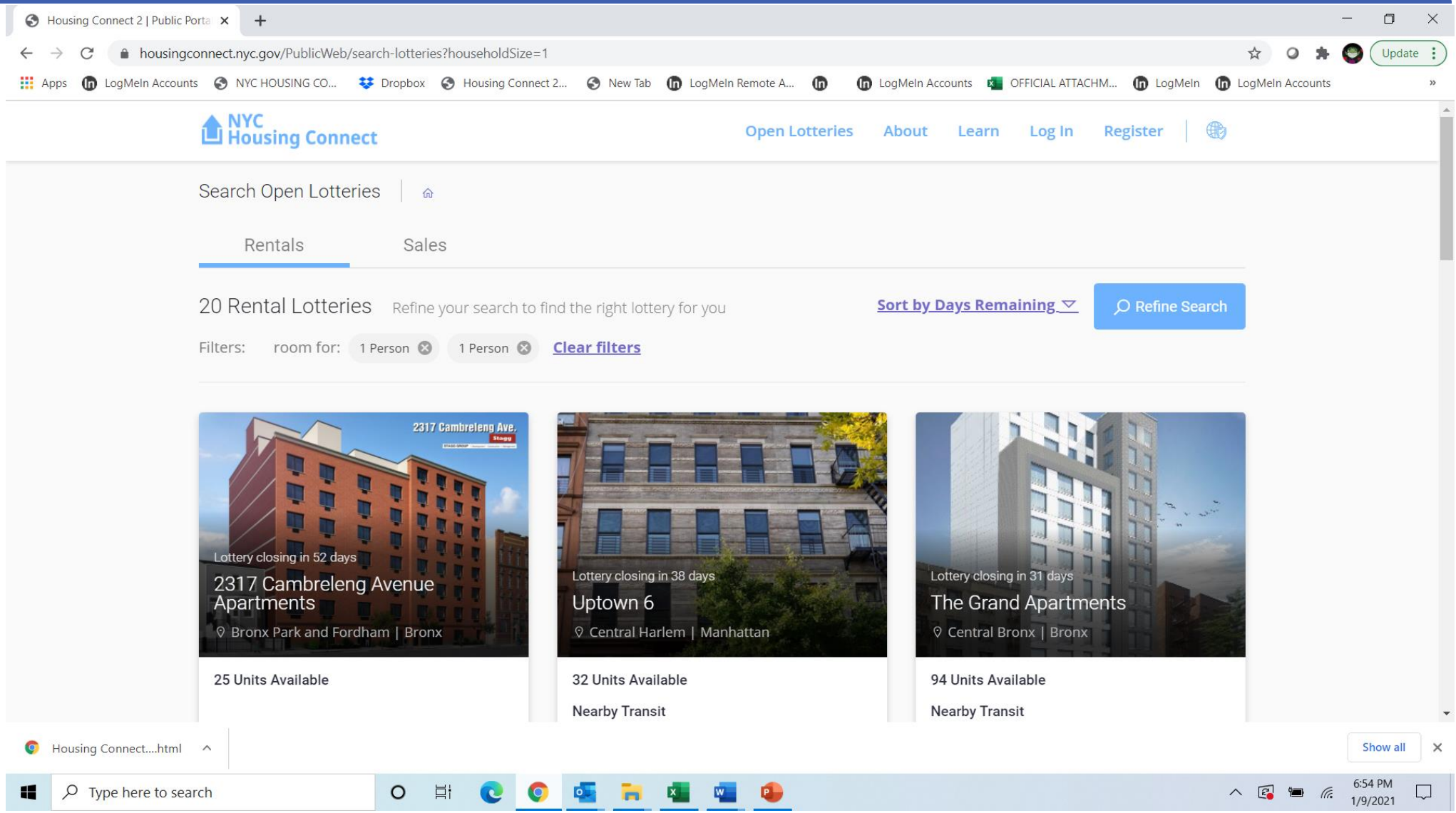
Sample- HC 2.0 Application website



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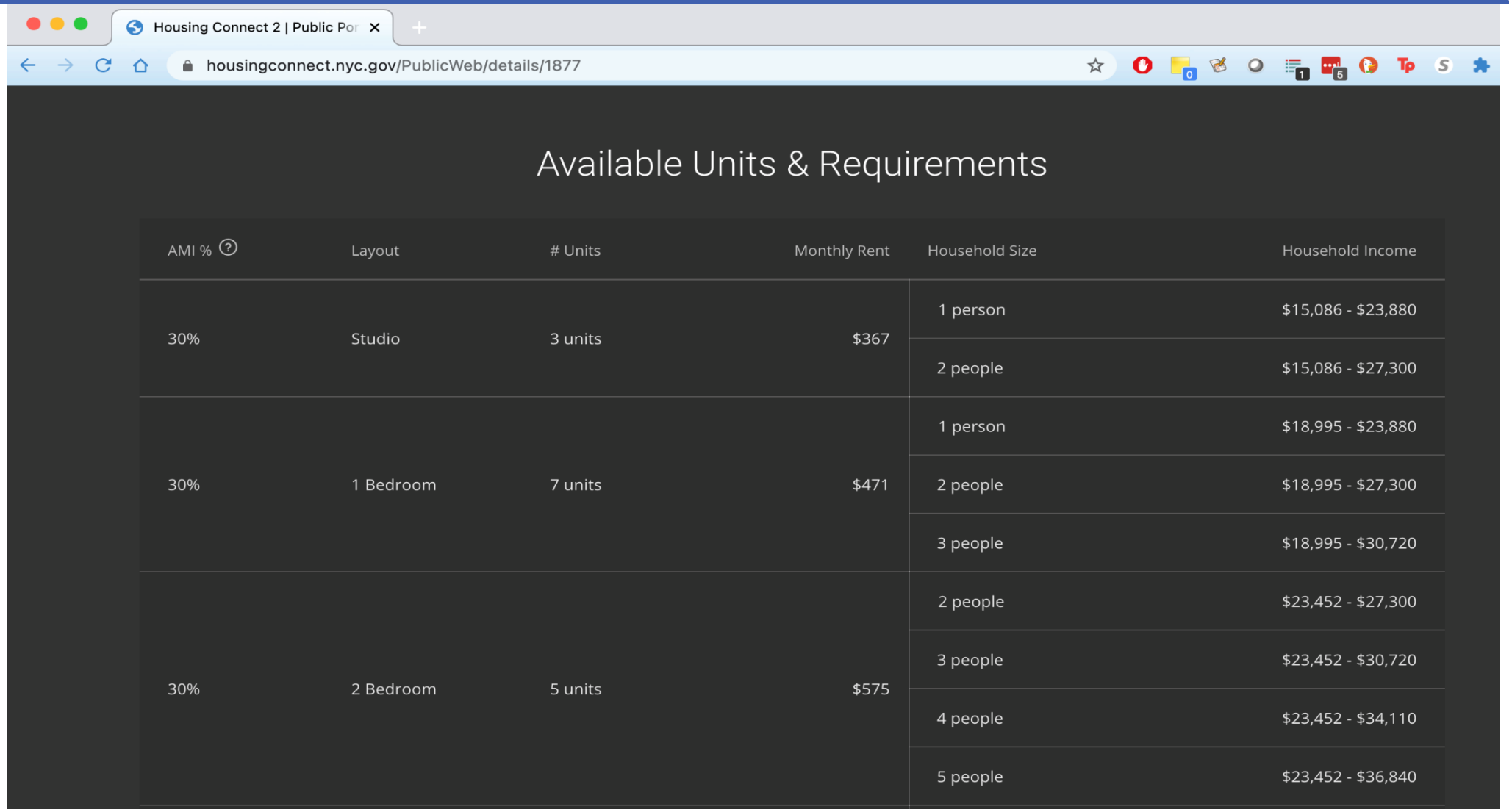
Sample – Unit and Eligibility Requirements



Available Units & Requirements

AMI %	Layout	# Units	Monthly Rent	Household Size	Household Income
30%	Studio	3 units	$367	1 person	$15,086 - $23,880
				2 people	$15,086 - $27,300
30%	1 Bedroom	7 units	$471	1 person	$18,995 - $23,880
				2 people	$18,995 - $27,300
				3 people	$18,995 - $30,720
30%	2 Bedroom	5 units	$575	2 people	$23,452 - $27,300
				3 people	$23,452 - $30,720
				4 people	$23,452 - $34,110
				5 people	$23,452 - $36,840

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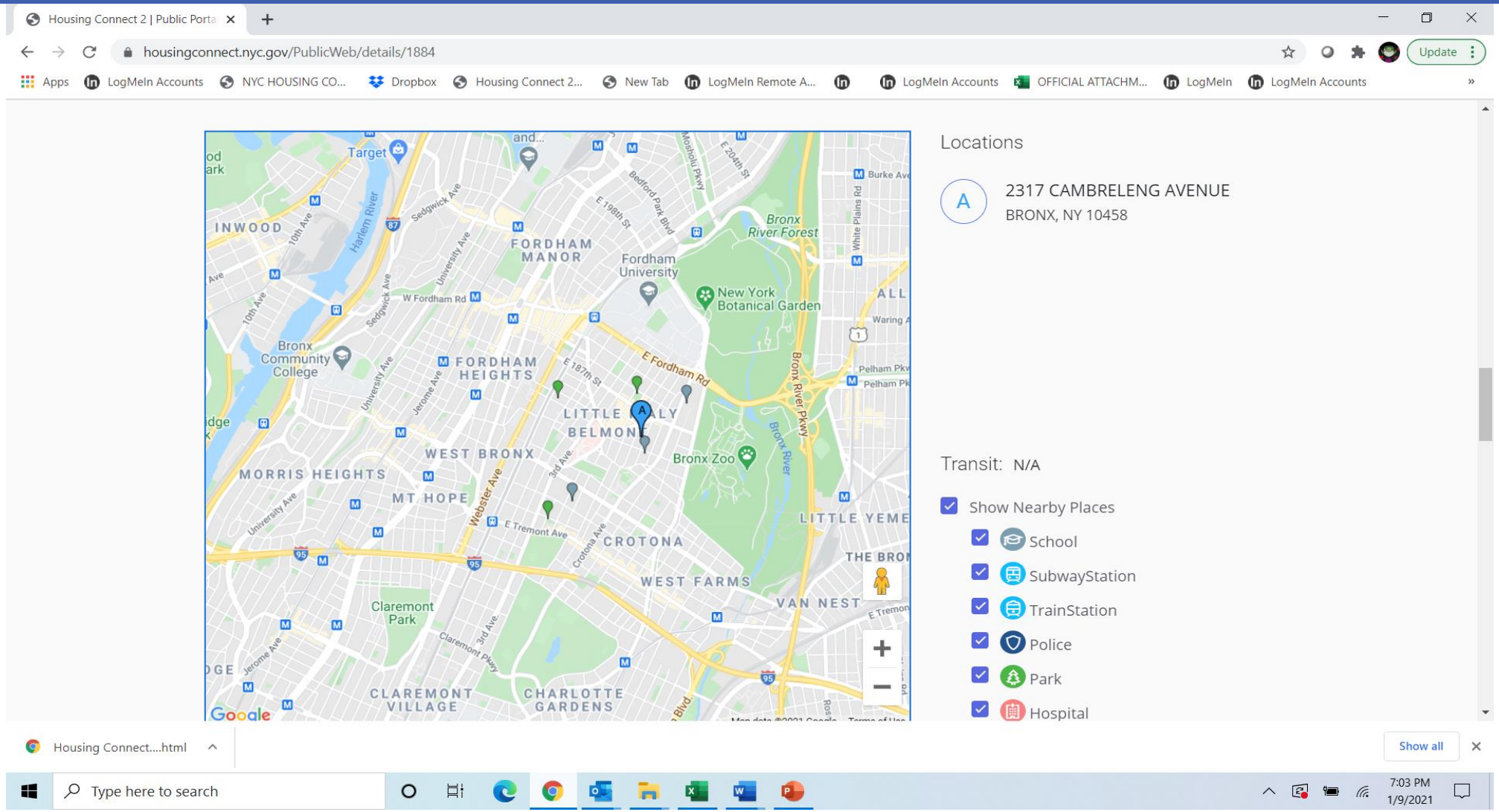
Sample of Project Location



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Next Steps: Timeline

- SUNSET RIDGE – APPLICATIONS ARE AVAILABLE AS OF 1/16/23 VIA https://housingconnect.nyc.gov/PublicWeb
- Applications must be submitted either on-line via NYC Housing Connect 2.0 or by mail within 60 days of the application period opening.
- Next Sunset Ridge Affordable Senior Housing Information Sessions:
  - English/Spanish/Mandarin/Cantonese/Arabic:
  - Tuesday Jan 24, 6PM,
  - Monday Feb 27, 6PM
- After the deadline, applications are selected for review through a lottery process. If yours is selected based on your lottery log number and preferences and you appear to qualify, you will be invited to an appointment of eligibility 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.
- Anticipated move in for families offered affordable apartments: Late Spring-Fall 2023

Fifth Avenue Committee
Our Community. Our Future.

NYC Department of Housing Preservation & Development

NEW YORK STATE OF OPPORTUNITY. Homes and Community Renewal

Applying for the Sunset Ridge Apartments

YOU SHOULD ONLY SUBMIT ONE LOTTERY APPLICATION (ON-LINE OR PAPER BY MAIL). SUBMITTING MORE THAN ONE APPLICATION WILL DISQUALIFY YOU!

On-line Via NYC Housing Connect – PREFERRED METHOD

SUNSET RIDGE –
https://housingconnect.nyc.gov/PublicWeb

Lottery Is Open from 1/16/23 to 3/17/23

If you need help setting up a Housing Connect profile, schedule an in-person meeting at
FAC's CS Appointment Hotline
by calling and leaving a message at
347-844-0220

OR

Paper Application

Pick-up an application Monday – Friday, 9 am to 5 pm or
Send a self-addressed stamped envelope to
Sunset Ridge Apartments
c/o Fifth Avenue Committee
621 DeGraw Street, Brooklyn, NY 11217

Your completed application must be postmarked by March 17th, 2023.

Late applications will not be accepted.

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Questions & Answers

Thank you
&
Good Luck

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