

ST. JAMES TOWERS
21 SAINT JAMES PLACE · BROOKLYN, NY 11205
MITCHELL-LAMA CO-OP

CO-OP ONE, TWO AND THREE BEDROOM APARTMENT WAITING LISTS ARE BEING OPENED

	Unit Size	Current Range
Income Limits*	1 Bedroom	\$18,984.40 - \$104,375
	2 Bedroom	\$28,482 - \$117,375
	3 Bedroom	\$39,338.40 - \$140,875
Carrying Charges**	1 Bedroom	\$474.61 - \$739.75
	2 Bedroom	\$712.05 - \$957.08
	3 Bedroom	\$983.46 - \$1,133.26
Purchase Price**	1 Bedroom	\$25,417.41 - \$44,969.15
	2 Bedroom	\$41,060.04 - \$62,497.14
	3 Bedroom	\$58,657.20 - \$70,388.64

*Based upon the number of persons in household. **Subject to change

OCCUPANCY STANDARDS: *ONE BEDROOM:* One to Three Persons *TWO BEDROOM:* No fewer than three persons, a brother and a sister who are both adults, or a parent or guardian with at least one child of any age.

THREE BEDROOM: No fewer than (A) five persons, (B) parents(S) or guardian(S) with two children of the opposite sex, (C) a household of three adults with one child where at least one adult is the parent or guardian of such child, or (D) a household of one parent or guardian and his or her three children.

IMPORTANT NOTICE: (FAILURE TO COMPLY WITH ANY OF THE FOLLOWING WILL RESULT IN DISQUALIFICATION)

- You cannot apply to more than one bedroom size list.
- You can only enter one lottery
- Applicant must be a New York State Resident.
- Applicant must be at least 18 Years Old at the time of the lottery.
- Preference will be given to documented veterans selected in the lottery.
- Applicants must be financially responsible.
- Any applicant that does not have the proper family composition will automatically be disqualified.
- Current shareholders cannot apply.
- One request only per applicant. Any person placing a duplicate request will not be entered into the lottery. An applicant can only submit a paper entry or an online entry. If applicants enter on-line and also mail in a letter or postcard, they have submitted a duplicate request and will not be eligible for the lottery.
- Applications are not transferable.

ADDITIONAL INFORMATION:

A \$200 application fee will be required at the completion of the lottery. \$50 of this fee will be non-refundable.

The waiting list will be established by a limited lottery. The supervised lottery will have a limit of 300 applicants drawn for the one bedroom size; 500 applicants for the two bedroom and 200 applicants for the three bedroom size. Only applicants that are drawn will be notified.

HOW TO APPLY: ONLINE



You can now apply to a lottery online through Mitchell-Lama Connect. Applying is fast, easy and you will be able to check the status of your entry to see if you have been selected. To apply on line go to:
<https://a806-housingconnect.nyc.gov/nyc/lottery/lottery.html#ml-home>

BY MAIL

Mail post card or envelope by regular mail. Registered and Certified Mail will not be accepted. Clearly print your full first and last name, current address and last 4 digits of your social security number and the bedroom size lottery that you wish to apply. If you do not include the last 4 digits of your social security number or bedroom size, you will not be entered into the lottery. Do not include the application fee with your entry. If selected in the lottery, the application fee will be requested. Mail post card or envelope to:

ST. JAMES TOWERS LOTTERY • CHURCH STREET STATION • P.O. BOX 7180 • NEW YORK, NY 10008-7180

DEADLINE: Requests must be received by: July 9, 2018

**YOU CANNOT APPLY DIRECTLY TO THE DEVELOPMENT
 EQUAL HOUSING OPPORTUNITY SUPERVISED BY THE NYC
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

Bill de Blasio, Mayor
 Maria Torres-Springer, Commissioner
www.nyc.gov/hpd

