

**The Acacia Apartments  
C/o 1735 Park Avenue  
New York, New York 10035  
(212) 348-3248 Fax (212) 348-3602**

April 13, 2012

**Community Board 3  
350 Jay Street  
Brooklyn, NY 11201**

**RE: Brand New Buildings in Bedford-Stuyvesant Neighborhood in Brooklyn**

Dear Community Representative:

It is with great excitement that we share with you this special bulletin about **The Acacia Apartments**. The Acacia Apartments is a mixed income housing community located at 1560 Fulton Street. We anticipate the building will be ready for occupancy July 2012.

The Acacia Apartments is being financed through the Mixed Income Rental Program of the City of New York's Department of Housing Preservation and Development (HPD) and the New Housing Opportunity Program (NewHop) of the New York City Housing Development Corporation.

We are currently marketing 104 rental apartments (1, 2 and 3 bedrooms). Each apartment has a modern kitchen featuring stainless steel appliances and granite counters, an attractive full bathroom, and closets throughout. Please refer to the enclosed advertisement for apartment availability along with income and rent guidelines.

We hope you will post the attached information in a visible location at your facility. If you know of anyone interested, please have your clients request an application by mail from UDC Gateway LLC c/o P.O. Box 1152, Triborough Station New York, New York 10035 or by visiting our website [www.1560Fultonst.com](http://www.1560Fultonst.com). Requests that do not include a self addressed envelope will not be honored. Completed applications must be returned by **regular mail only** to a post office box number that will be listed with the application and **must be postmarked by June 14, 2012**. Applications postmarked after **June 14, 2012** will be set aside for possible future consideration.

**Applications will be selected by lottery. Eligible applicants residing in Brooklyn Community Board No. 3 will receive priority for 50% of the units. Eligible visual/hearing impaired applicants will receive priority for 2% of the units. Eligible applicants who are mobility impaired will receive priority for 5% of the units. There will be a 5% preference for Municipal Employees of the City of New York.**

As a follow up to this mailing, we look forward to speaking with you shortly to answer any questions that you may have regarding The Acacia Apartments. For more details about this development, we encourage you to contact our office at (212)348-3248. We thank you in advance for your participation in our marketing efforts.

Very truly yours,

The Acacia Apartments

**NEWLY CONSTRUCTED  
APARTMENTS  
FOR RENT IN BROOKLYN**

UDC Gateway LLC aka **The Acacia** is pleased to announce that applications are now being accepted for 104 rental apartments now under construction at **1560 Fulton Street** in the **Bedford-Stuyvesant** neighborhood of **Brooklyn**. This building is being constructed through the New Hop Program of the New York City Housing Development Corporation and the Mixed Income Program of the New York City Department of Housing Preservation and Development. The size, rent, and targeted income distribution for the apartments are as follows:

Occupancy Summer of 2012

# of Available Apartments	Apartment Size	HH Size*	Monthly Rent**	Total Minimum Annual Income	Total Maximum Annual Income ***
<b>NHOP Units</b>					
30	1 Bedroom	1-2	\$1,887	\$66,686	\$106,240
2	2 Bedroom(i)	1	\$2,273	\$80,023	\$106,240
		2	\$2,273	\$80,023	\$119,520
		3-4	\$2,273	\$80,023	\$132,800
49	2 Bedroom(i)	1	\$2,366	\$83,212	\$106,240
		2	\$2,366	\$83,212	\$119,520
		3-4	\$2,366	\$83,212	\$132,800
2	3 Bedroom(ii)	2	\$2,729	\$96,206	\$119,520
		3	\$2,729	\$96,206	\$132,800
		4	\$2,729	\$96,206	\$143,520
		5-6	\$2,729	\$96,206	\$154,080
<b>Affordable Units</b>					
16	1 Bedroom	1	\$377	\$14,915	\$17,450
		2	\$377	\$14,915	\$19,950
1	2 Bedroom	2	\$461	\$17,898	\$19,950
		3	\$461	\$17,898	\$22,450
		4	\$461	\$17,898	\$24,900
4	3 Bedroom	3	\$527	\$20,709	\$22,450
		4	\$527	\$20,709	\$24,900
		5	\$527	\$20,709	\$26,900
		6	\$527	\$20,709	\$28,900

\*Subject to occupancy criteria \*\*Includes gas for heat, hot water and cooking – resident pays electricity

\*\*\*Income guidelines subject to change

- (i) Priority for 2 bedroom units will be given to households with 2 or more members
- (ii) Priority for 3 bedroom units will be given to households with 3 or more members

Applicants will be required to meet income guidelines and additional selection criteria to qualify. Applications may be requested **by regular mail to: UDC Gateway LLC c/o PO BOX 1152, Triborough Station, New York, NY 10035** or **by visiting our website [www.1560fultonst.com](http://www.1560fultonst.com)**. Please be sure to include a self-addressed envelope with your request for an application. **Completed applications must be returned by regular mail only to a post office box number that will be listed with the application, and must be postmarked by June 14, 2012.** Applications postmarked after June 14, 2012 will be set aside for possible future consideration. Applicants will be selected by lottery. Applicants who submit more than one application will be disqualified. Disqualified

applicants will not be accepted. Eligible applicants currently residing in Brooklyn's Community Board 3 will receive preference for 50% of the units. In addition, there will be a 5% preference for Municipal Employees of the City of New York, a 5% preference for mobility impaired and a 2% preference for the hearing/visually impaired. Applicants residing in New York City will receive a general preference over Non-City residents. Limit one application per household.

**No Brokers Fee. No Application Fee.**

**MICHAEL R. BLOOMBERG, Mayor**

MATHEW M. WAMBUA – HPD - Commissioner

MARC JAHR - NYCHDC – President

[www.nyc.gov/housing](http://www.nyc.gov/housing)    [www.1560fultonst.com](http://www.1560fultonst.com)



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