



**NEWLY CONSTRUCTED AFFORDABLE
RESIDENTIAL COOPERATIVES
FOR SALE IN BROOKLYN**

The Atlantic Terrace 12 Apartment Corporation is pleased to announce that applications of interest are now being accepted for 59 affordable residential cooperatives located at **212 S. Oxford Street** in the **Fort Greene** section of **Brooklyn**. This building is being developed through the **Middle Income Cooperative Program** of the New York City Housing Development Corporation and the Cornerstone Program of the New York City Department of Housing Preservation and Development. The size, price and income requirements for the 59 cooperative units are as follows.

COOPERATIVE APARTMENTS AVAILABLE FOR PURCHASE

Income Limit* Min- Max-***	Apt. Size	# of Apts	Household Size	Avg. Monthly Maint.	Sales Price**
\$35,194 – \$39,910	1 BR	3	1 to 2 per.	\$500	\$84,423
\$43,315 – \$49,120	1 BR	8	1 to 2 per.	\$566	\$112,817
\$70,387 – \$79,820	1 BR	6	1 to 2 per.	\$650	\$232,078
\$42,232 – \$49,920	2 BR	5	1 to 4 per.	\$580	\$104,916
\$51,978 – \$61,440	2 BR	19	1 to 4 per.	\$660	\$138,917
\$84,465 – \$99,840	2 BR	10	1 to 4 per.	\$770	\$280,229
\$48,802 – \$57,915	3 BR	1	3 to 6 per.	\$654	\$124,164
\$60,064 – \$71,280	3 BR	4	3 to 6 per.	\$748	\$163,180
\$97,604 – \$115,830	3 BR	3	3 to 6 per.	\$882	\$325,203

*Income limits will be adjusted according to applicant's household size and are approximate.

**All prices are estimates and are subject to change.

***Minimum incomes are approximate, estimating a purchaser putting a 10% down payment on the unit

Qualified Applicants will be required to meet income guidelines, asset caps (\$104,000 for 1BRs, \$144,000 for 2BRs, and \$190,000 for 3BRs), and additional selection criteria. **For an application, please send a self-addressed envelope or pick up in person from: Atlantic Terrace Application, 621 DeGraw St, Brooklyn, NY 11217.** Completed applications must be returned **by regular mail only (no priority, certified, registered, express or overnight mail will be accepted)** to a post office box number, that will be listed with the application, and must be postmarked by **January 6, 2010**. Applications postmarked after **January 6, 2010** will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Disqualified applications will not be accepted. A general preference will be given to residents of New York City and New York State. Current and eligible residents of Brooklyn Community Board 2 will receive preference for 50% of the units. Eligible households that include persons with mobility impairments will receive preference for 5% of the units; eligible persons that include persons with visual and/or hearing impairments will receive 2% of the units; and eligible City of New York Municipal Employees will receive a 5% preference. Applicants chosen by the lottery & deemed eligible will be responsible for paying a \$50-\$75 fee per unit for a background and credit check.

Informational seminars will be held on November 24th and December 14th from 5:30pm-7:30pm at the Hanson Place Church, 88 Hanson Place, Brooklyn, NY. Attendance at the seminars is not mandatory. The sponsor is Atlantic Terrace 12, LLC 621 DeGraw Street Brooklyn, NY.

No Broker's Fee. No Application Fee.

MICHAEL R. BLOOMBERG, Mayor

The City of New York
Department of Housing Preservation
and Development

RAFAEL E CESTERO, HPD Commissioner

MARC JAHR, President - NYCHDC

www.nyc.gov/hpd



This advertisement is not an offering. No offering can be made until an offering plan is filed with the Office of the Attorney General of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. #CP-09-0068