



Affordable Housing for Rent

Hahne & Co

64 NEWLY CONSTRUCTED APARTMENTS AT 50 HALSEY STREET, NEWARK

Amenities: Open floor plans, stainless steel appliances, in-unit washers and dryers, package acceptance, bike storage*, controlled access, in-unit intercom system, highest DL and UL speeds via GigXero fiber*, fitness center, billiards lounge, patio seating, pet friendly.

(*additional fees apply).

No application fee • No broker's fee • Smoke-free building • For more information: www.hahneandco.com

Who Should Apply?

Individuals or households 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.

1. View the Available Units... → 2. See Unit Requirements

| Unit Size | Monthly Rent* | Units Available | | Household Size** | Annual Household Earnings*** |
|-----------|---------------|-----------------|---|------------------|------------------------------|
| Studio | \$641 | 1 | → | 1 person | \$19,230 - \$25,120 |
| | | | | 2 people | \$19,230 - \$28,720 |
| Studio | \$961 | 2 | → | 1 person | \$28,830 - \$37,680 |
| | | | | 2 people | \$28,830 - \$43,080 |
| 1 bedroom | \$686 | 6 | → | 1 person | \$20,580 - \$25,120 |
| | | | | 2 people | \$20,580 - \$28,720 |
| 1 bedroom | \$1,029 | 36 | → | 1 person | \$30,870 - \$37,680 |
| | | | | 2 people | \$30,870 - \$43,080 |
| 2 bedroom | \$824 | 3 | → | 2 people | \$24,720 - \$28,720 |
| | | | | 3 people | \$24,720 - \$32,320 |
| | | | | 4 people | \$24,720 - \$35,880 |
| 2 bedroom | \$1,236 | 14 | → | 2 people | \$37,080 - \$43,080 |
| | | | | 3 people | \$37,080 - \$48,480 |
| 3 bedroom | \$1,428 | 2 | → | 4 people | \$37,080 - \$53,820 |
| | | | | 3 people | \$42,840 - \$48,480 |
| | | | | 5 people | \$42,840 - \$58,140 |
| | | | | 6 people | \$42,840 - \$62,460 |

* Actual monthly rent will be less based on tenant utility allowances to vary. Rents and Income Limits subject to change.

** Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

*** Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.

How Do You Apply?

Send completed and signed applications to Hahne & Co, PO Box 200239, Midtown Station, Newark, NJ 07102. To download an application, please go to www.hahneandco.com. To request an application by mail, call 973-755-2775. Only send one application per household. Do not submit duplicate applications. Applicants who submit more than one application may be disqualified.

When is the Deadline?

Applications must be postmarked no later than Tuesday, November 15, 2016. 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 that will occur the week of November 21, 2016. If yours is selected and you appear to qualify, you will be invited to an interview to continue the process of determining your eligibility. Interviews will be scheduled 1 to 4 weeks after the lottery takes place. You will be asked to bring documents that verify your household size, identity of members of your household, and your household income.



609 LIHTC LLC
C/O 1865 Palmer Avenue
Larchmont, New York 538
(212) 348-3248 Fax (212) 348-3670

IMPORTANT! PLEASE READ THIS ENTIRE NOTICE.

Completed Applications May Be Returned by Mail Postmarked No Later than November 15, 2016 to:

Hahne & Co
PO 200239 BOX
Midtown Station
Newark NJ 07102

Please DO NOT return page 1 & 2 with your application.

YOU MUST BRING PHOTOCOPIES ONLY OF THE REQUIRED DOCUMENTATION TO YOUR INITIAL INTERVIEW. DOCUMENTS WILL NOT BE RETURNED. WE CANNOT MAKE COPIES OF DOCUMENTS.

EVERYONE 18 YEARS OF AGE AND OVER WHO IS LISTED ON THE APPLICATION MUST ATTEND THE INTERVIEW.

**A MANDATORY CREDIT AND CRIMINAL BACKGROUND CHECK WILL BE CONDUCTED ON ALL HOUSEHOLD MEMBERS OVER THE AGE OF 18. A FEE OF \$25 PER ADULT WILL BE CHARGED.
PLEASE MAKE ALL MONEY ORDERS PAYABLE TO:**

C+C APARTMENT MANAGEMENT LLC

WE CANNOT ACCEPT CASH, CREDIT CARDS, OR PERSONAL CHECKS.

********SUBSIDY RECIPIENTS MUST BRING PROOF OF VOUCHER, IF IN POSSESSION********



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If contacted for an interview the following PHOTOCOPIED documentation will be requested to support eligibility and facilitate your interview. A Background fee of \$25 for all household members 18 years or older will be collected up to a maximum of \$75, money orders are payable to C+C Apartment Management LLC (We CANNOT accept CASH, CREDIT CARDS OR PERSONAL CHECKS):

Required Income Documents:

- **If Employed-** Six (6) consecutive pay stubs for ALL working household members over the age of 18.
- **If Employed** Last year's W2(s) and complete tax return including all schedules
- **If a household member(s) is receiving - Social Security, Pension, Worker's Compensation, Unemployment disbursement history, Annuity payments, Public Assistance (TANF) etc.** Current budget letters and/ award letters for household member(s) receiving
- **If receiving child support-** Child support and/ or alimony court order documents or other verifiable forms of child support and/ or alimony. www.newyorkchildsupport.com
- **If receiving Veteran's Benefits-** Current Award Letter
- **If receiving Pension payments-** Current award letter & most recent quarterly pension statement
- **If Self Employed-** Complete signed tax returns for past two years; including all schedules, W2 & 1099

Asset Documents:

- Six (6) Complete consecutive checking account statements (all pages ex 1 of 6, all 6 pages must be submitted) for all household members 18+ with a checking account.
- Most recent complete savings account and/ or CD statement (all pages ex: 1 of 3, all 3 pages must be

submitted) for all household members 18+ with a savings account.

- Money Market Acct- latest statement
- Most recent 401K/ 403b
- Most recent IRA, Mutual Funds, Trust Etc. - Documentation verifying income received.

Compliance Documents:

- Photo id (ex. Driver's License, non-driver's Id, etc.) & social security cards for all household members
- Birth certificates for all household members under 18
- Marriage Certificate or Domestic Partnership Cert. *if applicable*
- School letters and student status documents
- Current lease, residency letter or notarized landlord letter
- Six (6) recent Rent receipts
- Most recent electricity and/ or telephone bill

RESIDENTIAL HISTORY

If you have ever been to Housing Court, FOR ANY REASON, bring a copy of all stipulations entered into, and a copy of the final judgment (such document does not guarantee the approval of your case).

OVERALL CREDIT HISTORY

If you have ever had any credit problems or disputes, such as unpaid bills, accounts closed by the Credit Company, bankruptcy, etc. bring copies of all correspondence showing resolution of these bad debts, and copies of any court order of bankruptcy. You can request a free annual credit report at www.annualcreditreport.com



HAHNE & CO RENTAL APARTMENT APPLICATION
DEADLINE FOR SUBMISSION- November 15, 2016

Desired Apt Size

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms

Instructions:

1. Only one (1) application per family.
2. All areas of the application must be filled out completely and accurately. Write N/A if a section does not apply.
3. This application must be signed by all persons over the age of 18 in the household.

A. Name and Address

Name _____

Current Address: _____ (Number, Street, Apt. #)

_____ (City, State, Zip)

How long have you been living at this address? _____ years _____ months

Home Phone No. () _____ Work Phone No. () _____

Cellular Phone No. () _____ **E-mail Address:** _____

B. Household Information

How many persons in your household, including yourself, WILL LIVE IN THE UNIT FOR WHICH YOU ARE APPLYING?

List all of the people WHO WILL LIVE IN THE UNIT FOR WHICH YOU ARE APPLYING, start with yourself, and provide the following information. Add additional pages if necessary.

| Full Name | Relationship To Applicant | Age | Sex M/F | Occupation (Write "In School", if attending school) |
|-----------|---------------------------|-----|---------|---|
| | SELF | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |



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| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

C. Income from Employment

List all full and/or part-time employment before taxes for ALL HOUSEHOLD MEMBERS including yourself WHO WILL BE LIVING WITH YOU in the residence for which you are applying. Include self-employed earnings, commissions, and bonuses.

| Household Member | Name & Address of Employer | Period (Years, Months) | Gross Annual Earnings (Net Annual Earnings if Self-Employed) |
|------------------|----------------------------|------------------------|--|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |

Total Gross (Net Earnings if self-employed) Household Earnings

\$ _____

D. Income from Other Sources

List all other income, for example, welfare (including housing allowance), AFDC, Social Security, S.S.I., pension, disability, compensation, unemployment compensation, Interest Income, babysitting, care taking, alimony, child support, annuities, dividends, income from rental property, Armed Forces Reserves, scholarships, and/or grants.

| Household Member | Type of Income | Amount |
|------------------|----------------|--------------------|
| 1. | | \$ _____ per _____ |
| 2. | | \$ _____ per _____ |



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| | | |
|----|--|--------------------|
| 3. | | \$ _____ per _____ |
| 4. | | \$ _____ per _____ |
| 5. | | \$ _____ per _____ |

Total Income from Other Sources \$ _____

E. Total Annual Household Income (add totals for sections C&D)

Add all income listed above and indicate the total earned for the year: \$ _____ per year.

F. Assets

| | Name of Bank/Branch Address |
|--|-----------------------------|
| Checking Accounts | |
| | |
| | |
| Savings Account | |
| | |
| | |
| CD's, Stocks, Bonds, Pension Plan | |
| | |
| | |

G. Current Landlord

Landlord's Name: _____

Landlord's Address: _____ (Number, Street, Apt#)

_____ (City, State, Zip)



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Landlord's Phone No. () _____

H. Current Rent

What is the total rent on the apartment where you currently live or are staying temporarily?

\$ _____ .00 per month

How much do you contribute to the total rent on the apartment? (If you do not contribute, write "0")

\$ _____ .00 per month

Why are you moving? Check all that apply:

- | | |
|--|---|
| <input type="checkbox"/> Living with parent | <input type="checkbox"/> Do not like neighborhood |
| <input type="checkbox"/> Not enough space | <input type="checkbox"/> Living with relatives or another family |
| <input type="checkbox"/> Homeless | <input type="checkbox"/> Rent too high |
| <input type="checkbox"/> Bad housing conditions | <input type="checkbox"/> Increase in your family size (marriage, birth) |
| <input type="checkbox"/> Current apartment not suitable for person(s) with disabilities | |
| <input type="checkbox"/> Health Reasons | <input type="checkbox"/> Other: _____ |

I. Housing Assistance

Are you presently receiving a Section 8 housing certificate or voucher?

Yes No

Are you presently receiving any housing assistance program OTHER than Section 8?

Yes No

If yes, what type? _____

Please answer "Yes" or "No". This information will not affect the processing of the application.

J. Source of Information

How did you hear about this development?

- | | |
|---|--|
| <input type="checkbox"/> Newspaper | <input type="checkbox"/> Sign Posted on Building |
| <input type="checkbox"/> Local Organization or Church | <input type="checkbox"/> Friend |
| <input type="checkbox"/> NJHRC.gov website | <input type="checkbox"/> Website: Hahneandco.com |
| <input type="checkbox"/> Other: _____ | |

K. Statistical Information

The following information is required for statistical purposes so that the Department of Housing and Urban Development (HUD) may determine the degree to which its programs are utilized by minority Families.



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Providing this information will not affect the processing of your application.

RACIAL GROUP IDENTIFICATION (Please check only one from this group which best identifies the applicant.)

- | | |
|---|--|
| <input type="checkbox"/> White | <input type="checkbox"/> Black or African American |
| <input type="checkbox"/> Asian | <input type="checkbox"/> American Indian or Alaska Native |
| <input type="checkbox"/> American Indian or Alaska Native & White | <input type="checkbox"/> Native Hawaiian or Other Pacific Islander |
| <input type="checkbox"/> Asian & White | <input type="checkbox"/> Black or African American & White |
| <input type="checkbox"/> American Indian or Alaska Native & Black or African American | |
| <input type="checkbox"/> Other Multi Racial: _____ | |

ETHNICITY: (check **only one** from this group)

_____ Hispanic

_____ Non-Hispanic

L. Signature

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 local, state, and federal regulatory agencies.** I/We understand that the consequences for providing false or knowingly incomplete information in an attempt to qualify for this program may include the disqualification of my application, the termination of my lease (if discovery is made after the fact), and referral to the appropriate authorities for potential criminal prosecution.

I DECLARE THAT NEITHER I, NOR ANY MEMBER OF MY IMMEDIATE FAMILY IS EMPLOYED BY THE NEW YORK CITY HOUSING DEVELOPMENT CORPORATION OR ITS SUBSIDIARIES, OR THE BUILDING OWNERS OR ITS PRINCIPALS (ALL PERSONS OVER THE AGE OF 18 MUST SIGN).

Applicant Signature

Date

Co-Applicant's Signature

Date

Co-Applicant's Signature

Date

Co-Applicant's Signature

Date



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AUTHORIZATION

I/We do hereby authorize C&C Apartment Management, LLC and its staff of authorized representative to contact any agencies, local police departments, offices, groups or organizations to obtain and verify any information or material which are deemed necessary to determine my/our eligibility for housing in programs administered/managed by C&C Apartment Management, LLC.

Head of Household (Print Name) _____

Applicant' Signature Social Security DOB Date

Adult Household Member (Print Name) _____

Co- Applicant 'Signature Social Security DOB Date

Current Address: _____

Other member(s) of the household over the age of 18:

Print Name Date of Birth Social Security #

Signature Relationship to Applicant Date

Print Name Date of Birth Social Security #

Signature Relationship to Applicant Date

Print Name Date of Birth Social Security #

Signature Relationship to Applicant Date



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DO NOT SEND MONEY

