



662 PACIFIC

plank

ROAD

BROOKLYN



BROOKLYN

BARCLAYS CE



above and beyond

Located at:

662 Pacific Street Brooklyn, NY, 11217

94 Brand New Available Units

Studio 1 & 2 Bedrooms Available

it's what's inside that matters



Plank Road residences are the ultimate canvas for expressing what home means to you. With 39 unique floor plans to choose from, you can find the space that best meets your needs.

At Plank Road, nothing can be described as “standard.” Everything, from the spirit of the building to the finishes, speaks to the idea of design for an open mind. Open, airy living spaces are inlaid with ivory oak hardwood flooring, a reference back to the building’s legacy, while discreet state-of-the-art appliances ensure the ultimate in understated elegance.



around and about

Plank Road sits squarely at the intersection between two worlds. On the one side, classic Downtown Brooklyn, with its National Register of Historic Places buildings and tree-lined streets; a preserved neighborhood rich with the flavors of community. On the other, bustling modern, cosmopolitan downtown, with its blend of restaurants, prime shopping outlets and boutiques humming with culture. Home to the Brooklyn Academy of Music (BAM) as well as the Brooklyn Nets (housed in the distinctive Barclays Center), the neighborhood is also within walking distance of Brooklyn's own centerpiece, Prospect Park.



The Building




The Lobby: While you are busy carving out your day, Plank Road aims to make your life as easy as possible with a host of “built-in” building services. From the dedicated mail room, laundry and bike storage, to a 24-hour doorman and concierge, the building is designed to make your life easier and let you focus on what matters most.

The Living Room



Each apartment has been carefully crafted to create the ultimate in-home experience. Floor-to-ceiling windows throughout the living room frame the city beyond, allowing for maximum natural light to fill the interior.

The Kitchen



Designed for expert cooks as well as those who like to entertain, each kitchen maintains a clean, minimal presence with ample counter space, custom cabinetry, and a premium built-in appliance package. You'll have all the room you need to express your culinary ambitions—when you aren't taking advantage of the neighborhood's cornucopia of restaurant options.

The Bathroom



Discreet luxury is the hallmark of the residences' bathrooms. Soft, recessed lighting is counterposed against clean marble tile walls and mosaic marble flooring. Solid surface sinks and full-height medicine cabinets ensure a clean, uncluttered, and calming environment.

Amenities at a Glance

- 24 Hour Door man
- Concierge Service
- Workspaces
- Fully equipped fitness center
- Children's Play area
- Pool
- Upper level lounge & terrace
- Laundry
- Bike storage
- Rooftop Dining & Grilling stations

18th Floor Lounge & Terrace



18th Floor Lounge & Terrace: With a lounge perfect for hosting parties, the 18th floor's landscaped terrace space offers all the benefits of your own penthouse setup, but with none of the upkeep.

Rooftop Dining & Grilling Station

Recognizing the importance of outdoor space but still wanting to maintain some privacy, Plank Road was designed with an exclusive 6,400-square-foot outdoor rooftop space, combining the pool, green space, a dining area and even grilling stations, all framed by stunning views in every direction

Rooftop Pool



The pool would be enough in and of itself, clocking in at 700 square feet; ample space for those looking to get their laps in as well as those who just want to drift.

Children's Playroom



Everyone deserves a space for himself or herself, even our youngest residents. Our playroom is a canvas for your little ones to express themselves.

Fitness center



With 3,000 square feet of treadmills, cross trainers, Stair Masters and every possible kind of medicine ball and dumbbell you could need, you'll be hard tasked to find an excuse not to get in a workout.

Current Lottery- Plank Road

Unit Size	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Avail-able		House-hold Size ²	Annual Household Income ³ Minimum – Maximum ⁴	130% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent ¹	Units Avail-able		House-hold Size ²	Annual Household Income ³ Minimum – Maximum ⁴
Studio			\$1,547	24	→	1 person		\$ 53,040 - \$ 108,680		2 bedroom	\$3,219	22	→
					2 people	\$ 53,040 - \$ 124,150		3 people	\$ 110,366 - \$ 139,620				
1 bedroom		\$2,273	48	→	1 person	\$ 77,932 - \$ 108,680		4 people	\$ 110,366 - \$ 155,090				
					2 people	\$ 77,932 - \$ 124,150		5 people	\$ 110,366 - \$ 167,570				
					3 people	\$ 77,932 - \$ 139,620							

Pay Attention To:

- Minimum-Maximum
Income Limits per Household Size
- Household Size
- Preferences
- Deadlines

Website:

<https://housingconnect.nyc.gov/PublicWeb/>
Income AMI: 130%

A large, leafy tree in a park setting with people and a dog in the background.

NOW ACCEPTING APPLICATIONS

Housing Connect 2.0

Deadline Quickly Approaching:

January 18, 2022



ALL ROADS LEAD

LOCATED:

18 SIXTH AVENUE BROOKLYN NY 11217

258 UNITS AVAILABLE

STUDIO 1 & 2 BEDROOMS AVAILABLE



IT STARTS HERE

Brooklyn Crossing offers 51 stories of custom-appointed residences and amenities to create the next chapter in your life story. Studio, 1, & 2 bedroom apartments, with resident amenities designed for being still or being in the center of the action, whenever you choose.



LOOK AROUND

SITUATED IN PRIME PROSPECT HEIGHTS, YOU'RE MINUTES FROM EPIC CULTURE AND CULINARY FARE IN EVERY DIRECTION, INCLUDING HISTORIC LANDMARKS LIKE THE BROOKLYN ACADEMY OF MUSIC AND DYNAMIC NEW DESTINATIONS LIKE BARCLAYS CENTER. ADD TO THAT 10 TRAIN LINES ONE BLOCK AWAY, AND REALLY, YOU CAN GO ANYWHERE YOU WANT FROM HERE.



LOOK AROUND

DOWNTOWN BROOKLYN IS THE FASTEST GROWING DOWNTOWN AREA IN AMERICA. THE NEIGHBORHOOD IS HOME TO THE BARCLAYS CENTER AND THE BROOKLYN NETS AND ALSO FEATURES A RICH CULTURAL DISTRICT; BAM, BROOKLYN ACADEMY OF MUSIC, IS A POPULAR DESTINATION THAT IS LOCATED IN THE HEART OF THE BROOKLYN CULTURAL DISTRICT. BROOKLYN IS FLOURISHING, AND RECOGNIZED IN LOCAL AND NATIONAL PUBLICATIONS AS ONE OF THE MOST DESIRABLE PLACES TO LIVE IN BOTH IN NEW YORK CITY AND THE THROUGHOUT COUNTRY. BOUTIQUE SHOPPING, LOCAL DINING, PARKS AND ENTERTAINMENT CAN BE DISCOVERED IN ALL DIRECTIONS. DOWNTOWN BROOKLYN IS THE ONLY NEIGHBORHOOD IN BROOKLYN THAT OFFERS THE 24/7 ACTIVITY FOUND IN MANHATTAN

Dining

Olmsted
Mile End Deli
French Louie
Grand Army
Betty Bakery
Hill Country Chicken
Boomwich
Prime Meats
DeKalb Market
Westville
Gristmill
Fortina
Forcella Fried Pizza
Eight Turn Crepe
Belle Cheese
Jianbing Company

Recreation

Barber's Blueprint
Atelier Cologne
Greenhouse & Co.
Opalia Flowers
Prospect Park
Brooklyn Bridge Park
Brooklyn Museum
Brooklyn Botanic Garden
Barclays Center
Grand Army Plaza
Brooklyn Academy of Music
Green-Wood Cemetery
Albee Square Farmers Market
BRIC
MNDFL
YVA Yoga
Xtend Barre
Threes Brewing
Urban Uncorked
House of Wax
Alamo Draft house

TRANSPORTATION

B,D Subways
N, Q, R, W Subways
2, 3 Subways
4, 5 Subways
A,C Subways
G Subway

LOOK AROUND



THE BUILDING



THE BEDROOM



THE KITCHEN



LIVING ROOM



WORKSPACE



THE BATHROOM



POOL LOUNGE

- 24 HOUR CONCIERGE
- DOORMAN
- CHILDRENS
PLAYROOM
- FITNESS CENTER
- MEDIA ROOM
- SCREENING ROOM
- ROOF TOP LOUNGE
- OUTDOOR POOL
- WORKSPACES
- SKY DEN & SKY
LOUNGE
- OFFICE SUITES
- LIBRARY LOUNGE

AMENITIES

CURRENT LOTTERY: BROOKLYN CROSSING

Unit Size	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Available	→	House-hold Size ²	Annual Household Income ³ Minimum – Maximum ⁴	130% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent ¹	Units Available	→	House-hold Size ²	Annual Household Income ³ Minimum – Maximum ⁴
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1 bedroom	\$2,390	134	→	2 people	\$ 81,943 - \$ 108,680	4 people	\$ 114,652 - \$ 155,090						
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					\$ 81,943 - \$ 139,620								

Pay Attention To:

- Minimum-Maximum Income Limits per Household Size
- Household Size
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Website:

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Income AMI: 130%

NOW ACCEPTING APPLICATIONS
LIVE ON HOUSING CONNECT 2.0



DEADLINE: MARCH 14, 2022

MHANY Management Inc.

- A Not-for-Profit Affordable Housing & Community Development Organization formed in 1986
- 35 years experience supporting, redeveloping and stabilizing communities
- City-wide, experienced affordable housing developer, owner, manager, housing and & landlord ambassador
- Mission and work focused to help low & moderate income individuals and families obtain affordable rental housing or become homeowners
- HUD Approved Housing Counseling Agency
- HPD Home First Down Payment Assistance certified
- Certified by the National Industry Standards annually

What is a Housing Lottery?

What is a Housing Lottery?

When public funds are used to develop affordable housing, the City monitors applicant selection through a lottery process

Selection Preferences

Applicants who live in New York City will receive a general preference for the lottery units

Lottery Process- Basic Rules

1. Lottery Opens- The day HPD puts the building on Housing Connect 2.0

- - applications are accepted for 60 days from the initial launch date.

2. Interested? Apply directly or request application by:

- - email: 662pacificstreet@mutualhousingny.org or 18sixthavenue@mutualhousingny.org
- -mail request or walk-in to MHANY office: 470 Vanderbilt Ave 9th Floor Brooklyn NY 11238
- - directly through Housing Connect Website: <https://housingconnect.nyc.gov/PublicWeb/>

3. Submit **One** application **per Household** filled out completely & accurately.:

- -Multiple applications for the same lottery automatically disqualify you
- -Be accurate & clear include only the members of your “household” who will be moving in with you.
- -Be precise & clear about your household income and make sure you can document it

4. Respond Immediately when contacted.

- - Provide all documents requested by MHANY within the requested time frame.

Applying on Housing Connect 2.0

- 1. Go to <https://housingconnect.nyc.gov/publicweb/>
- 2. Log in to the housing connect portal using your login and password (if you need help, reach out to MHANY)
- 3. Make sure the information your household information is complete and up to date on Housing Connect.
- 4. Go to “Open Lotteries” to see what is properties are currently accepting applications. If you are interested in any of the buildings, check the details to see if your household size and income fit the limits for the buildings.
- 5. Click “Apply” before the application deadline date.
- **6. You can continue to update your profile information and it will be updated until a particular building lottery is closed; even if you have already clicked “apply” for any specific development.**
- After the deadline:
- Once the lottery application process for a particular building is closed it takes approximately 2 weeks for HPD to generate the log as MHANY will input all paper applications.
- 7. Each application gets assigned a lottery log number. Lottery log numbers are random. No one controls who has a better or worse number
- 8. It does not matter if you applied first or last, online or on paper—your log number is random. Just make sure to apply before the deadline (the 60 day open lottery period).

Applying to Housing Connect 2.0 cont.

- After you apply:
- Depending on your log # it may take several months to hear about your application. If you have a high log # you might never be contacted, even if you qualify. We may not reach your log #.
- While you're waiting, carefully check what your current lease says about moving out before the lease is over. If you're offered an apartment, you might need to move quickly.
- If you aren't selected for a particular building lottery, keep searching for other apartments on Housing Connect and apply when you are ready.
- Always have your documents ready in case you are contacted from a particular building lottery.
- If your application is selected, you'll be invited to respond to submit documents. This interview/document submission is critical and time sensitive! You must submit required documents to MHANY who will then confirm if you qualify to proceed towards getting the apartment. Have your documents ready ahead of time to make sure you're prepared if you are called.

Eligibility Letter

Your log # has been selected for Consideration

DATE

Dear Applicant:

Congratulations, your application for an apartment located at one of the addresses listed above has been randomly selected for further processing. **THIS IS ONLY A NOTICE FOR AN INTERVIEW FOR FURTHER PROCESSING. THIS IN NO WAY GUARANTEES YOU AN APARTMENT.**

Please come to _____ for an interview on _____ or _____ between the hours of _____ and _____ PM.

When you come please bring **COPIES** of the following documents for **all of your family members listed on your application.** **NO ORIGINALS will be accepted:**

Proof of income for everyone 18 or over who is on the application. Proof of income can be:

- 6 most recent, consecutive pay stubs;
- a letter from your employer (stating current income)
- a letter from SSI or Social Security for the current year indicating your current subsidy
- Public Assistance budget - current
- Alimony, Section 8 voucher; child support court order, unemployment benefit statements, etc.
- Documentation of any other form of income (pension) that you may be receiving

W-2 forms, 1099 forms and Federal and State tax returns for two most recent years; if self-employed three years

Proof of identity for everyone on the application

- Birth certificates
- Social Security cards
- Driver license/State ID, or Resident Alien card, or Passport
- Wedding certificates, divorce or separation papers, if applicable

School letters for all children currently enrolled in school.

Letter from current landlord or 12 months receipts confirming rent payment

IF YOU ARE UNABLE TO ATTEND, please contact us at XXXXXX at least 24 hours before your scheduled appointment.

We look forward to seeing you.

DEFINITION OF INCOME AND HOUSEHOLD SIZE

DEFINITION OF Income:

Gross annual income for each family member 18 years of age or older who plans to live in the apartment.

Types of Income:

- Employment
- Self Employment(Net)
- Off the Books (Pay in Cash – bank statement, tax returns, supporting docs)
- Other:
 - SSI; SSD; Pension; Food/Child Care; PA; DI; Workers Compensation; Annuities/Dividends; Rental Property; Benefits of Death; Scholarships/ Financial Aid; Cash Gift Contributions/ Unemployment, free-lance

Definition of a Household:

Single person

Single Parent Family

Families of Two Relatives

Couples – proof of financial interdependence

Extended &/or non-traditional family must show proof of relation & financial interdependence

Required Documents

Proof of Income

For all members of your household 18 years and older:

- Six (6) or more recent copies of pay stubs, in consecutive order. Make bank deposits of checks or cash to create evidence
- Letter from the Employer declaring recent salary and income
- Social Security Income Letter for current year (SSI)
- Public Assistance Documents for current year (PA)
- Compensation Documents for Unemployment (UI)
- Section 8 voucher or other voucher/subsidy
- Food Pension & Maintenance for child care by Court order
- Signed declaration if you are unemployed
- Pensions or other retirement income
- Notarized Net Projection for self employment

Required Documents

FULL TAX RETURNS

Two (2) years of tax declaration; Tax returns of three (3) years for independent applicants (if you have income reported on line 12 or 17 that applies). No documents required to file a tax return for members with SSI & SSA income.

ASSET INFORMATION

- Six (6) months of bank statements for checking account (online checking)
- Most recent bank statement for savings account (online savings)
- Retirement accounts, 401K, Stocks, Brokerages, CDs, etc.
- Digits, Venmos, Cashapp, PayPal, and all other APPS for cash transactions.

SCHOOL LETTERS

For all the children/ adults currently enrolled in school.

RENT PAYMENTS

Current lease & 12-month receipts that confirm rental payments

Required Documents

PROOF OF IDENTITY

- the following documents for all members of your household who will live with you will be required if you are selected:
- Birth Certificate - for all family members who will move with you
- State Identification/ Driver's License, or Resident Alien Card or Passport
- Marriage Certificate, divorce or separation papers if applicable

Rejection Letter -example

Dear Applicant:

We have received your application to reside in the project indicated above.

Based on the eligibility guidelines within the program, you are not eligible for the following reasons :

- 1. Your family income exceeds the program limit.

- 2. Your family income is not enough to sustain the level of income.

- 3. There are no units available within the program to accommodate the size of your _____ family.

- 4. Your application was not received by regular mail as indicated.

- 5. Other

If you have additional information that may allow you to appeal our decision, **you may contact the office** at xxxxxxxxxx within **ten days** to request a review.

Appeal Process

If you are Found Not Eligible...

- You will receive a rejection letter which must provide you with a specific reason for your rejection.
- If you disagree, you can appeal.
- You have two weeks or ten business days to appeal the decision.
- As indicated in the rejection letter, you will need to submit an appeal in writing to the developer, explaining the reason you believe the rejection was in error and provide documentation to support your appeal.
- If you get no response from the Developer, you have the right to appeal to HPD/HDC
- **The Appeal Process Is Time Sensitive & has DEADLINES!**

What is considered during the evaluation of the applicant?

Credit and Criminal background check

- Applicants with prior or pending bankruptcy if filing occurred within the last 12 months.
- Falsification of any information provided to Marketing Agent or Managing Agent on an application, income or third-party verification, or interview
- Applicants with total open/ unsatisfied delinquencies, collections, money judgments and liens exceeding \$5,000.00 excluding medical debt or student loans. Delinquency must be currently 120+ days past due or in collection
- For a rental unit no members of the applicants household may own any residential real property in, or within a 100 mile radius of NYC

What is Good Credit?

- Credit demonstrates your ABILITY and WILLINGNESS to pay
- It is about more than just your CREDIT SCORE
- Bill payment history (loans, credit cards etc.)
 - Are you paying your minimum balances on time?
 - Do you have too much debt relative to your income?
- Are you paying your rent consistently on time?
- Owners/Agents cannot reject you based on credit score ONLY

How to Prepare for the Lottery Process

1. Pay Rent On Time
2. Make Minimum Credit Card Payments by Due Date
3. Pay Judgments, Liens & Collections
4. Housing Court Judgments- Have a good explanation of landlord's error
5. File your taxes every year
6. Save for your 1st month's rent and security deposit

QUESTIONS?

For Information

Contact MHANY

718-246-8080 ext. 224

470 Vanderbilt Avenue Brooklyn NY 11238

www.mutualhousingny.org

Email:

662pacificstreet@mutualhousingny.org

18sixthavenue@mutualhousingny.org

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