

# 102 Ultra-Affordable Units Up for Grabs in Greenpoint, Starting at \$368 a Month



Rendering by Visual House via L+M Development

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Oct 31, 2016 • 09:00am

A third affordable housing lottery has opened at Park Tower Group's neighborhood-transforming [mega-project](#) Greenpoint Landing in Greenpoint. This one is for 102 ultra-affordable units at [5 Blue Slip](#); the entire building will consist of affordable housing.

Monthly rents and income caps are on the low end of the scale for affordable housing in Brooklyn. Rents range from \$368 for a studio to \$860 for a two-bedroom. Incomes for applicants will need to fall within a range of \$13,955 for one person to \$45,300 per year for households of four people.

### AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	30% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum<sup>4</sup></i>	40% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum<sup>4</sup></i>
Studio			\$368	2 →	1 person		\$13,955 - \$ 19,050		\$519	3 →
1 bedroom		\$396	3 →	1 person	\$ 14,949 - \$ 19,050		\$558	4 →	1 person	\$ 20,503 - \$ 25,400
				2 people	\$ 14,949 - \$ 21,750				2 people	\$ 20,503 - \$ 29,000
2 bedroom		\$482	5 →	2 people	\$ 17,932 - \$ 21,750		\$676	8 →	2 people	\$ 24,583 - \$ 29,000
				3 people	\$ 17,932 - \$ 24,480				3 people	\$ 24,583 - \$ 32,640
				4 people	\$ 17,932 - \$ 27,180				4 people	\$ 24,583 - \$ 36,240

Unit Size	50% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum<sup>4</sup></i>	60% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum<sup>4</sup></i>
Studio			\$670	3 →	1 person		\$ 24,309 - \$ 31,750		\$822	14 →
1 bedroom		\$720	4 →	1 person	\$ 26,058 - \$ 31,750		\$882	18 →	1 person	\$ 31,612 - \$ 38,100
				2 people	\$ 26,058 - \$ 36,250				2 people	\$ 31,612 - \$ 43,500
2 bedroom		\$870	8 →	2 people	\$ 31,235 - \$ 36,250		\$1,065	30 →	2 people	\$ 37,920 - \$ 43,500
				3 people	\$ 31,235 - \$ 40,800				3 people	\$ 37,920 - \$ 48,960
				4 people	\$ 31,235 - \$ 45,300				4 people	\$ 37,920 - \$ 54,360

Rental rates and eligibility guidelines for 5 Blue Slip. Chart via [NYC Housing Connect](#)

The six-story building will comprise 22 studio apartments, 29 one-bedroom apartments, and 51 two-bedroom apartments. The [lottery opened](#) October 28 and will run through December 29.

Amenities will include a laundry room, bicycle room, fitness room, and a shared landscaped courtyard. For half the apartments, preference will be given to applicants residing in Community Board 1.



5 Blue Slip under construction in March 2016. Photo by [Field Condition](#)

This is the third building in the 22-acre, 10-building complex to near completion, joining [21 Commercial Street](#) and [33 Eagle Street](#). All three are affordable, low-rise, and developed in partnership with L+M Development, co-developers of the townhouses at Navy Green. Handel Architects, designers for the 10-building master plan, also designed these first three buildings.





Rendering by Handel Architects

Handel Architects is a large global firm focusing on urban projects. Projects include Manhattan's Dream Downtown Hotel, the World Trade Center Memorial, and the Ritz-Carlton in Georgetown in D.C. Manhattan-based Park Tower Group develops and manages real estate.

Once completed, the entire [Greenpoint Landing](#) complex will contain a whopping 5,500 units, 1,400 of which will be affordable. Also included in the development will be a waterfront park from James Corner Field Operations and a K-8 public school on the corner of Franklin and Dupont Street.

Interested applicants can apply for the lottery between now and December 29. To submit an application, visit [NYC Housing Connect's website](#), and be sure to read up on [common mistakes and strategies for applying](#).