

## FREQUENTLY ASKED QUESTIONS

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### **Q. When are applications due?**

**A.** Applications must be postmarked by: **June 29, 2021**

### **Q. Can I see a unit?**

**A.** Applicants who are selected for processing, submit their documents and are found eligible for purchase by HPD will be able to see an apartment (as long as a unit they are eligible for is available).

### **Q. What are the income and asset requirements for this project?**

**A.** Please refer to earlier slide for the income and asset requirements, which are based on household size.

### **Q. What if my household size is too large?**

**A.** Households of over 2 people are not eligible. Your application **must** list all members of the household who will live with you in the unit.

### **Q. Does income refer to gross or net income of the household?**

**A.** Income qualification is based on the household's gross (pre-tax) income. For self-employment income, the business net income is considered.

### **Q. After I purchase, what happens if my income falls outside the income bracket?**

**A.** Applicants must be qualified at the time of purchase only. The purchasers income is not reassessed after purchase.

**Q. What if I have sufficient income to meet the monthly mortgage, but my income does not fall within the income bracket?**

A. Our office determines eligibility based on income and asset documentation provided to us.

**Q. What income will be considered to evaluate my application?**

A. An applicant's employment income is determined based on the applicant's pay stubs, previous year's tax returns, and third-party employment verification provided to us at the time of submission. The highest amount of the three is considered the applicant's employment income. Self-employment income is determined using the average of the two preceding years' tax returns and projected income for the current year. Disability, child support, pension, SSI, etc. are also counted towards income.

**Q. What if my income changes between the time of application and document submission?**

A. We calculate income based on the documents an applicant submits, meaning we will use the most recent income information available at the time of review.

**Q. Is this opportunity on a first come, first processed basis, without regard for the usual preferences (municipal employees, community residents, disabilities)?**

**A.** No, applications will be collected and randomized on a lottery log. In addition, there are preferences for households with a member that has a visual/hearing disability, a mobility disability, as well as Municipal Employees and residents of Manhattan Community Board 8. A general preference will be given to New York City residents.

**Q. Is this for first time home buyers only?**

**A.** Yes.

**Q. What if I own property outside of NYC and/or NYS?**

**A.** No member of the applicant's household may own, or have previously purchased, any interest in residential real property.

**Q. What if my spouse owns a property in NYC prior to marriage? Would I be eligible?**

**A.** No member of the applicant's household may own, or have previously purchased, any interest in residential real property.

**Q. What if I own property outside the US?**

**A.** No member of the applicant's household may own, or have previously purchased, any interest in residential real property.

**Q. Do I have to pay a down payment and closing costs?**

A. Yes, eligible purchasers are required to cover at least a 10% down payment.

Half of this must be covered by the purchasers own funds (i.e., not a grant, loan or gift) and must be “seasoned,” meaning that you must show evidence of having these funds in your bank account for at least 3 months. You cannot use “mattress money” for the down payment and closing costs.

The other half can be covered by a gift. The purchaser is also responsible for paying closing costs, which are estimated to be approximately 5% of the purchase price.

**Q. Are retirement accounts included in assets? Can I use a retirement loan or withdrawal for my down payment?**

A. Retirement funds are usually not counted towards assets. However, a loan or a withdrawal can be used towards down payment, in which case the loan or withdrawal amount is counted.

**Q. If I am under-income but can put a larger down payment, can I still purchase?**

A. An applicant who is under-income can potentially qualify with a larger down payment, this is determined on a case-by-case basis when we review files.

**Q. Is there an asset maximum?**

A. Yes, \$216,0418 - \$222,750.97, based on the minimum down payments. Higher down payments do not affect the asset limit.

**Q. What is the square footage of the apartments?**

A. 1,049 – 1,306 sq ft.

**Q. Does the property have restrictions?**

A. Yes, it must be your primary residence for as long as you own it.

**Q. Can I resell?**

A. Yes.

**Q. Are there resale restrictions?**

A. Yes, it must be sold to another affordable buyer at a price that is affordable to them (calculated based on the year of sale). The new buyer must occupy the apartment as their primary residence.

**Q. Can I purchase other properties after this one?**

A. You cannot take advantage of another affordable housing opportunity if you purchase through this program.

**Q. How will I be contacted?**

A. If you submit a paper application, you will be contacted via mail to physically submit documents. If you submit via Housing Connect, you will be contacted via Housing Connect to digitally submit documents. It is the applicant's responsibility to check their Housing Connect profile regularly to see if they have been contacted. If you are having issues with Housing Connect, you can contact HPD at 212-863-7990 or [nychousingconnect@hpd.nyc.gov](mailto:nychousingconnect@hpd.nyc.gov)