

Dear Applicant(s):

Thank you for your interest in Martin Luther Court located in Brooklyn, NY. The waiting list for applicants is being reopened as of January 10, 2022. Enclosed is a preliminary application, which must be completed, signed, and returned to us at the address indicated on the application.

Only applicants who are Elderly persons (62+) or Elderly families (head of household age 62+) will qualify. Section 8 Very Low Income Limits apply. Rents for apartments at Martin Luther Court will be no more than 30% of the monthly household income. Occupancy in studio units is limited to one person and in one-bedroom units it is limited to two persons, exclusive of an authorized live-in aide. Occupancy in accessible units is limited to Elderly persons or Elderly families that include a member with a mobility impairment requiring the special design features of these units. Applicants will be selected in accordance with Federal Equal Opportunity and Fair Housing regulations, and consistent with the project's Affirmative Fair Housing Marketing Plan and Tenant Selection Plan.

COMPLETED APPLICATIONS MUST BE SENT BY <u>REGULAR MAIL</u>, NOT REGISTERED OR CERTIFIED MAIL, <u>TO THE ADDRESS INDICATED ON THE APPLICATION.</u>

THE DEADLINE FOR SUBMISSION OF APPLICATIONS IS MONDAY, JANUARY 31, 2022. A RANDOM DRAWING WILL BE CONDUCTED TO DETERMINE PLACEMENT OF ELIGIBLE APPLICANTS ON THE WAITING LIST. APPLICATIONS RECEIVED AFTER THE DEADLINE WILL BE ADDED TO THE BOTTOM OF THE WAITING LIST IN THE ORDER RECEIVED.

MAIL ONLY ONE (1) APPLICATION PER FAMILY. IF MORE THAN ONE APPLICATION PER FAMILY IS RECEIVED, ALL APPLICATIONS WILL BE DROPPED TO THE BOTTOM OF THE WAITING LIST.

NO PAYMENT OR FEE SHOULD BE GIVEN TO ANYONE IN CONNECTION WITH THE PREPARATION, FILING OR PROCESSING OF THIS APPLICATION FOR SUBSIDIZED HOUSING.

ALL APPLICANTS IN A HOUSEHOLD WILL BE PROCESSED AS ONE APPROVAL OR DENIAL FOR AN APARTMENT. IF ANY ONE OF THE APPLICANTS HAS A NEGATIVE RENTAL HISTORY, NEGATIVE CREDIT HISTORY OR NEGATIVE CRIMINAL HISTORY ALL APPLICANTS WILL BE DENIED.

If you require additional information or assistance in completing the application, please contact us at **914-365-6365 ext. 7318** between 10:00 a.m. and 3:00 p.m., Monday through Friday. Again, thank you for your interest in Martin Luther Court.

Enclosures: Fact Sheet Notice of Smoke Free Policy Application Race and Ethnic Reporting Data Form Supplement to Application for Federally Assisted Housing

Martin Luther Court

Brooklyn, New York



FACT SHEET

Martin Luther Court is a Section 202 PRAC Supportive Housing for the Elderly Program. It is owned by Wartburg Housing Development Fund Corporation and is managed by Wartburg Lutheran Home for the Aging. Martin Luther Court provide low-income housing and related programs and services that address the physical, spiritual, and emotional needs of the elderly. Our goal is to enrich the quality of life for senior citizens from all religious, ethnic, racial, and economic backgrounds.

ELIGIBILITY FOR OCCUPANCY

- I. All units are limited to households consisting of elderly persons over 62 years of age, and to families where the head of household or spouse is 62 years of age or older. All applicants must meet HUD income guidelines and the additional screening criteria established by Martin Luther Court in order to be eligible for occupancy.
- II. Occupancy at Martin Luther Court's mobility impaired units (9) is limited to elderly individuals or families that include a handicapped member with a mobility impairment requiring the special design features of these accessible units.
- III. Martin Luther Court is comprised of studio and one-bedroom units. In accordance with HUD guidelines, occupancy in a studio apartment is limited to one-person and in a one-bedroom unit it is limited to families with a minimum of one and a maximum of two persons, exclusive of a live-in aide.
- IV. Martin Luther Court Income Limit for Applicants:

Very Low-Income Limit

One person -	\$41,800
Two persons	- \$47,750

- V. Qualified applicants shall be selected for housing according to the following:
 - a) Mobility impaired elderly persons will receive preference for specialized units designed for the mobility impaired. (A mobility impaired elderly person is defined as an otherwise eligible elderly adult having a mobility impairment which is expected to be of long-continued and indefinite duration, is a substantial impediment to his or her ability to live independently, and is of a nature that such ability could be improved by more suitable housing conditions, or by use of the special amenities available in the specialized units for the mobility-impaired within the project.)
 - b) Applicants will be selected chronologically, as they appear in the list of eligible applicants, taking into account all HUD eligibility criteria and federal preferences in effect at the time of tenant selection.
 - c) Martin Luther Court does not provide emergency or temporary housing and cannot modify the order of selection otherwise prescribed because of emergency considerations.

- VI. Martin Luther Court tenant selection policy prohibits admission:
 - a) For three years from the date of eviction if any household member has been evicted from federally assisted housing for drug related criminal activity (24CFR 5.854)
 - b) If it is determined that any household member is currently engaging in illegal use of a drug, or that a pattern of illegal use of a drug may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. (24CFR 5.854)
 - c) If any member of the household is subject to a lifetime registration requirement under the New York State Sex Offender Registry of any other state where household members are known to have resided. (24CFR 8.856)
 - d) If there is reasonable cause to believe that a household member's abuse or pattern of abuse of alcohol may interfere with the health, safety, or right to peaceful enjoyment of the premises of others. (24CFR 5.857)
- VII. All applicants in a household will be processed as one approval or denial for an apartment. If any one of the applicants has a negative rental history, negative credit history or negative criminal history all applicants will be denied.
- VIII. It is the policy of Martin Luther Court to comply with HUD regulations, Title VI of the Civil Rights Act of 1964, Title VIII and Section 3 of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988), Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and any legislation protecting the individual rights of tenants, applicants, or staff which may subsequently be enacted.

Martin Luther Court shall not on account of race, color, sex, religion, disability, handicap, familial status or national origin:

- a) Deny to any family the opportunity to apply for housing, nor deny to any eligible applicant the opportunity to lease housing suitable to its needs;
- b) Provide housing that is different than that provided others;
- c) Subject a person to segregation or disparate treatment;
- d) Restrict a person's access to any benefit enjoyed by others in connection with the housing program; or
- e) Deny a person access to the same level of services.



Martin Luther Court 700 White Plains Road – Suite 377 Scarsdale, NY 10583 Phone: 914-365-6365 Fax: 914-365-6372

NOTICE OF SMOKE FREE HOUSING POLICY

To:ApplicantsFrom:Susan Cadoff, Vice President - Housing

This is to inform you that Martin Luther Court has adopted a "smoke free housing" policy in accordance with notice H2010-21 issued by the U.S. Department of Housing and Urban Development (HUD) on September 15, 2010.

This policy applies to all new tenants moving in after January 1, 2012. Smoking is prohibited in individual apartment units, and in indoor and outdoor common areas. Smoking is only permitted in specifically designated outdoor smoking areas. "Smoking" means inhaling, exhaling, burning, or carrying of lit tobacco products including but not limited to cigarettes, cigars, and pipes. Smoking materials must be properly disposed of in designated receptacles. This smoke-free policy applies to tenants, live-in aides, guests, staff, contractors, and other visitors.

This policy has been adopted to protect the health of our tenants, staff, and guests. It has been well established that exposure to smoke is a serious health risk. Secondhand smoke is a Class A carcinogen, which means it is a cancer-causing agent, and there is no safe exposure level. Secondhand smoke can travel through doorways, windows, wall joints, plumbing spaces, and even light fixtures, so secondhand smoke from one unit can adversely affect the health of residents in other units. Additionally, this policy will decrease the danger of fires and reduce maintenance and cleaning costs.

This policy will have no impact on your eligibility for housing assistance from HUD. However, we reserve the right to enforce this rule throughout a household's tenancy. Violation of the smoke-free policy will be considered material noncompliance with lease requirements, which may result in eviction.





PRELIMINARY APPLICATION

MAIL ONLY ONE (1) APPLICATION PER HOUSEHOLD BY REGULAR MAIL. DO NOT SEND BY REGISTERED OR CERTIFIED MAIL OR ATTEMPT TO DELIVER BY HAND. IF MORE THAN ONE APPLICATION PER HOUSEHOLD IS RECEIVED, ALL APPLICATIONS WILL BE DROPPED TO THE BOTTOM OF THE WAITING LIST.

MAIL TO:	Martin Luther Court
	P.O. Box 299
	Scarsdale, NY 10583

NOTE: THIS FACILITY IS COMMITTED TO SERVING ALL ELIGIBLE AND QUALIFIED INDIVIDUALS REGARDLESS OF DISABILITY. IF YOU NEED A REASONABLE ACCOMMODATION, YOU SHOULD BRING THIS FACT TO OUR ATTENTION. WE WILL WORK WITH YOU TO REACH AN ACCOMMODATION IN KEEPING WITH THE FUNDAMENTAL NATURE OF THE PROJECT AND WITHIN BUDGETARY AND ADMINISTRATIVE LIMITS OF THE FACILITY.

NO PAYMENT OR FEE SHOULD BE GIVEN TO ANYONE IN CONNECTION WITH THE PREPARATION, FILING OR PROCESSING OF THIS APPLICATION FOR SUBSIDIZED HOUSING.

NOTE: ALL APPLICANTS IN A HOUSEHOLD WILL BE PROCESSED AS ONE APPROVAL OR DENIAL FOR AN APARTMENT. IF ANY ONE OF THE APPLICANTS HAS A NEGATIVE RENTAL HISTORY, NEGATIVE CREDIT HISTORY OR NEGATIVE CRIMINAL HISTORY ALL APPLICANTS WILL BE DENIED.

Martin Luther Court shall not discriminate on account of race, color, sex, religion, disability, familial status or national origin.

(Please Print and Answer All Questions)

1. A. Household Composition and Characteristics:

List each person who will be living at Martin Luther Court, located at 380 Belmont Ave, Brooklyn, New York 11207.

Member # 1 - Head of Household:

First Name	Middle Name		La	ist Name	
Address					
City	St	ate		Zip Code _	
Date of Move-in at Current Address:					
Home Phone()	Cell Phone()		Work Phone()
Social Security Number	Date of Birth		Male	Female	Decline to Respond
<u>Member # 2:</u>					
First Name	Last Name			Relationship	
Social Security Number	Date of Birth	Sex:	Male	Female	Decline to Respond

B. Does anyone live with you now who is not listed above? ____Yes ____No

C. Does anyone plan to live with you in the future who is not listed above? ____Yes ____No

2. Housing History: Please list the names and addresses of homes and/or apartments where you have resided over the past five (5) years.

	Α	Name of Landlord
		Address
	В	Name of Landlord
		Address
	С	
		Name of Landlord
		Address
3.		you, or anyone who plans to reside at Martin Luther Court ever been evicted from or asked to leave any type of Ig over the past five (5) years?YesNo
	lf yes,	please describe the circumstances:
4.	assist	you, or anyone who plans to reside at Martin Luther Court ever been evicted in the last three (3) years from federally ad housing for any drug related or other criminal activity?YesNoNo
5.		you, or anyone who plans to reside at Martin Luther Court been convicted in last (3) years for any drug related or criminal activity?YesNo
	lf yes	please describe the circumstances:
6.		ou, or anyone who plans to reside at Martin Luther Court subject to a lifetime registration requirement under any State Sex Offender Registration Program?YesNo
	lf yes	please describe the circumstances:
7.	Please	e List all U.S. States where you or anyone who plans to reside at Martin Luther Court have resided:
8.		u, or anyone who plans to reside at Martin Luther Court have a Repayment Agreement at any federally assisted g?YesNo
	lf yes,	please describe the circumstances:

9.	Are you, or anyone who pla	ns to reside at Martin	Luther Court a U.S.	Military Veteran? _	Yes	No
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10. Do you, or anyone who plans to reside at Martin Luther Court require a Live-In Aide? _____Yes _____No

11. Current Employment:

Are you, or anyone who plans to reside at Martin Luther Court currently employed? _____Yes _____No If yes, please fill in the following:

	_ Telephone #:
Name of Employer	
	Gross Annual Earnings:
Address	
	_ Start Date of Employment:

12. Income:

Please enter your current income amount (*Fill-in all that applies*). You must enter the <u>**GROSS Amount**</u>, this is the amount before any deductions such as taxes, Medicare premium or any other health insurances etc. Please check one, Monthly ______ or Annual_____ income.

	Member #1	Member #2
Social Security	\$ 	
S.S.I.		
S.S.P.		
Public Assistance		
Pension		
Employment Wages		
Unemployment		
Workers' Compensation		
Self Employment		
Alimony		
Annuities		
Disability Insurance		
Interest on Bank Accounts		
Dividends		
Trust Income		
Other (<i>Please specify</i>)		

13. Assets:

Please enter your current balance (Fill-in all that applies)

Member #1	Member #2
	Member #1

14. Have you or any member of your household disposed of assets for less than fair market value during the past two years? ____Yes ____No

If yes, describe the assets you disposed of: ______

15. Monthly Expenses:

Please indicate your current monthly housing expenses (*Fill-in all that applies*)

	Property Taxes Electric Gas Oil Water Sewer					
16.	6. Pets:		N			
	A. Do you have a pet that you plan to bring to t	•				
	If yes, please specify what type of animal $_$		Weight	:		
	B. Do you plan to use a service animal, (e.g. g	uide dog) in this fa	acility?Y	′es	No	
17.	 Name and address of nearest relative <u>NOT</u> living) with you:				
	Name	Relationship _				
	Address	Telephone # _				
18.	 3. Citizenship: A. Are you a Citizen or Naturalized Citizen of 	the United States	Member #1	No	Member #2 Yes	No
	#1. If yes, indicate U.S. Birth State or Forei					
	#2. If yes, indicate U.S. Birth State or Forei					
		gir Country for Na				
	B. Are you a Lawful Permanent Resident of the	ne United States?	Member #1 Yes	_No	Member #2 Yes	No
	#1. If yes, indicate Alien Card Number		Expiration Date	€	Country of	of Birth
	#2. If yes, indicate Alien Card Number		Expiration Date	ə	Country of	of Birth

19. Mobility Impairment: (*To determine need for accessible unit only*)

This facility has a limited number of units that have been made accessible for the mobility impaired (e.g., roll-in shower stalls, lowered kitchen cabinets, and work areas, wheelchair accessible doorways, etc.) Do you have a mobility impairment and believe you could benefit from the special features of these units?

Yes _____ No _____

20. Program Information:

How did you hear about Martin Luthe	er Court?
Sign posted on buildir	ngNewspaper
Friend/Family	HUD
Brochure	Local organization or church
Other (Please specify)
21. Apartment Size Preferred (Please C	Check One)
One Bedroom Apartm	ent (or) Studio

22. Applicant Certification:

I/we certify that if selected to receive assistance, the unit I/we occupy will be my/our only residence. I/we understand that the above information is being collected to determine my/our eligibility. I/we authorize the Owner to verify all information provided on this application and to contact previous and current landlords or other sources for credit and verification information which may be released to appropriate Federal, State, or local agencies. I/we certify that the statements made in this application are true and complete to the best of my/our knowledge and belief. I/we understand that false statements or information are punishable under Federal law and my/our application will be rejected.

Signature of Head of Household	(Member #1)	Date	
Signature of Spouse/Co-Head	(Member #2)	Date	

Race and Ethnic Data Reporting Form

U.S. Department of Housing and Urban Development Office of Housing

		380 Belmont Avenue	
Martin Luther Court 012EH706		Brooklyn, NY 11207	
Name of Property Project No.		Address of Property	
Wartburg Housing Devel	lopment		
Fund Corporation	•	202 PRAC	
Name of Owner/Managing Age	nt	Type of Assistance or Program Title:	

Name of Head of Household

Name of Household Member

Date (mm/dd/yyyy):

Ethnic Categories*	Select One
Hispanic or Latino	
Not-Hispanic or Latino	
Racial Categories*	One or More
American Indian or Alaska Native	
Asian	
Black or African American	
Native Hawaiian or Other Pacific Islander	
White	
Other	

*Definitions of these categories may be found on the reverse side.

There is no penalty for persons who do not complete the form.

Signature

Date

Public reporting burden for this collection is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits and voluntary. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is authorized by the U.S. Housing Act of 1937 as amended, the Housing and Urban Rural Recovery Act of 1983 and Housing and Community Development Technical Amendments of 1984. This information is needed to be incompliance with OMB-mandated changes to Ethnicity and Race categories for recording the 50059 Data Requirements to HUD. Owners/agents must offer the opportunity to the head and cohead of each household to "self certify' during the application interview or lease signing. In-place tenants must complete the format as part of their next interim or annual re-certification. This process will allow the owner/agent to collect the needed information on all members of the household. Completed documents should be stapled together for each household and placed in the household's file. Parents or guardians are to complete the self-certification for children under the age of 18. Once system development funds are provide and the appropriate system upgrades have been implemented, owners/agents will be required to report the race and ethnicity data electronically to the TRACS (Tenant Rental Assistance Certification System). This information is considered non-sensitive and does no require any special protection.

Instructions for the Race and Ethnic Data Reporting (Form HUD-27061-H)

A. General Instructions:

This form is to be completed by individuals wishing to be served (applicants) and those that are currently served (tenants) in housing assisted by the Department of Housing and Urban Development.

Owner and agents are required to offer the applicant/tenant the option to complete the form. The form is to be completed at initial application or at lease signing. In-place tenants must also be offered the opportunity to complete the form as part of the next interim or annual recertification. Once the form is completed it need not be completed again unless the head of household or household composition changes. There is no penalty for persons who do not complete the form. However, the owner or agent may place a note in the tenant file stating the applicant/tenant refused to complete the form. **Parents or guardians are to complete the form for children under the age of 18.**

The Office of Housing has been given permission to use this form for gathering race and ethnic data in assisted housing programs. Completed documents for the entire household should be stapled together and placed in the household's file.

1. The two ethnic categories you should choose from are defined below. You should check one of the two categories.

- **1. Hispanic or Latino.** A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. The term "Spanish origin" can be used in addition to "Hispanic" or "Latino."
- 2. Not Hispanic or Latino. A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.
- 2. The five racial categories to choose from are defined below: You may mark one or more.
 - 1. American Indian or Alaska Native. A person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
 - 2. Asian. A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
 - **3.** Black or African American. A person having origins in any of the black racial groups of Africa. Terms such as "Haitian" or "Negro" can be used in addition to "Black" or "African American."
 - **4. Native Hawaiian or Other Pacific Islander.** A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
 - **5. White.** A person having origins in any of the original peoples of Europe, the Middle East or North Africa.

Supplemental and Optional Contact Information for HUD-Assisted Housing Applicants

SUPPLEMENT TO APPLICATION FOR FEDERALLY ASSISTED HOUSING

This form is to be provided to each applicant for federally assisted housing

Instructions: Optional Contact Person or Organization: You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update, remove, or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

Applicant Name:			
Mailing Address:			
Telephone No: C	cell Phone No:		
Name of Additional Contact Person or Organization:			
Address:			
Telephone No:	Cell Phone No:		
E-Mail Address (if applicable):			
Relationship to Applicant:			
Reason for Contact: (Check all that apply)			
Emergency	Assist with Recertification P	rocess	
Unable to contact you	Change in lease terms		
Termination of rental assistance	Change in house rules Other:		
Late payment of rent			
Commitment of Housing Authority or Owner: If you are approved for housing, this information will be kept as part of your tenant file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you.			
Confidentiality Statement: The information provided on this form is confidential and will not be disclosed to anyone except as permitted by the applicant or applicable law.			
Legal Notification: Section 644 of the Housing and Community Development Act of 1992 (Public Law 102-550, approved October 28, 1992) requires each applicant for federally assisted housing to be offered the option of providing information regarding an additional contact person or organization. By accepting the applicant's application, the housing provider agrees to comply with the non-discrimination and equal opportunity requirements of 24 CFR section 5.105, including the prohibitions on discrimination in admission to or participation in federally assisted housing programs on the basis of race, color, religion, national origin, sex, disability, and familial status under the Fair Housing Act, and the prohibition on age discrimination under the Age Discrimination Act of 1975.			
Check this box if you choose not to provide the contact information.			
Signature of Applicant		Date	

The information collection requirements contained in this form were submitted to the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The public reporting burden is estimated at 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Section 644 of the Housing and Community Development Act of 1992 (42 U.S.C. 13604) imposed on HUD the obligation to require housing providers participating in HUD's assisted housing programs to provide any individual or family applying for occupancy in HUD-assisted housing with the option to include in the application. The objective of providing such information is to facilitate contact by the housing provider with the person or organization identified by the tenant to assist with resolving any tenancy issues arising during the tenancy of such tenant. This supplemental application information is to be maintained by the housing provider and maintained as controls that prevent fraud, waste and mismanagement. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Privacy Statement: Public Law 102-550, authorizes the Department of Housing and Urban Development (HUD) to collect all the information (except the Social Security Number (SSN)) which will be used by HUD to protect disbursement data from fraudulent actions.