



## The Urban

### 31 NEWLY CONSTRUCTED UNITS AT 144-74 Northern Blvd, Flushing, NY 11354 Flushing

**Amenities:** Rooftop with BBQ station, lounge with pool table, fitness center\*, parking\*, bike storage\*, cold package delivery room, smart door latch, Butterfly MX virtual doorman system, PTAC units (\*additional fees apply)

**Transit:** Trains: 7, LIRR; Buses: Q13, Q28

**No application fee • No broker's fee • Smoke-free building • More information:** <https://iaffordny.com>

This building is anticipated to receive a Tax Exemption through the 421a Tax incentive program of the New York City Department of Housing Preservation and Development.

#### 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. Applicants who live in New York City receive a general preference for apartments.

- Preference of a percentage of units goes to:
  - Mobility – disabled applicants (5%)
  - Vision/Hearing – disabled applicants (2%)

## AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	130% 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			\$1,750	7	→	1 person
1 Bedroom		\$1,950	14	→	2 People	\$60,000 - \$118,300
	1 person				\$66,858 - \$103,480	
	2 People				\$66,858 - \$118,300	
2 bedroom		\$2,300	5	→	3 People	\$66,858 - \$133,120
	2 People				\$78,858 - \$118,300	
	3 People				\$78,858 - \$133,120	
	4 People				\$78,858 - \$147,810	
2 bedroom		\$2,400	5	→	5 people	\$78,858 - \$159,640
	2 People				\$82,286 - \$118,300	
	3 People				\$82,286 - \$133,120	
	4 people				\$82,286 - \$147,810	
					5 people	\$82,286 - \$159,640

<sup>1</sup> Tenant is responsible for electricity including electric stove, hot water and heat.

<sup>2</sup> Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

<sup>3</sup> Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.

<sup>4</sup> Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

#### How Do You Apply?

Apply online or through mail. To apply online, please go to [nyc.gov/housingconnect](http://nyc.gov/housingconnect). To request an application **by mail, send a self-addressed envelope to:** 144-74 Northern Blvd Apartments C/O iAfford NY LLC Building 77 Suite #1315 141 Flushing Ave Brooklyn, NY 11205. Only send one application per development. Do not submit duplicate applications. Do not apply online and also send in a paper application. Applicants who submit more than one application may be disqualified.

#### When is the Deadline?

Applications must be postmarked or submitted online no later than **June 15, 2020**. 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. If yours is selected and you appear to qualify, you will be invited to an appointment of eligibility to continue the process of determining your eligibility. Appointments are usually scheduled from 2 to 10 months after the application deadline. You will be asked to bring documents that verify your household size, identity of members of your household, and your household income.

**Español** Presente una solicitud en línea en [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección **The Urban C/o iAfford NY LLC Building 77 Suite #1315 141 Flushing Ave Brooklyn, NY 11205**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 15 de junio 2020.

**简体中文** 访问 [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 在线申请。如要获取本广告及书面申请表的简体中文版，请将您的回邮信封寄送至：**The Urban C/o iAfford NY LLC Building 77 Suite #1315 141 Flushing Ave Brooklyn, NY 11205**信封背面请用英语注明"CHINESE"。必须在以下日期之前在线提交申请或邮寄书面申请2020年6月15日。

**Русский** Чтобы подать заявление через интернет, зайдите на сайт: [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **The Urban C/o iAfford NY LLC Building 77 Suite #1315 141 Flushing Ave Brooklyn, NY 11205**. На задней стороне конверта напишите слово "RUSSIAN" на английском языке. Заявки должны быть поданы онлайн или отправлены по почте (согласно дате на почтовом штемпеле) не позднее 15 июня 2020.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 발송용 봉투를 **The Urban C/o iAfford NY LLC Building 77 Suite #1315 141 Flushing Ave Brooklyn, NY 11205**으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. 2020년6월15일까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyòl Ayisyen** Aplike sou entènèt sou sitwèb [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvlòp ki gen adrès pou retounen li nan **The Urban C/o iAfford NY LLC Building 77 Suite #1315 141 Flushing Ave Brooklyn, NY 11205**. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat 15 jen 2020.

**العربية** تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني [nyc.gov/housingconnect](http://nyc.gov/housingconnect). للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مظروف يحمل اسمك وعنوانك إلى: **The Urban C/o iAfford NY LLC Building 77 Suite #1315 141 Flushing Ave Brooklyn, NY 11205**. على الجهة الخلفية للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 15 يونيو، 2020.