Affordable Housing for Rent

ONE FLUSHING

231 NEWLY CONSTRUCTED UNITS AT 133-45 41st AVENUE, FLUSHING, QUEENS

Amenities: 24-hour attended lobby, on-site resident manager, bicycle storage*, resident lounge, roof top garden, fitness center* and laundry facility*. **Additional fees apply*

Transit: 7 Train; LIRR; Buses N20, N20G, Q20A, Q20B, Q44, Q25, Q34, Q65, Q12, Q13, Q16, Q28, Q17, Q27, Q58, Q48, Q19, Q50, Q15, Q15A, Q26

No application fee • No broker's fee • Smoke-free building • More information: www.one-flushing.com

This building is being constructed through the **Mix and Match Program** of the New York City Housing Development Corporation and 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.

Units are set aside for applicants with:
- Mobility disabilities (13 units)
- Vision or hearing disabilities (5 units)
- Seniors aged 62 or older (66 units)

Preference for a percentage of units goes to:
- Residents of Queens Community Board 7 (25%)
- Residents of Queens Community Board 3 (12.5%)
- Residents of Queens Community Board 4 (12.5%)
- Municipal employees (5%)

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	40% AREA MEDIAN INCOME (AMI) UNITS**	Monthly Rent[1]	Units Available		Household Size[2]	Annual Household Income[3] *Minimum – Maximum*[4]	50% AREA MEDIAN INCOME (AMI) UNITS**	Monthly Rent[1]	Units Available		Household Size[2]	Annual Household Income[3] *Minimum – Maximum*[4]
Studio		$548	7	→	1 person	$ 20,675 - $ 29,240		$707	37	→	1 person	$ 26,126 - $ 36,550
				→	2 people	$ 20,675 - $ 33,400				→	2 people	$ 26,126 - $ 41,750
1 bedroom		$589	3	→	1 person	$ 22,149 - $ 29,240		$759	19	→	1 person	$ 27,978 - $ 36,550
					2 people	$ 22,149 - $ 33,400					2 people	$ 27,978 - $ 41,750

****40% and 50% AMI units are designated for applicants whose households include at least one person aged 62 or older by the application (deadline date).**

Unit Size	60% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent[1]	Units Available		Household Size[2]	Annual Household Income[3] *Minimum – Maximum*[4]	100% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent[1]	Units Available		Household Size[2]	Annual Household Income[3] *Minimum – Maximum*[4]	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent[1]	Units Available		Household Size[2]	Annual Household Income[3] *Minimum – Maximum*[4]
Studio		$865	5	→	1 person	$ 31,543 - $ 43,860		$1,049	5	→	1 person	$ 37,852 - $ 73,100		$1,321	6	→	1 person	$ 47,178 - $ 95,030
					2 people	$ 31,543 - $ 50,100					2 people	$ 37,852 - $ 83,500					2 people	$ 47,178 - $ 108,550
1 bedroom		$929	21	→	1 person	$ 33,806 - $ 43,860		$1,320	22	→	1 person	$ 47,212 - $ 73,100		$1,660	25	→	1 person	$ 58,869 - $ 95,030
				→	2 people	$ 33,806 - $ 50,100				→	2 people	$ 47,212 - $ 83,500				→	2 people	$ 58,869 - $ 108,550
2 bedroom		$1,121	17	→	2 people	$ 40,423 - $ 50,100		$1,591	18	→	2 people	$ 56,538 - $ 83,500		$1,999	21	→	2 people	$ 70,526 - $ 108,550
					3 people	$ 40,423 - $ 56,340					3 people	$ 56,538 - $ 93,900					3 people	$ 70,526 - $ 122,070
					4 people	$ 40,423 - $ 62,580					4 people	$ 56,538 - $ 104,300					4 people	$ 70,526 - $ 135,590
3 bedroom		$1,289	8	→	3 people	$ 46,732 - $ 56,340		$1,831	9	→	3 people	$ 65,315 - $ 93,900		$2,302	8	→	3 people	$ 81,463 - $ 122,070
					4 people	$ 46,732 - $ 62,580					4 people	$ 65,315 - $ 104,300					4 people	$ 81,463 - $ 135,590
					5 people	$ 46,732 - $ 67,620					5 people	$ 65,315 - $ 112,700					5 people	$ 81,463 - $ 146,510
					6 people	$ 46,732 - $ 72,600					6 people	$ 65,315 - $ 121,000					6 people	$ 81,463 - $ 157,300

[1] Rent includes gas for cooking and heating; tenants will be responsible for their own electricity
[2] Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.
[3] Household earnings include salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.
[4] 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. To request an application send a **self-addressed envelope** to: **One Flushing Owner LLC,** PO Box #705, Knickerbocker Station, New York, NY 10002. 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 **August 28, 2018**. 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 interview to continue the process of determining your eligibility. Interviews 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. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **One Flushing Owner LLC,** PO Box #705, Knickerbocker Station, New York, NY 10002. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **28 de agosto 2018**.

简体中文

访问 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：**One Flushing Owner LLC,** PO Box #705, Knickerbocker Station, New York, NY 10002. 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 **2018年8月28日**。

Русский

Чтобы подать заявление через интернет, зайдите на сайт: nyc.gov/housingconnect. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **One Flushing Owner LLC,** PO Box #705, Knickerbocker Station, New York, NY 10002. 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 **28 август 2018**.

한국어

nyc.gov/housingconnect 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를**One Flushing Owner LLC,** PO Box #705, Knickerbocker Station, New York, NY 10002으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. **2018년8월28일** 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

Kreyòl Ayisyien

Aplike sou entènèt sou sitwèb 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: **One Flushing Owner LLC,** PO Box #705, Knickerbocker Station, New York, NY 10002. Nan dèyè anvlòp la, ekri mo "HAITIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **out 28, 2018**.

العربية

تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني nyc.gov/housingconnect. للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مظروف يحمل اسمك وعنوانك إلى: **One Flushing Owner LLC,** PO Box #705, Knickerbocker Station, New York, NY 10002. على الوجه الخلفي للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب إرسال نماذج الطلبات عن طريق الإنترنت أو خاتم البريد قبل **28 أغسطس، 2018**.