**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, Q45, Q19, Q50, 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 for 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 4 (12.5%)
- Municipal employees (5%)

Whoever is the Deadline?

Applications must be postmarked or submitted online no later than **August 28, 2018**.

**Applications may be postmarked or submitted online no later than August 28, 2018.** Late applications will not be considered.

**How Do You Apply?**

Apply online or by 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 Has Happened 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.

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### AVAILABLE UNITS AND INCOME REQUIREMENTS

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Monthly Rent¹</th>
<th>Units Available</th>
<th>Household Size¹</th>
<th>Annual Household Income²</th>
<th>Monthly Rent¹</th>
<th>Units Available</th>
<th>Household Size¹</th>
<th>Annual Household Income²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td><strong>$548</strong></td>
<td>7</td>
<td>1 person</td>
<td><strong>$20,675 - $29,240</strong></td>
<td><strong>$707</strong></td>
<td>37</td>
<td>1 person</td>
<td><strong>$26,126 - $36,560</strong></td>
</tr>
<tr>
<td>1 bedroom</td>
<td><strong>$589</strong></td>
<td>3</td>
<td>2 people</td>
<td><strong>$22,149 - $29,240</strong></td>
<td><strong>$759</strong></td>
<td>19</td>
<td>1 person</td>
<td><strong>$27,978 - $36,560</strong></td>
</tr>
</tbody>
</table>

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.

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**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).**

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**Eligibility Criteria:**

- General eligibility requirements apply:
  - Income: Applicants and all household members must meet income eligibility requirements.
  - Residency: Applicants must have resided within New York City for a minimum of 12 months prior to the application deadline.
  - Tenancy: Applicants must not currently reside in a public housing unit or have any form of public housing assistance.

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**Preference Criteria:**

- Seniors (62+): Preference for applicants who are 62 years old or older.
- Disabled: Preference for applicants with disabilities.
- Veterans: Preference for veterans.
- Formerly Homeless: Preference for formerly homeless applicants.
- Formerly Incarcerated: Preference for former inmates or individuals returning from prison.

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**Contact Information:**

**Phone:** 718-636-5000

**Mail:** PO Box #705, Knickerbocker Station, New York, NY 10002.