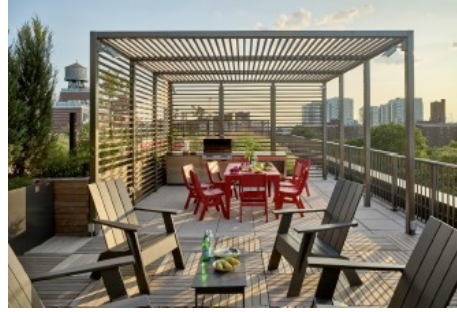


# Middle Income Housing for Rent

## ONE FLUSHING

**133-45 41<sup>ST</sup> 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**

Applications are now being accepted to fill vacancies and replenish the waiting list. This building was constructed through the **Mix and Match Program** of the New York City Housing Development Corporation. 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 such as asset limits.

### AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size		Monthly Rent <sup>1</sup>		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum<sup>4</sup></i>
Studio Senior Unit	50% AREA MEDIAN INCOME (AMI) UNIT	\$761	→	1 person 2 people	\$28,663 - \$46,700 \$28,663 - \$53,400
Studio	100% AREA MEDIAN INCOME (AMI) UNIT	\$1,884	→	1 person 2 people	\$67,166 - \$93,400 \$67,166 - \$106,800
1 bedroom	130% AREA MEDIAN INCOME (AMI) UNITS	\$2,378	→	1 person 2 people 3 people	\$84,412 - \$121,420 \$84,412 - \$138,840 \$84,412 - \$156,130
2 bedroom				2 people 3 people 4 people 5 people	\$100,560 - \$138,840 \$100,560 - \$156,130 \$100,560 - \$173,420 \$100,560 - \$187,330

<sup>1</sup> Rent includes gas for cooking and heating; tenants will be responsible for their own electricity.

<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?

Applications may be requested by mailing a self-addressed envelope to:

**One Flushing c/o Stanton Norfolk Inc  
P.O. Box 991  
New York, NY 10002**

Applications may also be requested by emailing [oneflushing@stantonnorfolk.org](mailto:oneflushing@stantonnorfolk.org)

