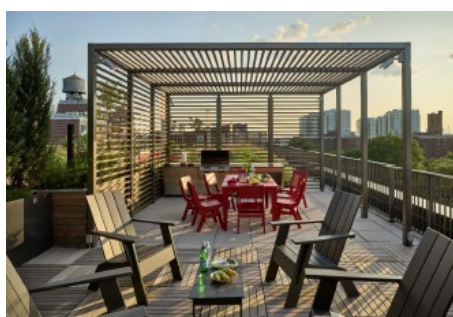


# Open Waiting List

## ONE FLUSHING SENIOR

**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. Individuals or households who **includes at least one person aged 62 or older at the time of the application** and 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	AMI	Monthly Rent <sup>1</sup>		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup>
					Minimum – Maximum <sup>4</sup>
Studio	40% AREA MEDIAN INCOME (AMI) UNIT*	\$1,013	→	1 person	\$37,269- \$43,480
				2 people	\$37,269- \$49,720
1 Bedroom		\$1,081	→	1 person	\$39,943- \$43,480
				2 people	\$39,943- \$49,720
				3 people	\$39,943- \$55,920
Studio		50% AREA MEDIAN INCOME (AMI) UNIT*	\$1,284	→	1 person
	2 people				\$46,560- \$62,150
1 Bedroom	\$1,372		→	1 person	\$49,920- \$54,350
				2 people	\$49,920- \$62,150
				3 people	\$49,920- \$69,900

**\*40% and 50% AMI units are designated for applicants whose households include at least one person aged 62 or older at the time of the application.**

<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?

To apply online: <https://oflihtc2-rentcafewebsite.securecafe.com/onlineleasing/one-flushing-lihtc-llc-2/guestlogin.aspx>

To request an application by mail, send a self-addressed envelope with postage to: **One Flushing Senior c/o Stanton Norfolk Inc P.O. Box 991 New York, NY 10002.**

#### When is the Deadline?

Applications must be postmarked or submitted online no later than **February 28th, 2025.** Late applications will not be considered.

#### What Happens After You Submit an Application?

Applications are logged in the order in which they are received. As units become available, applicants who appear to qualify will be contacted to submit documents that verify their household size, identity of members of the household and household income.

