



109 East 9 Street, Ground Floor  
New York, NY 10003  
[REDACTED]  
212-343-1111  
[REDACTED]  
info@mnyconsulting.com  
[REDACTED]  
www.mnyconsulting.com



Date: December 12, 2025

Community Board 2, Queens  
43-22 50th Street, Room 2B  
Woodside, New York 11377

Subject: Affordable Housing Open for Applications

To whom it may concern

We wish to inform you that applications are now being accepted for affordable housing at 42-06 Orchard Street, Queens, NY 11101.

#### AVAILABLE UNITS AND INCOME REQUIREMENTS

| Unit Size | Monthly Rent | Units Available |   | Asset Limit | Household Size | Annual Household Income Minimum – Maximum |
|-----------|--------------|-----------------|---|-------------|----------------|---|
| Studio    | \$2,912      | 56              | → | \$ 210,600  | 1 person       | \$104,983 - \$147,420                     |
| Studio    | \$3,062      | 25              | → |             | 2 people       | \$104,983 - \$168,480                     |
| 1 bedroom | \$3,250      | 23              | → |             | 1 person       | \$110,126 - \$147,420                     |
| 1 bedroom | \$3,500      | 51              | → |             | 2 people       | \$110,126 - \$168,480                     |
| 1 bedroom | \$3,599      | 33              | → |             | 3 people       | \$117,326 - \$189,540                     |
| 2 bedroom | \$3,999      | 27              | → |             | 1 person       | \$125,898 - \$147,420                     |
| 2 bedroom | \$4,250      | 28              | → |             | 2 people       | \$125,898 - \$168,480                     |
| 3 bedroom | \$4,925      | 5               | → |             | 3 people       | \$125,898 - \$189,540                     |
|           |              |                 |   |             | 1 person       | \$129,292 - \$147,420                     |
|           |              |                 |   |             | 2 people       | \$129,292 - \$168,480                     |
|           |              |                 |   |             | 3 people       | \$129,292 - \$189,540                     |
|           |              |                 |   |             | 2 people       | \$144,926 - \$168,480                     |
|           |              |                 |   |             | 3 people       | \$144,926 - \$189,540                     |
|           |              |                 |   |             | 4 people       | \$144,926 - \$210,600                     |
|           |              |                 |   |             | 5 people       | \$144,926 - \$227,500                     |
|           |              |                 |   |             | 2 people       | \$153,532 - \$168,480                     |
|           |              |                 |   |             | 3 people       | \$153,532 - \$189,540                     |
|           |              |                 |   |             | 4 people       | \$153,532 - \$210,600                     |
|           |              |                 |   |             | 5 people       | \$153,532 - \$227,500                     |
|           |              |                 |   |             | 3 people       | \$178,560 - \$189,540                     |
|           |              |                 |   |             | 4 people       | \$178,560 - \$210,600                     |
|           |              |                 |   |             | 5 people       | \$178,560 - \$227,500                     |
|           |              |                 |   |             | 6 people       | \$178,560 - \$244,400                     |
|           |              |                 |   |             | 7 people       | \$178,560 - \$261,170                     |

Please note that rent and income limits are subject to change and asset limits may apply. In addition, the minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. This development also includes 248 market rate apartments. We encourage interested persons to apply online at [www.nyc.gov/housingconnect](http://www.nyc.gov/housingconnect) or write to request a paper application and advertisement (see below). Online and paper applications are available in English, Arabic, Chinese, Haitian Creole, Korean, Russian, and Spanish.

Address to obtain paper applications:

**MGNY Consulting Corp.**  
109 East 9 Street, Ground Floor  
New York, NY 10003

Please remember that online applications must be submitted by the deadline date of January 28, 2026 and that the applications received after this deadline date will not be considered. Completed paper applications must be sent to the Post Office Box address indicated on the application, postmarked by the application deadline date. Applicants may not submit more than one application per household.

People can find more information by contacting MGNY Consulting Corp at [info@theorchardlottery.com](mailto:info@theorchardlottery.com)

Sincerely,

Yilmaz Ceylik, Chief Executive Officer

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