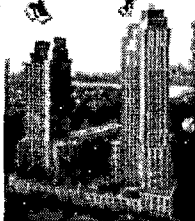




# Affordable Housing for Rent

**5 POINTZ LIC**  
**337 NEWLY CONSTRUCTED UNITS AT 22-44 Jackson Avenue, Queens NY 11101**  
**Long Island City**



**Amenities:** Laundry in select units, dishwasher, air conditioning, on-site resident manager, attended lobby, courtyard, co-working lounge, common area Wi-Fi, sky lounge\*, garden terrace\*, outdoor BBQ\*, fitness center\*, basketball court\*, spin room\*, boxing\*, indoor pool\*, sauna\*, sun deck\*, shuffleboard\*, poker lounge\*, business center\*, golf simulator\*, resident lounge\*, gaming room\*, party room\*, pet grooming room\*, library\*, parking\*, bike storage\*, electric car charging stations\*, shared laundry room\* (\*additional fees apply).  
**Transit:** Train – G, 7, E, M, R, N, W, LIRR | Bus – B62, B32, Q67, Q103, Q39  
**No fee to apply • No broker's fee • Smoke-free building • More information:** <https://5pointz-lottery.com/>

**Incentives:** \$750 gym and amenities membership voucher for each adult (limit 2 per household)  
**Six months of free high-speed internet from RCN Cable**

This building is anticipated to receive a Tax Exemption through the 421a Tax Incentive program of 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.

## AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	House-hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> Minimum – Maximum <sup>4</sup>
Studio		\$1,850	78		1 person
1 bedroom	\$ 2,295	180	2 people	\$ 63,429 - \$ 118,300	
			1 person	\$ 78,686 - \$ 103,480	
			2 people	\$ 78,686 - \$ 118,300	
2 bedroom	\$ 2,775	77	3 people	\$ 78,686 - \$ 133,120	
			2 people	\$ 95,143 - \$ 118,300	
			3 people	\$ 95,143 - \$ 133,120	
			4 people	\$ 95,143 - \$ 147,810	
			5 people	\$ 95,143 - \$ 159,640	
3 bedroom	\$ 3,200	2	3 people	\$ 109,715 - \$ 133,120	
			4 people	\$ 109,715 - \$ 147,810	
			5 people	\$ 109,715 - \$ 159,640	
			6 people	\$ 109,715 - \$ 171,470	
				7 people	\$ 109,715 - \$ 183,300

<sup>1</sup> Tenant responsible for electricity. Rent includes heat, hot water, and cooking gas.  
<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?

Apply online or through mail. To apply online, please go to [nyc.gov/housingconnect](http://nyc.gov/housingconnect). To request an application **by mail, send a self-addressed envelope to: MGNV Consulting, c/o 5 POINTZ LIC, 18 Bridge St, Suite 4I, Brooklyn, NY 11201**. 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 **May 25, 2021**. 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 appointment of eligibility to continue the process of determining your eligibility. Appointments 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](http://nyc.gov/housingconnect). Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **MGNV Consulting c/o 5 POINTZ LIC, 18 Bridge St, Suite 4I, Brooklyn, NY 11201**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 25 de mayo 2021.
- 简体中文** 访问 [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 在线申请。如要获取本广告及书面申请表简体中文版，请将您的回信信封寄送至：**MGNV Consulting c/o 5 POINTZ LIC, 18 Bridge St, Suite 4I, Brooklyn, NY 11201**。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2021年5月25日。
- Русский** Чтобы подать заявление через интернет, зайдите на сайт: [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **MGNV Consulting c/o 5 POINTZ LIC, 18 Bridge St, Suite 4I, Brooklyn, NY 11201**. 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 25 мая 2021.
- 한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **MGNV Consulting c/o 5 POINTZ LIC, 18 Bridge St, Suite 4I, Brooklyn, NY 11201** 으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. 2021년 5월 25일까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.
- Kreyòl Ayisyen** Aplike sou entènèt sou sitwèb [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Pou resewva yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvèp ki gen adrès pou retounen li nan: **MGNV Consulting c/o 5 POINTZ LIC, 18 Bridge St, Suite 4I, Brooklyn, NY 11201**. Nan dèyè anvèp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat 25 me 2021.

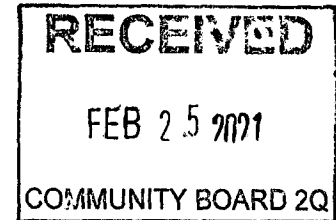
للحصول على ترجمة باللغة العربية لهذا الإعلان ولتقديم الطلب الإلكتروني، أرسل مظروف يحمل اسمك [nyc.gov/housingconnect](http://nyc.gov/housingconnect). تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني للحصول على النسخة المطبوعة بالترجمة الإنجليزية كلمة. **MGNV Consulting c/o 5 POINTZ LIC, 18 Bridge St, Suite 4I, Brooklyn, NY 11201**. على الجهة الخلفية للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC". 2021 يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بختم البريد قبل 25 مايو.

Affordable Housing for Rent - 5 Pointz LIC - 22-44 Jackson Ave  
Mayor Bill de Blasio • HPD Commissioner Louise Carroll





**MGNY Consulting**  
 18 Bridge St. Suite 2D  
 Brooklyn, NY 11201  
 T: 718.522.1111  
 F: 718.522.1112  
 E: info@mgnyc consulting.com  
 www.mgnyc consulting.com



Date: February 24, 2021

Attention: Denise Keehan-Smith, Chairperson  
 Queens Community Board 2  
 43-22 50th Street  
 Woodside, NY 11377

Subject: Affordable Housing Open for Applications

Dear

We wish to inform you that applications are now being accepted for affordable housing at 22-44 Jackson Avenue, Queens, NY 11101.

Unit Size	AMI	Monthly Rent <sup>1</sup>	Units Available	House-hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> Minimum - Maximum <sup>4</sup>
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			6 people	\$ 109,715 - \$ 171,470	
			7 people	\$ 109,715 - \$ 183,300	

Please note that rents and income limits are subject to change and asset limits may apply. In addition, minimum incomes listed may not apply to applicants with Section 8 or other qualifying rental subsidies.

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.  
 18 Bridge Street Suite 2D  
 Brooklyn, NY 11201

Please remember that that online applications must be submitted by the deadline date of 5/25/2021 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

