

**Community Board 2
43-22 50th Street, Suite 2B
Woodside, NY 11377**

Subject: Affordable Housing Units Open for Applications- The Barnett

April 2, 2026

To whom it may concern:

We wish to inform you that applications are now being accepted for affordable housing units at 50-25 Barnett Avenue, Sunnyside, Queens, NY 11104

Please see the attached advertisement. Also, 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 people to apply online at <https://housingconnect.nyc.gov/PublicWeb/> 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:

The Barnett, c/o Phipps Houses, 257 Park Avenue South, 12th Floor, New York, NY 10010

Please remember that online applications must be submitted by the deadline date of **June 8, 2026**, and applications postmarked 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.

The advertisement for this housing will appear in the following publications:

New York Daily News on April 9th, 10th, and 11th

Caribbean Life on April 10th

Queens Courier on April 9th

Able News Online on April 9th

People can find more information on our website <https://www.phippsny.org/the-barnett-housing-lottery/> or by contacting Phipps Houses at 646-388-8190

New York City is committed to the principle of inclusivity in all of its neighborhoods, including supporting New Yorkers to reside in neighborhoods of their choice, regardless of their neighborhood of origin and regardless of the neighborhood into which they want to move.

Sincerely,

Cathy Pennington
General Manager





THE BARNETT

146 NEWLY CONSTRUCTED UNITS AT 50-25 BARNETT AVENUE, SUNNYSIDE, QUEENS

Amenities: Part time Concierge, On-site Resident Manager, Fitness Center, Community Room, Children's Playroom, Package Room, Landscaped Out Courtyard, In Unit Dishwasher and Microwave, Card Operated Laundry Room* (*additional fees apply)

Transit: MTA 7 train, Q32, Q39, Q60

No fee to apply • No broker's fee • Smoke-free building • Pet Friendly • More information: <https://www.phippssny.org/the-barnett-housing-lottery/>

This building is being constructed through the Extremely Low & Low-Income Affordability (ELLA) Program of both the New York City Housing Development Corporation (HDC) and New York City Department of Housing Preservation and Development (HPD) and the Mandatory Inclusionary Housing (MIH) Program of HPD

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.

- A percentage of units is set aside for:
 - Mobility-disabled applicants (5%)
 - Vision/Hearing-disabled applicants (2%)
- Preference for a percentage of units goes to:
 - Residents of **Queens Community Board 2** (20%)
 - Municipal employees/Military veterans (10%)

New York City is committed to the principle of inclusivity in all of its neighborhoods, including supporting New Yorkers to reside in neighborhoods of their choice, regardless of their neighborhood of origin and regardless of the neighborhood into which they want to move.

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	Monthly Rent ¹	Units Available	Asset Limit	Household Size ²	Annual Household Income ³ Minimum – Maximum ⁴	Monthly Rent ¹	Units Available	Asset Limit	Household Size ²	Annual Household Income ³ Minimum – Maximum ⁴	Monthly Rent ¹	Units Available	Asset Limit	Household Size ²	Annual Household Income ³ Minimum – Maximum ⁴
Studio	\$545	2	\$48,600	1 Person	\$22,492 - \$34,020	\$1,031	3	\$81,000	1 Person	\$39,155 - \$56,700	\$1,760	10	\$129,600	1 Person	\$64,149 - \$90,720
				2 People	\$22,492 - \$38,880				2 People	\$39,155 - \$64,800				2 People	\$64,149 - \$103,680
1 Bedroom	\$693	8	\$48,600	1 Person	\$28,080 - \$34,020	\$1,300	17	\$81,000	1 Person	\$48,892 - \$56,700	\$2,211	47	\$129,600	1 Person	\$80,126 - \$90,720
				2 People	\$28,080 - \$38,880				2 People	\$48,892 - \$64,800				2 People	\$80,126 - \$103,680
				3 People	\$28,080 - \$43,740				3 People	\$48,892 - \$72,900				3 People	\$80,126 - \$116,640
2 Bedroom	\$814	6	\$48,600	2 People	\$33,635 - \$38,880	\$1,543	12	\$81,000	2 People	\$58,629 - \$64,800	\$2,636	27	\$129,600	2 People	\$96,103 - \$103,680
				3 People	\$33,635 - \$43,740				3 People	\$58,629 - \$72,900				3 People	\$96,103 - \$116,640
				4 People	\$33,635 - \$48,600				4 People	\$58,629 - \$81,000				4 People	\$96,103 - \$129,600
				5 People	\$33,635 - \$52,500				5 People	\$58,629 - \$87,500				5 People	\$96,103 - \$140,000
3 Bedroom	\$925	2	\$48,600	3 People	\$38,880 - \$43,740	\$1,767	4	\$81,000	3 People	\$67,749 - \$72,900	\$3,031	8	\$129,600	3 People	\$111,086 - \$116,640
				4 People	\$38,880 - \$48,600				4 People	\$67,749 - \$81,000				4 People	\$111,086 - \$129,600
				5 People	\$38,880 - \$52,500				5 People	\$67,749 - \$87,500				5 People	\$111,086 - \$140,000
				6 People	\$38,880 - \$56,400				6 People	\$67,749 - \$94,000				6 People	\$111,086 - \$150,400
				7 People	\$38,880 - \$60,270				\$67,749 - \$100,450				7 People	\$111,086 - \$160,720	

¹ Rent includes heat and hot water. Tenant responsible for electricity with electric stove.

² Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

³ Household earnings includes 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.

How Do You Apply?

Apply online or through mail. To apply online, please go to <https://housingconnect.nyc.gov/PublicWeb/>. To request an application **by mail, send a self-addressed envelope to: The Barnett c/o Phipps Houses, 257 Park Avenue South, 12th Floor, New York, NY, 10010**. Only send one application per development. Do not submit duplicate applications. Do 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 **June 8, 2026**. 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 submit documents to continue process of determining your eligibility. Applicants are usually contacted from 2 to 10 months after the application deadline. You will be asked to submit documents that verify your household size, identity of members of your household, and your household income.

Español
Presente una solicitud en línea en <https://housingconnect.nyc.gov/PublicWeb/>. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **The Barnett c/o Phipps Houses, 257 Park Avenue South, 12th Floor, New York, NY, 10010**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **8 de junio 2026**.

简体中文
访问<https://housingconnect.nyc.gov/PublicWeb/> 在线申请。如要获取本广告及书面申请表的简体中文版，请将您的回信信封寄送至：**The Barnett c/o Phipps Houses, 257 Park Avenue South, 12th Floor, New York, NY, 10010**。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 **2026年6月8日**。

Русский
Чтобы подать заявление через интернет, зайдите на сайт: <https://housingconnect.nyc.gov/PublicWeb/>. Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **The Barnett c/o Phipps Houses, 257 Park Avenue South, 12th Floor, New York, NY, 10010**. На задней стороне конверта напишите слово "RUSSIAN" на английском языке. Заявки должны быть поданы онлайн или отправлены по почте (согласно дате на почтовом штампе) не позднее **8 июня 2026**.

한국어
<https://housingconnect.nyc.gov/PublicWeb/> 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 발송용 봉투를 **The Barnett c/o Phipps Houses, 257 Park Avenue South, 12th Floor, New York, NY, 10010** 으로 보내주세요. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주세요. **2026년 6월 8일** 까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

Kreyòl Ayisyen
Aplike sou entènèt sou sitwèb <https://housingconnect.nyc.gov/PublicWeb/>. Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvlòp ki gen adrès pou retounen li nan: **The Barnett c/o Phipps Houses, 257 Park Avenue South, 12th Floor, New York, NY, 10010**. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **jen 8, 2026**.

العربية
رسالة طلب عبر الإنترنت على <https://housingconnect.nyc.gov/PublicWeb/>. لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع، أرسل مطروفاً بالعنوان إلى: **257 Park Avenue South, The Barnett c/o Phipps Houses**. على ظهر المطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق بريد قبل **8 يونيو 2026**. **10010, NY, New York, 12th Floor**

Polskie
Aby złożyć wnioski online, przejdź na stronę <https://housingconnect.nyc.gov/PublicWeb/>. Aby uzyskać polskie tłumaczenie tego powiadomienia oraz wnioski w wersji wydrukowanej, wyślij kopertę z własnym adresem: **The Barnett c/o Phipps Houses, 257 Park Avenue South, 12th Floor, New York, NY 10010**. Wpisz słowo „POLISH” w j. angielskim na odwrocie koperty. Wnioski muszą posiadać stempel pocztowy lub zostać przesłane online nie później niż **8 czerwca 2026**.

Français
Pour déposer votre demande en ligne, rendez-vous sur le site <https://housingconnect.nyc.gov/PublicWeb/>. Pour recevoir une traduction en français de cet avis ainsi qu'un dossier de demande papier, envoyez une enveloppe libellée à votre nom et votre adresse à l'adresse suivante : **The Barnett c/o Phipps Houses, 257 Park Avenue South, 12th Floor, New York, NY 10010**. Inscrivez le mot « FRENCH » au dos de l'enveloppe. Les demandes doivent être envoyées par la poste ou soumises en ligne au plus tard le **8 juin 2026**, le cachet de la poste faisant foi.

বাংলা
অনলাইনে আবেদন করতে, অনুগ্রহ করে <https://housingconnect.nyc.gov/PublicWeb/> এ যান। এই বিজ্ঞপ্তির বাংলা অনুবাদ এবং আবেদনটি ছাপানোভাবে পেতে এই ঠিকানায় একটি স্বস্বোধ্যিত খাম পাঠান: **The Barnett c/o Phipps Houses, 257 Park Avenue South, 12th Floor, New York, NY 10010**। খামের পিছনে "BENGALI" শব্দটি ইংরেজিতে লিখুন। অ্যাপ্লিকেশনগুলি অবশ্যই ৮ জুন ২০২৬ এর মধ্যে পোস্টমার্ক করতে হবে বা অনলাইনে জমা দিতে হবে।

اردو
آن لائن اپلائی کرنے کے لیے، براہ کرم <https://housingconnect.nyc.gov/PublicWeb/> پر جائیں۔ اس نوٹس کا اردو زبان میں ترجمہ اور پرنٹ شدہ درخواست موصول کرنے کے لیے، اپنے ذاتی پتے کا حامل ایک پوسٹ لفافہ: **The Barnett c/o Phipps Houses, 257 Park Avenue South, 12th Floor, New York, NY 10010** پر بھیجیں۔ لفافے کی پشت پر لفظ "URDU" انگریزی میں تحریر کریں۔ درخواستوں کے لیے پوسٹ مارک کردہ ہونا یا 8 جون 2026 سے زیادہ تاخیر سے آن لائن جمع نہ کرانا لازم ہے۔

