



Queens Community Board 2
 43-22 50th Street, Room 2B
 Queens Community Board 2, NY 11377

Subject: Affordable Housing Open for Applications

Date: April 7, 2020

To Whom this may Concern

We wish to inform you that applications are now being accepted for affordable housing at 42-10 27th Street. Long Island City, NY 11225

Unit Size	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Avail-able		House-hold Size ²	Annual Household Income ³ Minimum – Maximum ⁴
Studio			\$2,241	8	→	1 person
1 bedroom		\$2,362	12	→	2 people	\$76,835-\$111,020
	1 person				\$80,983-\$97,110	
	2 people				\$80,983-\$111,020	
2 bedrooms		\$2,849	8	→	3 people	\$80,983-\$124,930
	2 people				\$97,680-\$111,020	
	3 people				\$97,680-\$124,930	
	4 people				\$97,680-\$138,710	
3 bedrooms		\$3,283	5	→	5 people	\$97,680-\$149,890
	3 people				\$112,560-\$124,930	
	4 people				\$112,560-\$138,710	
	6 people				\$112,560-\$160,940	
					7 people	\$112,560-\$172,120

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 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: One LIC Apartments c/o iAfford NY LLC Brooklyn Navy Yard, Building 77 Fl 13, Suite 1315, 141 Flushing Avenue Brooklyn NY 11205

Please remember that that online applications must be submitted by the deadline date 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.

AM New York 4/9,4/20,4/30
 Caribbean Life: 4/24/2020
 Queens Time ledger:4/24/20250

This development also includes 77 market rate apartments. People can find more information on by contacting Allen Shirian@ 27 Street LLC allen.shirian@lionsgroupnyc.com, 516-589-3883.

Sincerely,
 Eugene Goldstein | iAfford NY LLC





Affordable Housing for Rent

One LIC Apartments

33 NEWLY CONSTRUCTED UNITS AT 42-10 27th Street, Long Island City, NY 11101
Long Island City



Amenities: 24-hour door man, package delivery room, balcony (only applies to some units), rooftop*, public lounge*, coin-operated laundry room*, party room*, parking*, bike storage*, cold delivery room, BBQ deck* (*additional fees apply)

Transit: Trains: 7, N, W, E, M, R, G, F; Buses: Q32, Q60, Q62, Q67, Q101, Q102

No application fee • No broker's fee • Smoke-free building • More information: <https://iaffordny.com/>

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.

- Preference for a percentage of units goes to:
 - Mobility-disabled applicants (5%)
 - Vision/Hearing-disabled applicants (2%)

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Available		Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
Studio		\$2,241	8	→	1 person	\$76,835 - \$97,110
					2 people	\$76,835 - \$111,020
1 bedroom		\$2,362	12	→	1 person	\$80,983 - \$97,110
					2 people	\$80,983 - \$111,020
					3 people	\$80,983 - \$124,930
2 bedrooms		\$2,849	8	→	2 people	\$97,680 - \$111,020
	3 people				\$97,680 - \$124,930	
	4 people				\$97,680 - \$138,710	
3 bedrooms	\$3,283	5	→	5 people	\$97,680 - \$149,890	
				3 people	\$112,560 - \$124,930	
				4 people	\$112,560 - \$138,710	
				6 people	\$112,560 - \$160,940	
				7 people	\$112,560 - \$172,120	

¹ Tenant is responsible for electricity (including electric heat). Rent includes gas for hot water and cooking.

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 nyc.gov/housingconnect. To request an application **by mail, send a self-addressed envelope to: ONE LIC Apartments C/O iAfford NY LLC Building 77 Suite #1315 141 Flushing Ave Brooklyn, NY, 11205.** 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 **June 9, 2020**. 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. Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **ONE LIC Apartments C/O iAfford NY LLC Building 77 Suite #1315 141 Flushing Ave Brooklyn, NY 11205.** En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de 9 de junio 2020.

简体中文

访问 nyc.gov/housingconnect 在线申请。如要获取本广告及书面申请表之简体中文版，请将您的回邮信封寄送至：**42-10-27th Street Apartments C/O iAfford NY LLC Building 77 Suite #1315 141 Flushing Ave Brooklyn, NY, 11205.** 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 2020 年 6 月 9 日。