



*Handwritten signature*

Building 77, 141 Flushing Avenue  
 Suite 13-15 Brooklyn NY 11205  
 www.iaffordny.nyc  
 E: info@iafford.nyc  
 P: 718-412-2600 F: 718-412-2444

Queens Community Board 2  
 Anatole Ashraf  
 Chairman  
 42-22 50<sup>th</sup> Street  
 Flushing, NY 11377



Subject: Affordable Housing Open for Applications

Date: November 25, 2024

Dear Anatole Ashraf,

We wish to inform you that applications are now being accepted for affordable housing at 23-10 42nd Road Long Island City, NY 11101.

Unit Size	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent	Units Available		House-hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> Minimum – Maximum <sup>4</sup>
Studio		\$3,423 <sup>1</sup>	17	→	1 person	\$117,360 - \$ 141,310
					2 people	\$ 117,360 - \$ 161,590
Studio		\$3,434*	8	→	1 person	\$ 117,738 - \$ 141,310
					2 people	\$ 117,738 - \$ 161,590
1 bedroom		\$3,661 <sup>1</sup>	29	→	1 person	\$ 125,520 - \$ 141,310
					2 people	\$ 125,520 - \$ 161,590
	3 people				\$ 125,520 - \$ 181,740	
1 bedroom	\$3,674*	5	→	1 people	\$ 125,966 - \$ 141,310	
				2 people	\$ 125,966 - \$ 161,590	
				3 people	\$ 125,966 - \$ 181,740	
2 bedroom	\$4,376 <sup>1</sup>	13	→	2 people	\$ 150,035 - \$ 161,590	
				3 people	\$ 150,035 - \$ 181,740	
				4 people	\$ 150,035 - \$ 201,890	
				5 people	\$ 150,035 - \$ 218,010	

<sup>1</sup> Tenant is responsible for electricity including electric stove, and heat

\*Tenant is responsible for electricity including electric heat

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:

AURA c/o iAfford NY LLC 141 Flushing Ave Suite #1201A Brooklyn, NY 11206

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



ATTACHMENT E: OUTLINE FOR MANAGEMENT PLAN

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:

- Queens Time-Ledger : November 29, 2024
- DesiTalk : November 26, 2024
- AMNY : December 9, 2024, January 6, 2025, January 16, 2025
- Able News : December 2<sup>nd</sup> 2024

This development also includes 168 market rate apartments. People can find more information, by contacting John Werwaiss @ [jaww@werwaiss.com](mailto:jaww@werwaiss.com), 212.983.0044.

*Eugene Goldstein*  
iAfford NY LLC

Project Name	Address	Units	Construction Start	Construction End	Completion Date
Project 1	1234 Main St	100	2024	2025	2025
Project 2	5678 Main St	150	2024	2025	2025
Project 3	9012 Main St	118	2024	2025	2025





# Affordable Housing for Rent

## AURA

### 72 NEWLY CONSTRUCTED UNITS AT 23-10 42<sup>nd</sup> Road Long Island City, NY 11101 Court Square



**Amenities:** Fitness Center with Gym\*, Yoga Studio\*, Personal Training Studio and Terrace\*, Club Lounge and Terrace\*, Co-Working Lounge and Private Dining Room\*, Roof Sky Lounge and Sky Terrace\*, Ground Floor Courtyard, Dog Washing Station\*, Bike Storage\*, Storage Units\*, Garage\* Shared Laundry Room\*, Washer/Dryer in Unit, Dishwasher in Unit, High-End Kitchen Appliances, High-End Countertops and Finishes, Energy-Efficient Appliances, Air-Conditioning, Wood Floors, Charging Outlets w/USB Ports in Kitchen, Common Area Wi Fi, High Speed Internet (available from Verizon/Spectrum/Astound), Cable or TV (available from Verizon/Spectrum/Astound), Online Options Payment and Maintenance Request, Security Cameras, 24/7 Concierge, On-Site Resident Manager, Virtual Package Room, Intercommunication Device, Elevators (3 high speed), Accessible Entrance, Smoke-Free (\*fees apply).

Transit: G, E, M, F, N, W, R, 7

No fee to apply • No broker's fee • Smoke-free building • More information: <https://www.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.

*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	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent	Units Available		House-hold Size <sup>2</sup>	Annual Household Income <sup>3</sup> Minimum – Maximum <sup>4</sup>
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<sup>1</sup> Tenant is responsible for electricity including electric stove, and heat

\*Tenant is responsible for electricity including electric heat

<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 <https://www.iaffordny.com/>. To request an application **by mail, send a self-addressed envelope to:** AURA C/O Iafford NY 141 Flushing Avenue Brooklyn NY 11205 Suite 1201A. Only send one application per development. Do not submit duplicate applications. Do not apply online and 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 January 24, 2025, 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 the 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

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1201A. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat January 24, 2025.

العربية إرسال طلب عبر الإنترنت على [nyc.gov/housingconnect](http://nyc.gov/housingconnect). لتلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع، أرسل مطروفاً بالعنوان إلى: AURA C/O Iafford NY 141 Flushing Avenue Brooklyn NY 11205 Suite 1201A. على ظهر المطروف، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق ختم بريدي قبل January 24, 2025.

Polskie Aby złożyć wniosek online, przejdź na stronę [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Aby uzyskać polskie tłumaczenie tego powiadomienia oraz wniosek w wersji wydrukowanej, wyślij kopertę z własnym adresem: AURA C/O Iafford NY 141 Flushing Avenue Brooklyn NY 11205 Suite 1201A]. Wpisz słowo „POLISH” w j. angielskim na odwrocie koperty. Wnioski muszą posiadać stempel pocztowy lub zostać przesłane online nie później niż January 24, 2025.

Français Pour déposer votre demande en ligne, rendez-vous sur le site [nyc.gov/housingconnect](http://nyc.gov/housingconnect). 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 : AURA C/O Iafford NY 141 Flushing Avenue Brooklyn NY 11205 Suite 1201A. 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 January 24, 2025, le cachet de la poste faisant foi.

বাংলা অনলাইনে আবেদন করতে, অনুগ্রহ করে [nyc.gov/housingconnect](http://nyc.gov/housingconnect) এ যান। এই বিজ্ঞপ্তির বাংলা অনুবাদ এবং আবেদনটি ছাপানোভাবে পেতে এই ঠিকানায় একটি স্ব.সম্বোধিত খাম পাঠান: AURA C/O Iafford NY 141 Flushing Avenue Brooklyn NY 11205 Suite 1201A। খামের পিছনে "BENGALI" শব্দটি ইংরেজিতে লিখুন। অ্যাপ্লিকেশনগুলি অবশ্যই January 24, 2025 এর মধ্যে পোস্টমার্ক করতে হবে বা অনলাইনে জমা দিতে হবে।

اردو آن لائن اپلائی کرنے کے لیے، براہ کرم [nyc.gov/housingconnect](http://nyc.gov/housingconnect) پر جائیں۔ اس نوٹس کا اردو زبان میں ترجمہ اور پرنٹ شدہ درخواست موصول کرنے کے لیے، اپنے ذاتی پتے کا حامل ایک لفافہ: [AURA C/O Iafford NY 141 Flushing Avenue Brooklyn NY 11205 Suite 1201A] پر بھیجیں۔ لفافے کی پشت پر لفظ "URDU" انگریزی میں تحریر کریں۔ درخواستوں کے لیے پوسٹ مارک کردہ ہونا یا January 24, 2025 سے زیادہ تاخیر سے آن لائن جمع نہ کرایا جانا لازم ہے۔

• Mayor Eric Adams • HPD Commissioner Adolfo Carrión Jr. •

