

Immediate Vacancy & Replenish Waiting List

ONE FLUSHING 60% AMI

133-45 41ST AVENUE, FLUSHING, QUEENS, 11355

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.



Amenities: 24-hour attended lobby, on-site resident manager, bicycle storage*, resident lounge, roof top garden, fitness center* and laundry facility*. *Additional fees apply.

Transit: 7 Train; LIRR; Buses N20, N20G, Q20A, Q20B, Q44, Q25, Q34, Q65, Q12, Q13, Q16, Q28, Q17, Q27, Q58, Q48, Q19, Q50, Q15, Q15A, Q26

No application fee • No broker’s fee • Smoke-Free Building

Applications are now being accepted to fill current vacancies and to replenish the waiting list. Individuals or households that include at least one person who has a qualifying hearing/vision and/or mobility disability and 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 such as asset limits.

AVAILABLE UNIT AND INCOME REQUIREMENTS

Unit Size	AMI	Monthly Rent ¹	Household Size ²	Asset Limit	Annual Household Income ³	Disability Designation
					<i>Minimum – Maximum⁴</i>	
Studio	60% AMI	\$1,259	1 person	\$101,760	\$46,458 - \$71,280	Hearing/Vision Adapted
			2 people		\$46,458 - \$81,420	
1 bedroom		\$1,114	1 person		\$41,898 - \$71,280	Mobility Adapted
			2 people		\$41,898 - \$81,420	
			3 people		\$41,898 - \$91,620	

The units are designated for applicants whose household includes at least one individual who has a qualifying hearing/vision and/or mobility disability.

¹ Rent includes gas for cooking and heating; tenants will be responsible for their own electricity.
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.

How Do You Apply?

To apply online: <https://oflihtc1-rentcafewebsite.securecafe.com/onlineleasing/one-flushing-lihtc-llc-1/guestlogin.aspx>

To request an application by mail, send a self-addressed envelope with postage to: **One Flushing 60% AMI c/o Stanton Norfolk Inc P.O. Box 991 New York, NY 10002.**

When is the Deadline?

Applications must be postmarked or submitted online no later than **November 30th, 2026.** Late applications will not be considered.

What Happens After You Submit an Application?

Applications are logged in the order in which they are received. As units become available, applicants who appear to qualify will be contacted to submit documents that verify their household size, identity of members of the household and household income.

