



Affordable Housing for Rent

FABRIC ASTORIA 45TH STREET APARTMENTS

20 NEWLY CONSTRUCTED UNITS AT 22 – 51 45TH STREET QUEENS, NY 11105 ASTORIA



Amenities: Virtual 24-hours concierge & intercom, Wi-Fi public areas, security cameras, coworking space, elevators, smoke free apartments and public areas, on-site superintendent, bulk laundry room, in unit washer-dryer rental portal APP, pet spa, high-end kitchen appliances, residential terrace, rooftop outdoor seating, outdoor courtyard with grill, bike rack room, fitness center, sauna, children’s playroom, lounge, (no additional fees).

Transit: TRAINS W & N - BUS Q101 & Q69

No fee to apply • No broker’s fee • Smoke-free building • More information: FabricAstoriarentals@hanac.org

This building is being constructed through the Inclusionary Housing Program and 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.

- 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 1** (50%)
 - Municipal employees (5%)

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	80% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
Studio		\$1,718	1	→ 1 person	\$ 63,395 - \$ 79,120		\$3,088	1	→ 1 person	\$105,875 - \$ 128,570
				2 people	\$ 63,395 - \$ 90,400				2 people	\$105,875 - \$ 146,900
1 bedroom		\$1,829	6	→ 1 person	\$ 67,852 - \$ 79,120				→ 1 person	\$105,875 - \$ 128,570
				2 people	\$ 67,852 - \$ 90,400				2 people	\$105,875 - \$ 146,900
				3 people	\$ 67,852 - \$ 101,680					
2 bedroom		\$2,168	10	→ 2 people	\$ 81,223 - \$ 90,400				→ 2 people	\$105,875 - \$ 128,570
				3 people	\$ 81,223 - \$ 101,680					
				4 people	\$ 81,223 - \$ 112,960					
3 bedroom		\$2,481	2	→ 5 people	\$ 93,738 - \$ 101,680				→ 5 people	\$105,875 - \$ 128,570
				4 people	\$ 93,738 - \$ 112,960					
				6 people	\$ 93,738 - \$ 131,040					
				7 people	\$ 93,738 - \$ 140,080					

¹ Rent includes gas for hot water. Tenant is responsible for electricity including electric stove and heat.
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: Attn: FABRIC ASTORIA 45th Street c/o HANAC, 27-40 Hoyt Avenue South, Astoria, NY, 11102.** 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 10, 2024]. 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 household, and your household income.