

Immediate Vacancies & Replenish Waiting List

ALVISTA TOWERS

147-36 94TH AVENUE, JAMAICA, QUEENS, NY 11435

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: DOG WASHING STATION, BIKE STORAGE, LAUNDRY ROOM, HIGH SPEED INTERNET, GYMNASIUM, YOGA/DANCE STUDIO, MEDIA ROOM, MUSIC ROOM, PARTY ROOM, RECREATION ROOM, CHILDREN’S PLAYROOM, OUTDOOR TERRACE, ROOFTOP TERRACE, STORAGE*, SECURITY CAMERAS, DOORMAN, ELEVATOR, ACCESSIBLE ENTRANCE, GARAGE* SPACE

Transit: F, E, J, Z

No application fee • No broker’s fee • Pet Friendly building

Applications are now being accepted for immediate vacancies and to replenish the waiting list. 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 such as asset limits.

UNIT(S) FOR WAITING LIST

Unit Size(s)	Monthly Rent Range ¹	Asset Limit	House-hold Size(s) ²	Annual Household Income ³ Minimum – Maximum ⁴	Disability Designation
50% AREA MEDIAN INCOME (AMI)					
Studio – 2 Bedroom	\$1,306 - \$1,652	\$ 84,800	1 - 5 People	\$48,583 - \$91,600	N/A

UNIT(S) AVAILABLE FOR IMMEDIATE LEASING

Unit Size	120% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Asset Limit	Household Size ²	Annual Household Income ³ Minimum – Maximum ⁴	165% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Asset Limit	Household Size ²	Annual Household Income ³ Minimum – Maximum ⁴
Studio		\$2,859	\$203,520	1 Person	\$101,829 - \$142,560		\$3,574	\$279,840	1 Person	\$126,343 - \$196,020
1 Bedroom				2 People	\$101,829 - \$162,840				2 People	\$126,343 - \$223,905
		\$2,910		1 Person	\$104,092 - \$142,560		\$3,821		1 Person	\$135,326 – \$196,020
				2 People	\$104,092 - \$162,840				2 People	\$135,326 – \$223,905
3 People				\$104,092 – \$183,240	3 People				\$135,326 – \$251,955	
2 Bedroom		\$3,475		2 Person	\$124,869 - \$162,840		\$4,568		2 People	\$162,343 - \$223,905
				3 People	\$124,869 – \$183,240				3 People	\$162,343 - \$251,955
				4 People	\$124,869 - \$203,520				4 People	\$162,343 - \$279,840
				5 People	\$124,869 – \$219,840				5 People	\$162,343 – \$302,280

¹ Tenant pays 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?

Applications may be requested in person or by mailing a self-addressed envelope to:

**Grenadier Realty Management
c/o Alvista Towers
168 39th Street Suite 306
Brooklyn, NY 11232**

Applications may also be requested by emailing AlvistaAffordableUnits@GRCrealty.com or by calling (718)240-4176.

What Happens After You Submit an application?

Applications are logged in the order in which they are received. 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.

Mayor Zohran Mamdani • HPD Commissioner Dina Levy • HDC President Enderlin

