

# Middle Income Housing for Rent

## MODA UPGRADED LIVING

**153-30 89<sup>TH</sup> AVENUE, JAMAICA, QUEENS**



**Amenities:** roof deck, children's room, resident lounge, laundry room, fitness center, terrace, 24-hour concierge, and bike storage.

**Transit:** *Trains:* E/F/J and LIRR; *Buses:* Q25, Q34, Q65, Q83, Q110, Q112

**No application fee • No broker's fee • Pet Friendly building**

Applications are now being accepted to fill vacancies and replenish the waiting list. This building was constructed through the Mixed Income Program of the New York City Housing Development Corporation. 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.

### AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	175% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum<sup>4</sup></i>
Studio		\$2,000 - \$2,100	→	1 person 2 people	\$71,143 - \$146,300 \$71,143 - \$167,125
1 bedroom		\$2,200 - \$2,700	→	1 person 2 people 3 people	\$78,309 - \$146,300 \$78,309 - \$167,125 \$78,309 - \$187,950
2 bedroom		\$2,500 - \$2,789	→	2 people 3 people 4 people 5 people	\$89,486 - \$167,125 \$89,486 - \$187,950 \$89,486 - \$208,775 \$89,486 - \$225,575

<sup>1</sup> Rent includes gas for cooking.

<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?

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

**Moda Upgraded Living**  
**153-30 89<sup>th</sup> Avenue, 2<sup>nd</sup> Floor**  
**Jamaica, NY 11432**

Applications may also be requested by emailing [info@modaupgradedliving.com](mailto:info@modaupgradedliving.com) or by calling **718-353-6632**.



Mayor Eric Adams • HPD Commissioner Adolfo Carrión Jr. • HDC President Eric Enderlin

