

Immediate Vacancies & Replenish Waiting List

90 SANDS APARTMENTS

90 SANDS STREET, DUMBO, BROOKLYN, 11201

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, Laundry Room, Fitness Center, Computer Room, Multipurpose Room.

Transit: Subway - A/C/B/D/F/M/Q/2/5.

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

30%AREA MEDIAN INCOME (AMI)					
Unit Size(s)	Monthly Rent	Asset Limit	House-hold Size(s) ²	Annual Household Income ³ Minimum – Maximum ⁴	Disability Designation
Studio	\$537	\$50,880	1 Person	\$18,412 - \$35,640	N/A
			2 People	\$18,412 - \$40,710	

40% AREA MEDIAN INCOME (AMI)					
Studio	\$736	\$67,840	1 Person	\$25,235 - \$47,520	N/A
			2 People	\$25,235 - \$54,280	

UNIT(S) AVAILABLE FOR IMMEDIATE LEASING

60% AREA MEDIAN INCOME (AMI)					
Unit Size(s)	Monthly Rent ¹	Asset Limit	Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>	Disability Designation
Studio	\$1,134	\$101,760	1 Person	\$38,880 - \$71,280	N/A
			2 People	\$38,880 - \$81,420	
1 Bedroom	\$1,215	\$101,760	1 Person	\$41,658 - \$71,280	N/A
			2 People	\$41,658 - \$81,420	
			3 People	\$41,658 - \$91,620	

100% AREA MEDIAN INCOME (AMI)					
Studio	\$1,592	\$169,600	1 Person	\$54,583 - \$118,800	N/A
			2 People	\$54,583 - \$135,700	
1 Bedroom	\$1,706	\$169,600	1 Person	\$58,492 - \$118,800	N/A
			2 People	\$58,492 - \$135,700	
			3 People	\$58,492 - \$152,700	

120% AREA MEDIAN INCOME (AMI)					
Studio	\$1,990	\$203,520	1 Person	\$68,229 - \$142,560	N/A
			2 People	\$68,229 - \$162,840	
1 Bedroom	\$2,132	\$203,520	1 Person	\$73,098 - \$142,560	N/A
			2 People	\$73,098 - \$162,840	
			3 People	\$73,098 - \$183,240	

¹ Owner responsible for electricity and gas, heat included in rent.

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:

90 Sands Apartments c/o Breaking Ground
520 8th Avenue, Suite 2100
New York, NY 10018

Applications may also be requested by emailing intake@breakingground.org or by calling 646-870-8340 or 646-870-8350.

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 Eric Enderlin

