Immediate Vacancies & Replenish Waiting List

5203 CENTER BLVD APARTMENTS

5203 CENTER BLVD, LONG ISLAND CITY, HUNTER'S POINT SOUTH

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 Hour Doorman, On-site Resident Manager, Package Room Attendant, Elevator, Bicycle Storage, Laundry Room, Resident Lounge & Club Room*, Landscaped Roof Deck*, Fitness Center*, Yoga Studio*, ATM in building* (*additional fees may apply).

Transit: MTA subway lines 7 and G / Bus Lines Q69, Q103, Long Island Railroad / NY Waterway

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.

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	AMI %	Monthly Rent[1]	Asset Limit	Set Aside		Household Size[2]	Annual Household Income[3] *Minimum – Maximum*[4]
Studio	**50% AMI**	$764.57	**$84,800**			1 person 2 people	$29,509 - $59,400 $29,509 - $67,850
Studio	**130% AMI**	$2,489.18	**$220,480**			1 person 2 people	$88,635 - $154,440 $88,635 - $176,410
1 Bedroom		$3,223.51				1 person 2 people 3 people	$114,224 - $154,440 $114,224 - $176,410 $114,224 - $198,510
2 Bedroom		$3,643.99				2 people 3 people 4 people 5 people	$129,806 - $176,410 $129,806 - $198,510 $129,806 - $220,480 $129,806 - $238,160
1 Bedroom	**165% AMI**	$3,286 - $3,477.65	**$279,840**		→	1 person 2 people 3 people	$116,366 - $196,020 $116,366 - $223,905 $116,366 - $251,955
1 Bedroom		$3,477.65		**MI**	→	1 person 2 people 3 people	$122,937 - $196,020 $122,937 - $223,905 $122,937 - $251,955
2 Bedroom		$4,052.02 - $4,163.45			→	2 people 3 people 4 people 5 people	$143,795 - $223,905 $143,795 - $251,955 $143,795 - $279,840 $143,795 - $302,280

[1] Rent includes gas for cooking. Tenants responsible for electricity. The actual rent may vary based on lease terms. On June 30, 2025, the NYC Rent Guidelines Board adopted guidelines that apply to leases commencing between October 1, 2025, and September 30, 2026. For a one-year lease commencing on or after October 1, 2025, and on or before September 30, 2026: 3%. For a two-year lease commencing on or after October 1, 2025, and on or before September 30, 2026: 4.5%.

[2] Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

[3] Household earnings include 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?

Paper applications may be requested by mailing a **self-addressed envelope** to:

PO Box 1543, New York, NY 10159

Applications may also be requested by emailing affordablehousingappt@tfcornerstone.com or by calling **212-901-8022**

For more information, visit https://tfc.com/about/affordable-re-rentals

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

EQUAL HOUSING OPPORTUNITY

NYC HDC