

Immediate Vacancies

BEACH GREEN DUNES III

331 BEACH 35TH STREET, FAR ROCKAWAY,

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: On-site Superintendent, On-site Fitness Center, On-site Laundry Room (Card operated), On-site Community Space, Bicycle Parking, Elevator, Direct access to public transit via elevated plaza, Outdoor Parking**(additional fees).

Transit: Train - A; Bus – QM17, Q22

No application fee • No broker's fee • Smoke-free building

Applications are now being accepted for immediate vacancies. 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) AVAILABLE FOR IMMEDIATE LEASING

Unit Size	80% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Asset Limit	Household Size ²	Annual Household Income ³ Minimum – Maximum ⁴	Disability Designation
Studio		\$2,265	\$135,680	1 Person	\$81,463 - \$95,040	N/A
				2 People	\$81,463 - \$108,560	

¹ Rent includes in-unit access to broadband internet. Tenants pay electric 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:

BGD III Owners LLC Attention: Pearl Charles
1735 Park Avenue, Suite 300
New York, NY 10035

Applications may also be requested by emailing apply@ccmanagers.com or by calling **212-348-3248, Ext. 152**

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

