Immediate Vacancies & Replenish Waiting List

SELFHELP KVII SENIOR

137-39 45TH AVENUE, FLUSHING, QUEENS, 11355

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: Spacious first-floor community room, fifth-floor community room with exercise equipment and access to an adjacent rooftop garden, second-floor computer and Skype rooms near the rear garden, and on-site laundry facilities.

Transit: Convenient access to the 7-subway line and Long Island Railroad (LIRR) at Flushing–Main Street, with nearby Q17, Q20, Q25, Q27, Q44-SBS, Q58, and Q65 bus service.

No application fee • No broker's fee • Pet free building

Applications are now being accepted for immediate vacancies and to replenish the waiting list. Individuals or households that **include at least one person who is 62 years of age or older at the time of application** and 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.

AVAILABE UNIT(S)

Unit Size	40% AREA MEDIAN INCOME (AMI)	Monthly Rent[1]	Asset Limit	Household Size[2]	Annual Household Income[3] Minimum – Maximum[4]	Disability Designation
Studio		$1,077	$ 67,840	1 Person	$40,732 -$47,520	N/A
				2 People	$40,732 - $54,280	
1 Bedroom		$1,146	$ 67, 840	1 Person	$43,612 - $47,520	N/A
				2 People	$43,612 - $54,280	
				3 People	$43,612 - $61,080	

Unit Size	60% AREA MEDIAN INCOME (AMI)	Monthly Rent[1]	Asset Limit	Household Size[2]	Annual Household Income[3] Minimum – Maximum[4]	Disability Designation
Studio		$1,671	$ 101,760	1 Person	$61,098 -$71,280	N/A
				2 People	$61,098 - $81,420	
1 Bedroom		$1,782	$ 101, 760	1 Person	$65,418 - $71,280	N/A
				2 People	$65,418 - $81,420	
				3 People	$65,418 - $91,620	

[1] Rent includes water and gas for heating., tenant is responsible for electric & 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:

Management Office FirstService Residential, ATTN: Leasing
140-16 45th Avenue, C-Level, Flushing, NY 11355

Applications may also be requested by emailing Selfhelp.ny@fsresidential.com or by calling **212.634.8911**

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