Immediate Vacancy and Replenish Waiting List

Persons with Mobility, Visual or Hearing impairments

Tree of Life 89-46 164th Street, Jamaica, New York 11432


Artist Rendering

Amenities: Fitness area and Community Room; Roof garden for passive recreation; Laundry facilities on every residential floor; Increased insulation, improved air-sealing, separate energy recovery ventilation systems in each apartment provide comfortable interior experience; Central Air Conditioning/Heating; Energy Star Appliances and energy efficient windows; Bike storage and on-site parking; Smoke-free building

Transit: Sited in the heart of downtown Jamaica serviced by E, J and Z subway at Parsons and Archer, and F subway at Hillside Ave stations at Parsons and 169th Street; Q6, Q8, Q9 and Q41 bus stop at Jamaica Avenue and 164th Street, 15-minute walk to LIRR Jamaica Station at Sutphin Blvd. and Archer

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

Applications now being accepted to fill one (1) vacancy **for persons with Mobility Impairment** and various unit types to replenish the waiting list. Individuals or households who meet the income and household size requirements listed in the table below may apply if they document that a household member has one of these conditions. Qualified applicants will be required to meet additional selection criteria such as asset limits.

1 UNIT AVAILABLE FOR IMMEDIATE LEASING

Unit Size	60% AREA MEDIAN INCOME (AMI)	Monthly Rent[1]	Asset Limit	Household Size[2]	Annual Household Income[3] Minimum – Maximum[4]	Disability Designation
1 Bedroom	60% AREA MEDIAN INCOME (AMI)	$1,667.63	$101,760	1 Person	$57,176 - $71,280	MI
				2 People	$57,176 - $81,420	
				3 People	$57,176 - $91,620	

UNITS FOR WAITING LIST

Unit Size(s)	Monthly Rent Range[1]	Asset Limit	Household Size(s)[2]	Annual Household Income[3] Minimum – Maximum[4]	Disability Designation
50% AREA MEDIAN INCOME (AMI)					
Studio, 1BR, 2BR, 3BR	$1,374 - $1,996	$84,800	1 - 7 People	$50,915 - $105,200	MI
60% AREA MEDIAN INCOME (AMI)					
Studio, 1BR, 2BR, 3BR	$1,671- $2,437	$101,760	1 - 7 People	$61,098 - $126,240	MI, VHI
90% AREA MEDIAN INCOME (AMI)					
Studio, 1BR, 2BR, 3BR	$2,265 - $3,319	$152,640	1 - 7 People	$81,463 - $189,360	VHI
120% AREA MEDIAN INCOME (AMI)					
Studio, 1BR, 2BR, 3BR	$2,562 - $3,760	$203,520	1 - 7 People	$91,646 - $252,480	N/A

[1] Rent includes utilities for heat and hot water; tenant responsible for electricity including for stove and air-conditioning.
[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: **NHE Management Assoc., LLC, 90-11 160th Street, Suite 100, Jamaica, NY 11432;** or by **emailing rentals@bluestoneorg.com** or **calling 347-572-6326.**

What Happens After You Submit an Application?

Applications are logged in the order in which they are received. As units become available, applicants on the waiting list who appear to qualify will be contacted to submit documents that verify their household size, identity of members of the household and household income.