

**Mixed Used Affordable Multifamily and Commercial Rental Building for Sale****Prime Location in Astoria**

Presenting a distinguished opportunity at 21-11 31st Avenue strategically positioned in one of Queens' most dynamic and culturally rich neighborhoods. The property benefits from unparalleled accessibility, situated near major transportation hubs including the N and W subway lines, the Astoria Ferry, and several bus routes. In close proximity to renowned cultural landmarks such as the Museum of the Moving Image, Socrates Sculpture Park, and the Noguchi Museum. Additionally, nearby educational institutions contribute to the area's robust foot traffic.

The property consists of 43 residential 1 bedroom rental units and 2 ground floor free market retail spaces. All residential units are participating in the HPD Inclusionary Affordable Housing Program. Currently the residential units are listed for lease on the New York City housing connect website with over 25,000 applicants who have joined the lottery process. The affordable residential units are expected to be fully leased by 1Q2025.

The owner is willing to sell either the whole building or to split the residential and commercial.

## Projected Rent Roll

Unit	Bed	Rent	Unit	Bed	Rent	Unit	Bed	Rent
						9C	1	\$1,974
8A	1	\$2,600	8B	1	\$1,974	8C	1	\$1,974
7A	1	\$2,600	7B	1	\$1,974	7C	1	\$1,974
6A	1	\$2,600	6B	1	\$1,974	6C	1	\$1,974
5A	1	\$2,600	5B	1	\$1,974	5C	1	\$1,974
4A	1	\$2,600	4B	1	\$1,974	4C	1	\$1,974
3A	1	\$2,600	3B	1	\$1,974	3C	1	\$1,974
2A	1	\$2,600	2B	1	\$1,974	2C	1	\$1,974

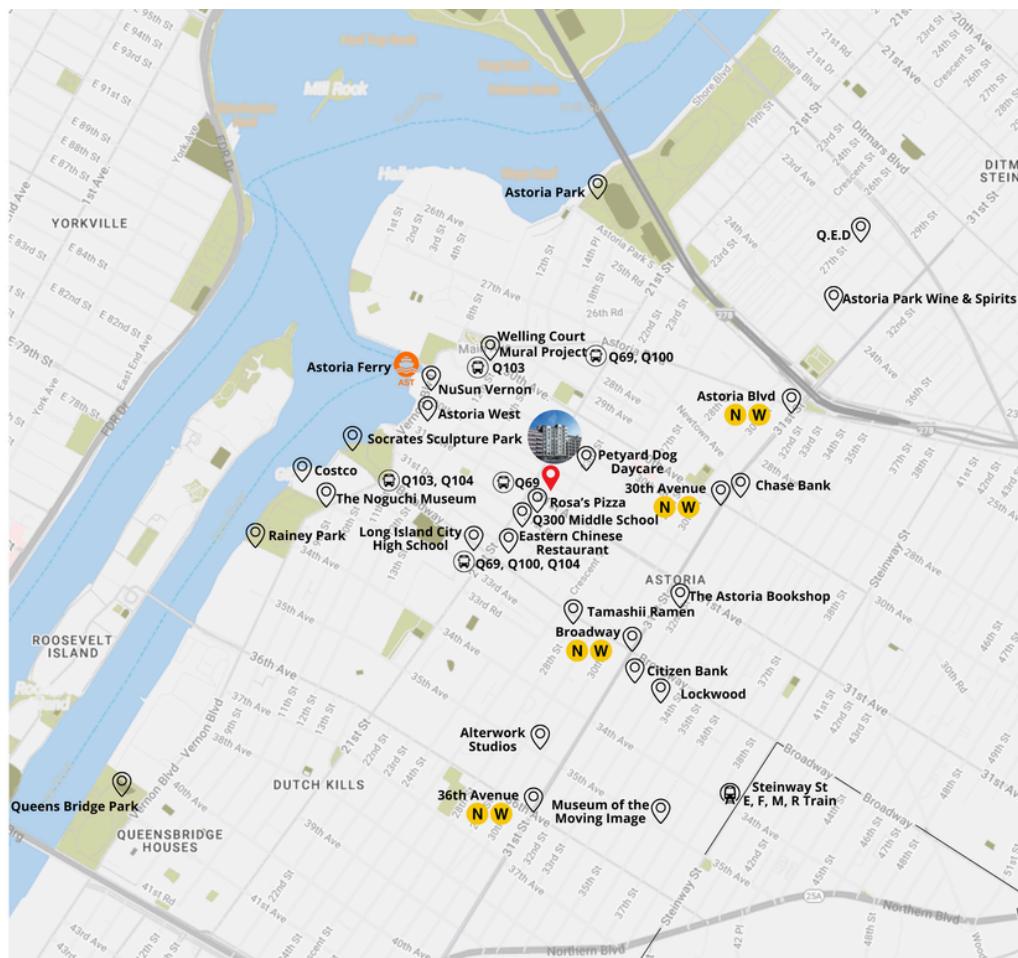
Unit	Bed	Rent	Unit	Bed	Rent	Unit	Bed	Rent
8D	1	\$1,974	8E	1	\$1,974	8F	1	\$1,974
7D	1	\$1,974	7E	1	\$1,974	7F	1	\$1,974
6D	1	\$1,974	6E	1	\$1,974	6F	1	\$1,974
5D	1	\$1,974	5E	1	\$1,974	5F	1	\$1,974
4D	1	\$1,974	4E	1	\$1,974	4F	1	\$1,974
3D	1	\$1,974	3E	1	\$1,974	3F	1	\$1,974
2D	1	\$1,974	2E	1	\$1,974	2F	1	\$1,974

### Projected Annual Residential Rent Roll: \$1,071,168

\*Initial rent has been set by HPD

Unit	Rentable SF	Projected Annual Rent/SF	Projected Annual Income
C1	4,869	\$50	\$243,450
C2	792	\$50	\$39,600

### Projected Annual Commercial Rent Roll: \$283,050



#### TRANSPORTATION

N, W Train  
 Astoria Ferry  
 Q69, Q100, Q103, Q104 Bus  
 E, F, M, R Train

#### ARTS AND CULTURE

Museum of the Moving Image  
 The Noguchi Museum  
 Q.E.D.  
 Socrates Sculpture Park  
 Welling Court Mural Project  
 Alterwork Studio

#### SHOPPING

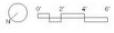
Costco  
 Lockwood  
 The Astoria Bookshop  
 Astoria Park Wine & Spirits

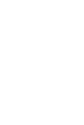
#### NEIBORHOOD

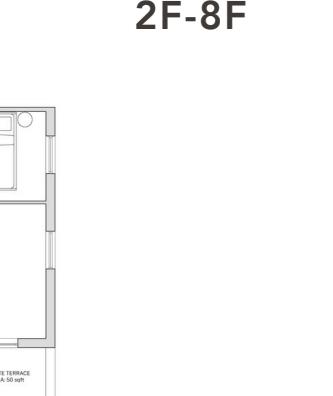
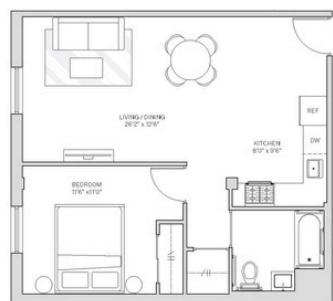
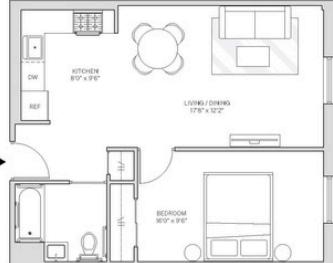
Astoria Park  
 Rainey Park  
 Queens Bridge Park  
 Long Island City High School  
 Q300 Middle School  
 NuSun Vernon  
 Astoria West


**2A-8A**

**2B-8B**

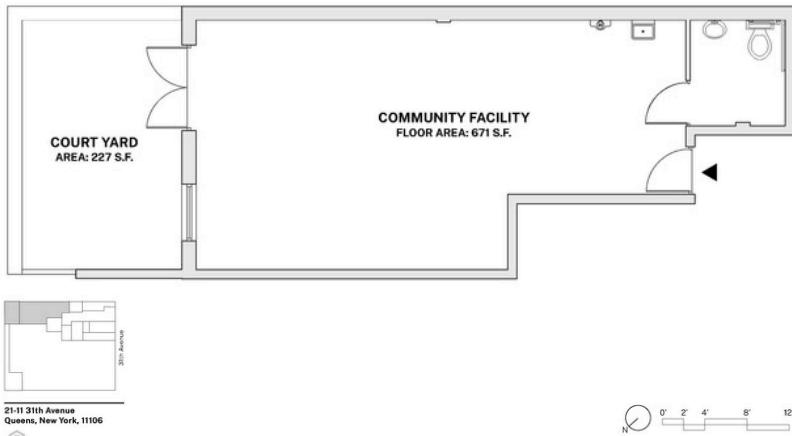
**2C-8C**

**2D-8D**

**2E-8E**

**2F-8F**

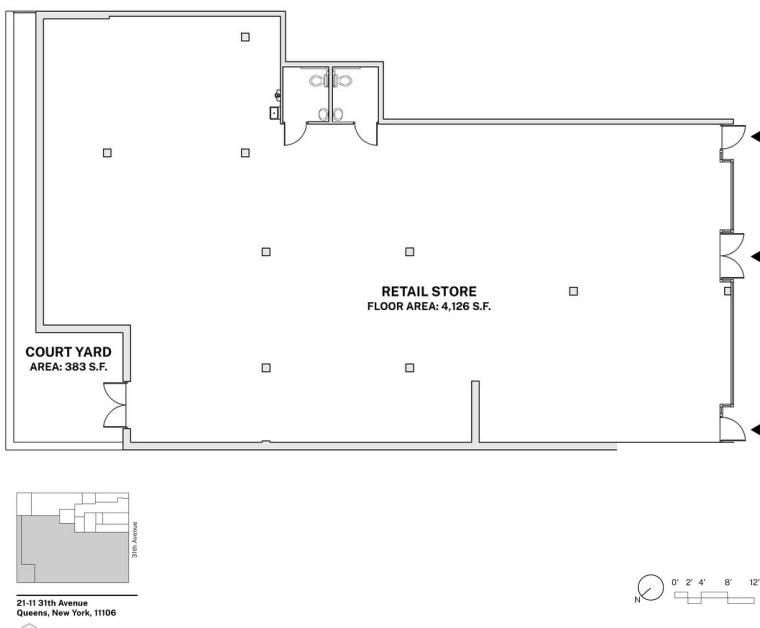
**9C**


**COMMUNITY FACILITY**

Gross Floor Area: 671 sqft  
Gross Floor Area + Common Area: 792 sqft  
Court Yard Area: 227 sqft

**21-11 31th Avenue**

**RETAIL STORE**

Gross Floor Area: 4,126 sqft  
Gross Floor Area + Common Area: 4,869 sqft  
Court Yard Area: 383 sqft

**21-11 31th Avenue**

**VICKI ZHI SAALI TEAM**
**CONTACT US**

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# Affordable Housing for Rent

## 21-11 31ST AVENUE APARTMENTS

### 43 NEWLY CONSTRUCTED UNITS AT 21-11 31ST AVENUE QUEENS, NY 11106 ASTORIA

**Amenities:** Air Conditioning, Dishwashers in some units, Energy Efficient Appliances, Accessible Entrance, Elevator, Security Cameras, Shared Laundry Room\*, Close to Schools, Bus Stop Public Transportation Access. (additional fees apply).

**Transit:** N / W / F / 7

**No fee to apply • No broker's fee • Smoke-free building • More information:** <https://bit.ly/4b4DrBO>

This building is being constructed through the Inclusionary Program and is anticipated to receive a Tax Exemption through the 421a Tax Incentive program of the New York City Department of Housing Preservation and Development.

#### Who Should Apply?

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. Applicants who live in New York City receive a general preference for apartments.

- A percentage of units is set aside for:
  - Mobility-disabled applicants (5%)
  - Vision/Hearing-disabled applicants (2%)
- Preference for a percentage of units goes to:
  - Residents of Queens Community Board 1 (20%)
  - Municipal employees (5%)

*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.*

## AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	130% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> Minimum – Maximum <sup>4</sup>	80% AREA MEDIAN INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> Minimum – Maximum <sup>4</sup>
1 bedroom	\$2600	7	→	1 person	\$89,143 - \$141,310	\$1974	36	→	1 person	\$72,686 - \$86,960
				2 people	\$89,143 - \$161,590				2 people	\$72,686 - \$99,440
				3 people	\$89,143 - \$181,740				3 people	\$72,686 - \$111,840

<sup>1</sup> Tenant responsible for electricity which includes electric stove and heat.

<sup>2</sup> Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

<sup>3</sup> Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.

<sup>4</sup> Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

#### How Do You Apply?

Apply online or through mail. To apply online, please go to <https://housingconnect.nyc.gov/PublicWeb/>. To request an application **by mail, send a self-addressed envelope to:** 21-11 31ST AVENUE APARTMENTS C/O Reside Affordable, 349 Keap Street, Brooklyn, NY, 11211. Only send one application per development. Do not submit duplicate applications. Do not apply online and also send in a paper application. Applicants who submit more than one application may be disqualified.

#### When is the Deadline?

Applications must be postmarked or submitted online no later than **[DEADLINE DATE PROVIDED BY AGENCY]**. Late applications will not be considered.

#### What Happens After You Submit an Application?

After the deadline, applications are selected for review through a lottery process. If yours is selected and you appear to qualify, you will be invited to submit documents to continue the process of determining your eligibility. Applicants are usually contacted from 2 to 10 months after the application deadline. You will be asked to submit documents that verify your household size, identity of members of your household, and your household income.

**Español** Presente una solicitud en línea en [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: 21-11 31ST AVENUE APARTMENTS C/O Reside Affordable, 349 Keap Street, Brooklyn, NY, 11211. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **[DEADLINE DATE PROVIDED BY AGENCY]**.

**简体中文** 访问 [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 在线申请。如要获取本广告及书面申请表的简体中文版，请将您的回邮信封寄送至：21-11 31ST AVENUE APARTMENTS C/O Reside Affordable, 349 Keap Street, Brooklyn, NY, 11211。信封背面请用英语注明“CHINESE”。必须在以下日期之前在线提交申请或邮寄书面申请 **[DEADLINE DATE PROVIDED BY AGENCY]**

**Русский** Чтобы подать заявление через интернет, зайдите на сайт: [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу 21-11 31ST AVENUE APARTMENTS C/O Reside Affordable, 349 Keap Street, Brooklyn, NY, 11211. На задней стороне конверта напишите слово "RUSSIAN" на английском языке. Заявки должны быть поданы онлайн или отправлены по почте (согласно дате на почтовом штемпеле) не позднее **[DEADLINE DATE PROVIDED BY AGENCY]**.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect)에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 21-11 31ST AVENUE APARTMENTS C/O Reside Affordable, 349 Keap Street, Brooklyn, NY, 11211으로 보내주십시오. 봉투 뒷면에 “KOREAN”이라고 영어로 적어주십시오. **[DEADLINE DATE PROVIDED BY AGENCY]**까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyòl Ayisyen** Aplike sou entènèt sou sitwèb [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen ak aplikasyon an sou papye, voye anvlòp ki gen adres pou retounen li nan: 21-11 31ST AVENUE APARTMENTS C/O Reside Affordable, 349 Keap Street, Brooklyn, NY, 11211. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **[DEADLINE DATE PROVIDED BY AGENCY]**.

**العربية** ارسال طلب عبر الإنترنت على [nyc.gov/housingconnect](http://nyc.gov/housingconnect). تلقي ترجمة باللغة العربية لهذا الإعلان والتطبيق المطبوع ، أرسل مظروفاً باللغة إلى: 21-11 31ST AVENUE APARTMENTS C/O Reside Affordable, 349 Keap Street, Brooklyn, NY, 11211. على ظهر المظروف ، اكتب باللغة الإنجليزية كلمة "ARABIC". يجب تقديم الطلبات عبر الإنترنت أو عن طريق خط بريدي قبل **[DEADLINE DATE PROVIDED BY AGENCY]**.

**Polskie** Aby złożyć wniosek online, przejdź na stronę [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Aby uzyskać polskie tłumaczenie tego powiadomienia oraz wniosek w wersji wydrukowanej, wyślij kopertę z własnym adresem: 21-11 31ST AVENUE APARTMENTS C/O Reside Affordable, 349 Keap Street, Brooklyn, NY, 11211. Wpisz słowo „POLISH” w j. angielskim na odwrocie koperty. Wnioski muszą posiadać stempel pocztowy lub zostać przesłane online nie później niż **[DEADLINE DATE PROVIDED BY AGENCY]**.

**Français** Pour déposer votre demande en ligne, rendez-vous sur le site [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Pour recevoir une traduction en français de cet avis ainsi qu'un dossier de demande papier, envoyez une enveloppe libellée à votre nom et votre adresse à l'adresse suivante : 21-11 31ST AVENUE APARTMENTS C/O Reside Affordable, 349 Keap Street, Brooklyn, NY, 11211. Inscrivez le mot « FRENCH » au dos de l'enveloppe. Les demandes doivent être envoyées par la poste ou soumises en ligne au plus tard le **[DEADLINE DATE PROVIDED BY AGENCY]**, le cachet de la poste faisant foi.

**বাংলা** অনলাইনে আবেদন করতে, অনুগ্রহ করে [nyc.gov/housingconnect](http://nyc.gov/housingconnect) এ যান। এই বিজ্ঞপ্তির বাংলা অনুবাদ এবং আবেদনটি ছাপানোভাবে পেতে এই ঠিকানায় একটি সংস্থাধিত খাম পাঠান: 21-11 31ST AVENUE APARTMENTS C/O Reside Affordable, 349 Keap Street, Brooklyn, NY, 11211। খামের পিছনে "BENGALI" শব্দটি ইংরেজিতে লিখুন। আয়ালিকেশনগুলি অবশ্যই **[DEADLINE DATE PROVIDED BY AGENCY]** এর মধ্যে পোস্টমার্ক করতে হবে বা অনলাইনে জমা দিতে হবে।

آن لائن اپلائی کرنے کے لئے، براہ کرم nyc.gov/housingconnect کے لئے، اپنے ذاتی بیتے کا حامل ایک لفافہ: 21-11 31ST AVENUE APARTMENTS C/O Reside Affordable, 349 Keap Street, Brooklyn, NY, 11211  
[DEADLINE DATE PROVIDED BY] یہیجن۔ لفافے کی بشت بر لفظ "URDU" انگریزی میں تحریر کریں۔ درخواستوں کے لئے پوسٹ مارک کردہ بونا یا [DEADLINE DATE PROVIDED BY] سے زیادہ تاخیر سے آن لائن جمع نہ کرایا جانا لازم ہے۔



Governor Kathy Hochul • Mayor Eric Adams • HPD Commissioner Adolfo Carrión Jr.



Homes and  
Community Renewal

