

Open Waiting List

Rockaway Village 1 & 2

1701 & 1725 Village Lane, Far Rockaway, Queens

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: Amenities: landscaped courtyard, playroom, party room, concierge, exercise room, bike room, package room, package lockers, in-unit dishwashers, laundry room (additional fee), parking (additional fee); located one mile from the ocean

Transit: MTA "A" train; LIRR Far Rockaway station; MTA bus: Q22, Q113, Q113ltd, Q114, Q114ltd, N31, N32, N33

No application fee • No broker's fee • Pet-FRIENDLY building

Applications are now being accepted 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, including asset limits.

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size(s)	Monthly Rent Range ¹	Household Size(s) ²	Annual Household Income ³ Minimum – Maximum ⁴
50% AREA MEDIAN INCOME (AMI)			
3 Bedrooms	\$1,894	3 People 4 People 5 Person 6 People 7 People	\$72,206 - \$72,900 \$72,206 - \$81,000 \$72,206 - \$87,500 \$72,206 - \$94,000 \$72,206 - \$100,450
60% AREA MEDIAN INCOME (AMI)			
Studio	\$1,170	1 Person 2 People	\$43,920 - \$68,040 \$43,920 - \$77,760
1 Bedroom	\$1,471	1 Person 2 People 3 People	\$54,789 - \$68,040 \$54,789 - \$77,760 \$54,789 - \$87,480
80% AREA MEDIAN INCOME (AMI)			
Studio	\$1,470	1 Person 2 People	\$54,206 - \$90,720 \$54,206 - \$103,680
2 Bedroom	\$1,658	2 People 3 People 4 People 5 People	\$62,675 - \$103,680 \$62,675 - \$116,640 \$62,675 - \$129,600 \$62,675 - \$140,000

¹ Tenant pays for electricity with electric stove.

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 incomes 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:

Phipps Houses

Attn: Rockaway Village 1 & 2

257 Park Ave South, 12th Floor New York, NY 10010

Visit www.phippsny.org/phipps-buildings or email PHSI-FRVRentals@phippsny.org to request and submit the completed application. Applicants can also call 646-779-5414 for more information.

Mayor Eric Adams • HPD Acting Commissioner Ahmed Tigani • HDC President Eric Enderlin

