



Founded 1973

Old bricks

Faith in people

Preserving community

Clinton Housing Development Company

AFFORDABLE APARTMENTS AVAILABLE RENT STABILIZED APARTMENTS WEST 43rd

Availability: Immediate

# Units Available	Household Size	Apt Type	Monthly Rent	Total Annual Income Range	
				Minimum Income	Maximum Income

80% AMI					
1	1	Bedroom in Shared Suite	\$849	\$30,000	\$48,350

Applications will be available from Monday, June 20, 2016 through Friday, July 1, 2016

To be picked up at: **Clinton Housing Development Company
300 West 46th Street
New York, NY 10036**

Please complete the application and return it by **REGULAR MAIL ONLY** to:
**Clinton Housing Development Company
300 West 46th Street
New York, NY 10036**

The completed application must be postmarked on or before, Tuesday, July 12, 2016.

Applications postmarked after this deadline will be set aside for possible future consideration. Preference will be given to New York City residents. Current and eligible residents of Manhattan Community Board #4 will receive preference for 50% of the units.

Clinton Housing Development Company

Clinton Housing Development Company (CHDC) builds community by preserving and creating high quality, permanently affordable housing in the Clinton/Hell's Kitchen and Chelsea neighborhoods on the West Side of Manhattan. We integrate community, cultural and green spaces into developments and provide consulting services for larger community initiatives.

We collaborate with neighborhood and citywide stakeholders in both the public and private sectors. CHDC developments, promote diversity and economic integration by respecting and valuing the people, history and physical character of the community.

Residential Buildings: Located in the Community Board #4 area of Clinton/Hell's Kitchen.

West 43rd Street – 7 story elevator building; 9 apartments – studio, 1 bedroom, 2 bedroom, 3 bedroom and shared apartments. Amenities include a laundry room and a roof deck available for use by all tenants.

Apartment Descriptions

All apartments are finished with hardwood floors and fully tiled bathrooms. Kitchens have maple or birch wood cabinets, ceramic tile floors, and new appliances, gas stoves or electric counter top range. Apartments are pre-wired for phone and cable service.



Shared Apartment

Shared apartments are two or three private rooms with a shared kitchen and bathroom. The apartment is entered from the public hallway into a vestibule common area with a kitchen and bathroom, and locked doors to each individual room. .

Income Requirements

These buildings developed through a combination of public and private loans and investment as permanent affordable housing.

- **Low Income Housing Tax Credits:** The private investment, through Federal Low Income Housing Tax Credits, requires a certain percentage of each development be occupied by low income and very low-income eligible tenants (see income limits above), usually referred to as Tax Credit units. This type of funding requires annual tenant income certification for a 15-year period.
- Please be aware, these affordable apartments are not rent subsidized. These rental apartments are rent stabilized, with 2-year leases with rent increases based on Dept. of Housing and Community Renewal (DHCR) Rent Stabilization Guidelines.

Selection Process

All applicants that return applications who are both income and household size eligible will be notified in writing to view the available apartments. During the apartment viewing applicants will receive a list of required income documents to be submitted. After the income documents are reviewed and income verified an interview will be scheduled with the Tenant Selection Committee. Applicants who do not submit the required documents will be disqualified.

Prior to the interview credit checks at applicant's expense are required. Home visits will be conducted after interviews. Applicants will be selected after the home visit. All decisions are final and confidential, and all applicants will be notified as to their status, whether or not they are selected.