

NEWLY CONSTRUCTED APARTMENTS FOR RENT

38th Street West Towers is pleased to announce that applications are now being accepted for 119 affordable housing rental apartments now under construction at **320 West 38th Street** in the **Clinton** section of **Manhattan**. This building is being constructed through the Inclusionary Housing Program of the City of New York's Department of Housing Preservation and Development and the Secured Loan Rental Program of the New York State Housing Finance Agency. The size, rent and targeted income distribution for the 119 apartments are as follows:

| Apartments Available | Apartment Size | Household Size | Monthly Rent* | Total Annual Income Range** Minimum – Maximum |
|----------------------|----------------|----------------|---------------|--|
| 17 | Studio | 1 | \$471 | \$20,800 – \$26,900 |
| 57 | 1 Bedroom | 1 | \$504 | \$22,306 – \$26,900 |
| | | 2 | \$504 | \$22,306 – \$30,700 |
| 27 | 2 Bedroom | 2 | \$631 | \$27,641 – \$30,700 |
| | | 3 | \$631 | \$27,641 – \$34,550 |
| | | 4 | \$631 | \$27,641 – \$38,400 |
| 3 | Studio | 1 | \$383 | \$17,294 – \$21,520 |
| 10 | 1 Bedroom | 1 | \$407 | \$18,458 – \$21,520 |
| | | 2 | \$407 | \$18,458 – \$24,560 |
| 5 | 2 Bedroom | 2 | \$497 | \$22,305 – \$24,560 |
| | | 3 | \$497 | \$22,305 – \$27,640 |
| | | 4 | \$497 | \$22,305 – \$30,720 |

* Includes gas for heat and cooking.

** Income guidelines and rents subject to change.

Qualified applicants will be required to meet income and family size guidelines and additional selection criteria to qualify. Applications may be requested by **mailing a POSTCARD to: 38th Street West Towers; One Penn Plaza, Box 6108, New York, NY 10119. Completed applications must be returned by regular mail only (no priority, certified, registered, express or overnight mail will be accepted) to a post office box number that will be listed with the application, and must be postmarked by June 19, 2009.** Applications postmarked after **June 19, 2009** will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Duplicated applications will not be accepted. 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. Eligible households that include persons with mobility impairments will receive preference for 5% of the units; eligible households that include persons with visual and/or hearing impairments will receive preference for 2% of the units; and eligible City of New York Municipal Employees will receive a 5% preference.

No Brokers Fee. No Application Fee.

DAVID A. PATERSON, GOVERNOR

MICHAEL R. BLOOMBERG, Mayor



Department of
Housing Preservation
& Development

Department of Housing Preservation and Development

RAFAEL E. CESTERO, Commissioner
The City of New York



New York State Housing Finance Agency

PRISCILLA ALMODOVAR, President and Chief Executive Officer

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