

# 535 W. 156th Street Housing Fund Development Corporation

535 W. 156th St, New York, New York 10032



535 West 156<sup>th</sup> Street is a 20-unit apartment building in upper Manhattan that has been recently completely renovated. It is currently owned by UHAB, but will soon be a resident owned and operated affordable co-op. UHAB is now looking for potential purchasers who wish to become homeowners and shareholders in an affordable housing co-op.

Applicants must show an interest in actively taking part in a resident owned and operated building, and must be willing to attend a series of training workshops given by UHAB. Applicants will be placed on a waiting list.

Completed applications of interest must be sent to: **UHAB Attn: Marketing Services, Peck Slip Station, PO Box 1058, New York, NY 10272-1058**. If you are selected as a potential candidate, you will be notified and a date will be set up for an interview and an opportunity to see the apartment you are applying for.

Applicants will be required to provide proof of income and residency, and will be subject to a credit check. An application fee of \$50 will apply. Income Restrictions apply (*see next page*.)

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No.1 issued by the New York State Attorney General: File Number: CP09-0025. Prices are estimates and subject to change. No applicant can, at the time of offering, be an owner of their primary residency or a shareholder in any HDFC. The project sponsor is UHAB Housing Development Fund Corporation, with office at 120 Wall Street, 20th floor, New York, NY 10005. The project is 535 W. 156th Street, the address of which is 535 W. 156th Street, New York, NY 10032.

## **Community Notes:**

### **Subway**

1 Train to 157th  
C Train to 155th  
B, D Trains to 155th

### **Parking:**

Street parking available

### **Laundry:**

Laundry available in basement

### **Groceries:**

Lots of small grocery stores  
and large supermarkets in  
neighborhood

### **Schools**

([Insideschools.org](http://Insideschools.org) Notable School)

P.S. 368 Hamilton Heights  
Elementary  
Gregorio Luperon  
High School

### **Library**

Hamilton Grange Public  
Library to the south,  
Washington Height Public Li-  
brary to the north,  
each 10 minute walk

### **Parks and Recreation**

Highbridge Park 2 blocks  
away

### **Community Board**

Manhattan CB 9

### **Other HDFC Co-ops**

205 HDFCs in CB 9

### INCOME GUIDELINES

Because HDFCs are created to serve the housing needs of low and moderate income families, no household may be over 120% of the Area Median Income as determined annually by the Department for Housing and Urban Development (HUD.) The income guidelines for 2010 is as follows:

Family Size	Maximum Income Limit
1-4	\$92,160
5	\$99,525
6	\$106,950

### PURCHASE PRICE AND MONTHLY MAINTENANCE FEE

The purchase price and monthly maintenance fee are set so as to be affordable for families with an income of no more than 120% of Area Median Income. Affordable is defined by HUD as spending 30% of the family's gross annual income on housing. The projected purchase price and maintenance fees are as follows:

Bedrooms	Square Footage	Estimated 2010 Purchase Price	Estimated Monthly Maintenance Fee
1	421 sq. ft.	\$20,895	\$700.00
2	478– 518 sq. ft.	\$26,865	\$900.00

UHAB **does not** retain or authorize the use of any brokerage agent or firm for the sale of apartments in this building. All sales are made through UHAB directly.

