

**NEWLY CONSTRUCTED
APARTMENTS FOR RENT
312 ELEVENTH AVENUE APARTMENTS**

312 ELEVENTH AVENUE APARTMENTS is pleased to announce that applications are now being accepted for 78 affordable housing rental apartments now under construction in the **Chelsea area of Manhattan**. This building is being constructed through the Inclusionary Housing Program of New York City's Department of Housing Preservation and Development (HPD) and Financing provided by New York State Housing Finance Agency's (HFA). The size, rent and income requirements of the 78 units are as follows:

SET ASIDE FOR HOUSEHOLDS WITH INCOMES AT OR BELOW 40% OF AREA MEDIAN INCOME

No. Of Units	Unit Size	Family Size*	Monthly Rent**	Total Gross Annual Income Range*** Minimum- Maximum
1	Studio	1	\$ 449	\$19,920 - \$21,520
2	One Bdrm	1	\$ 460	\$20,560 - \$21,520
		2	\$ 460	\$20,560 - \$24,560
6	One Bdrm	2	\$ 480	\$21,360 - \$24,560
3	Two Bdrm	3	\$ 580	\$25,600 - \$27,640
		4	\$ 580	\$25,600 - \$30,720

SET ASIDE FOR HOUSEHOLDS WITH INCOMES AT OR BELOW 50% OF AREA MEDIAN INCOME

No. Of Units	Unit Size	Family Size*	Monthly Rent**	Total Gross Annual Income Range*** Minimum- Maximum
6	Studio	1	\$ 573	\$24,880 - \$26,900
14	One Bdrm	1	\$ 600	\$26,160 - \$26,900
		2	\$ 600	\$26,160 - \$30,700
35	One Bdrm	2	\$ 613	\$26,680 - \$30,700
11	Two Bdrm	3	\$ 740	\$32,000 - \$34,550
		4	\$ 740	\$32,000 - \$38,400

*Subject to Occupancy Standards **Includes gas for cooking ***Income guidelines adjusted for family size

Applicants will be required to meet income and additional criteria. **Applications must be requested by postcard only from: 312 ELEVENTH AVENUE APARTMENTS, 303 Park Avenue South, PMB 1047, New York, New York 10010 or download the applications at www.phipsny.org/housing_app.html.** 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, or its equivalent, that will be listed in the application, and **must be postmarked by June 14, 2009**. Applications postmarked after June 14, 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. 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-impaired applicants will receive preference for 2% of the units; and eligible City of New York Municipal employees will receive a 5% preference.

No Broker's Fee or Application Fee Should Be Paid At Anytime in Connection With These Applications.



DAVID PATERSON, Governor
MICHAEL R. BLOOMBERG, Mayor
The City of New York Department of
Housing Preservation and Development
Rafael Cestero, Commissioner
www.nyc.gov/hpd



FINANCING PROVIDED BY NYS HOUSING FINANCE AGENCY