Founded 1973

Old bricks
Faith in people
Preserving community

Clinton Housing Development Company

AFFORDABLE APARTMENT AVAILABLE
RENT STABILIZED APARTMENTS
West 40th Streets

Availability

# Apt. Available	Household Size	Apt Type	Monthly Rent	Total Annual Income Range	
				Minimum Income	Maximum Income
Low Income					
1	4 5	3 Bedroom	$1,263.00	$45,000.00	$51,540.00 $55,680.00

Applications will be available from Monday, October 14, 2013 to Friday, October 25, 2013

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

Mail only ONE application per household. Receipt of more than one application per household and/or incomplete applications will be automatically disqualified.

The completed application must be postmarked on or before Monday, November 4, 2013.
Applications postmarked after this deadline will not be accepted.

Clinton Housing Development Company

Clinton Housing Development Company (CHDC) is a community based not-for-profit organization that renovates and manages affordable housing in the Clinton and Chelsea communities. Since 1973, CHDC has renovated over 800 affordable apartments in 80 buildings. All CHDC developments, low-rise 4 to 7 story buildings, reinforce the existing neighborhood fabric. CHDC develops apartments for rental and home ownership, and supportive housing for social service needy persons. By selecting developments, which solve both community problems and meet current citywide housing needs, CHDC meets its mission of creating affordable housing and preserving community.

Buildings

West 40th Street Complex consist of 4 buildings which are 4 & 5-story walkups, fully renovated, which consist of 38 apartments, studios, 1 bedroom, 2 bedrooms, 3 bedrooms, with a community room, backyard and a resident superintendent. All apartments are walkup units.

Project Description and Requirements

These buildings were formerly city owned and fully renovated. The renovation was funded through a combination of public and private loans and investments. 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. Annual income certification is not required after the first initial certification, for apartments designated for middle-income applicants.

However, these are not Section 8 apartments and rents are not based on 30% of income. These rental apartments are rent stabilized, with 2-year leases with increases based on rent stabilization guidelines. If household income increases there is no additional rent charged, if household income decreases there is no additional rent subsidy.

Apartments

All the apartments are renovated with hardwood floors, tiled bathrooms, kitchens with wooden cabinets and appliances. All apartments include cooking gas.

Selection Process

If your application is both income and household size eligible, you will be notified in writing to attend an open house. You will receive a list of required income documentation at the open house. Interviews will be scheduled after receipt of documentation. Applicants not providing income documentation will not be interviewed. Credit checks at applicant's expense are required. Following the interview a representative of CHDC will conduct a home visit. 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.