



Founded 1973

Old bricks

Faith in people

Preserving community

**Clinton Housing Development Company**

**AFFORDABLE APARTMENTS AVAILABLE  
 RENT STABILIZED APARTMENTS  
 Shared Units  
West 35th, West 46<sup>th</sup> and West 53<sup>rd</sup> Street**

Availability: Immediately

# Units Available	Household Size	Apt Type	Monthly Rent	Total Annual Income Range	
				Minimum Income	Maximum Income
<b>Low Income 50% AMI</b>					
1	1	Shared Suite	\$475.00	\$18,997.00	\$30,100.00
3	1	Shared Suite	\$675.00	\$26,675.00	\$30,100.00

# Units Available	Household Size	Apt Type	Monthly Rent	Total Annual Income Range	
				Minimum Income	Maximum Income
<b>Low Income 60% AMI</b>					
1	1	Shared Suite	\$729.08	\$29,163.00	\$36,120.00
1	1	Shared Suite	\$691.75	\$27,670.00	\$36,120.00

**Applications will be available Starting: Monday, November 4, 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.**

## **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 6 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 35<sup>th</sup> Street** - In 1995 the building was renovated with 55 apartments, including 1 bedrooms and shared units. This 6-story elevator building has a 24 hour front desk coverage, Bob's Park and courtyard; a community room and laundry room.

**West 46<sup>th</sup> Street** – is a 68 unit brick elevator building that was fully renovated in 1996. It contains a combination of shared apartments and studios units. The building consists of 24 hour front desk, a large lobby, community room, sun room, court yard, laundry room and residential Superintendent.

**West 53rd Street** – on 11<sup>th</sup> avenue, fully renovated, 7story building with elevator, laundry room, courtyard, community room, roof deck, 24 hour front desk / security services, residential superintendent and manager. It consists of 87 apartments ranging from shared occupancies, 1, 2, bedrooms and studios.

### **Apartment Descriptions**

All apartments are finished with hardwood floors and fully tiled bathrooms. Kitchens have wooden cabinets, ceramic tile floors, and appliances. Apartments are pre-wired for phone, intercom systems and cable service.

#### **Shared Apartment Suites**

Shared Units individual room ranges are 145-188 square feet. Shared apartment suites are two or three private rooms with a shared kitchen and bathroom. The apartment suite is entered from the public hallway into a vestibule common area with a kitchen and bathroom, and locked doors to each individual room. Each room has its own rent stabilized lease. Kitchens have a refrigerator and gas stove.

### **Project Description and Requirements**

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

- **Low Income Housing Tax Credit:** 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 subsidized. They are not Section 8 apartments. Rents are not based on 30 % of annual 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

### **Selection Process**

All applicants returning applications by the deadline date, who are both income and household size eligible, will be notified in writing to attend an Open House to view the available apartments. At the Open House, applicants will receive a list of required income documentation to be provided by a deadline date. Applicants who do not attend the Open House or who do not submit income documentation will be disqualified.

Interviews will be scheduled for applicants that still qualify after receipt and reviewing of documentation. 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.