



Founded 1973

Old bricks  
Faith in people  
Preserving community

## Clinton Housing Development Company

### AFFORDABLE APARTMENTS AVAILABLE RENT STABILIZED SHARED APARTMENTS

West 35<sup>th</sup> Street  
Updated 3.9.15

Availability: Immediately

# Units Available	Household Size	Apt Type	Monthly Rent	Total Annual Income Range	
				Minimum Income	Maximum Income
<b>Very Income 50% AMI</b>					
2	1	Shared Suite	\$675.00	\$26,675	\$30,100

**Applications will be available Starting: Immediately**

**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) established since 1973 is a community based not-for-profit organization building community by preserving and creating high quality, permanently affordable housing in the Clinton/Hell's Kitchen and Chelsea neighborhoods on the West Side of Manhattan. We integrate community, cultural and green spaces into developments and provide consulting services for larger community initiatives.

We collaborate with neighborhood and citywide stakeholders in both the public and private sectors. CHDC developments, promote diversity and economic integration by respecting and valuing the people, history and physical character of the community.

**Residential Buildings:** Located in the Community Board #4 area of Clinton/Hell's Kitchen.

**West 35th Street** - 6 story elevator building with 24 hour front desk coverage; 55 apartments -1 bedroom and shared apartments. Amenities include a community park, courtyard, laundry room, community room, Porter Services and a Resident Building Manager.

### **Apartment Descriptions**

All apartments are finished with hardwood floors and fully tiled bathrooms. Kitchens have maple or birch wood cabinets, ceramic tile floors, and new appliances, gas stoves or electric counter top range. Ceiling fans, intercom system to 24 hour front desk.

#### **Shared Apartment**

Shared apartments are two or three private rooms with a shared kitchen and bathroom. The apartment is entered from the public hallway into a vestibule common area with a kitchen and bathroom; the private rooms have locked doors.

### **Income Requirements**

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

- Low Income Housing Tax Credits: 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 rent subsidized. These rental apartments are rent stabilized, with 2-year leases with rent increases based on Dept. of Housing and Community Renewal (DHCR) Rent Stabilization Guidelines. If household income increases there is no additional rent charged, if household income decreases, there is no rent subsidy.

### **Selection Process**

All applicants that return applications and are both income and household size eligible will be notified view the available apartments. During the apartment viewing applicants will receive a list of required income documents to be submitted. Applicants who do not attend the apartment viewing and who do not submit income documents will be disqualified.

Interviews will be scheduled for applicants who attend the apartment viewing. Prior to the interview 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.