



Founded 1973

Old bricks  
Faith in people  
Preserving community

**Clinton Housing Development Company**

**AFFORDABLE APARTMENTS AVAILABLE  
RENT STABILIZED  
STUDIO APARTMENTS  
WEST 42<sup>nd</sup> and WEST 46<sup>th</sup> Street**

Availability: Immediately

# Apts Available	Household Size	Apt Type	Monthly Rent	Total Annual Income Range	
				Minimum Income	Maximum Income
<b>Low Income 60% AMI</b>					
3	1	*Studio	\$854.00	\$32,700	\$36,120

\*Electric to be paid by tenant

**Applications will be available from: Friday, March 21, 2014 through Friday, April 4, 2014.**

**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 Friday, April 14, 2014; Hand Deliver With Documents to:**

Clinton Housing Development Company  
300 West 46th Street  
New York, NY 10036

**The completed application and COPIES of documents must be HAND DELIVERED (See Attached Document List) on or before, Friday, April 14, 2014. Applications received after this deadline will not be accepted.**

**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 42nd Street** 6 story elevator building with 24 hour front desk coverage; 90 apartments - 1,2, & 3 bedrooms, studios and shared apartments. Amenities include community room, laundry room, fully landscaped garden courtyard with water feature, Resident Superintendent and Resident Building Manager.

**West 46th Street** 5 story elevator building with 24 hour front desk coverage; 70 apartments – studios, shared apartments. Amenities include court yard, sun room, community room, laundry room Resident Superintendent and 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 phone system to 24 hour front desk.

### **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. 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 returning applications and documents 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. Applicants who do not attend the Open House or who do not submit income documentation will be disqualified.

Interviews will be scheduled for applicants who attended the open house; Credit/Background 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.