



Founded 1973

Old bricks
Faith in people
Preserving community

Clinton Housing Development Company

AFFORDABLE APARTMENTS AVAILABLE
RENT STABILIZED APARTMENTS
307 West 43rd Streets

Availability

Immediately

# Apts Available	Household Size	Apt Type	Monthly Rent*	Total Annual Income Range	
				Minimum Income	Maximum Income
Middle Income					
1	4	3bedroom	\$1,580.00	\$63,200.00	\$66,400.00
	5				\$71,750.00
	6				\$77,050.00
1	1	Studio	\$898.00	\$35,920.00	\$46,500.00
	2				\$53,150.00
2	1	SRO	\$674.00	\$28,960.00	\$46,500.00
Total: 4					

Applications will be available from Tuesday, March 27, 2012 through Tuesday, April 17, 2012

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

ATTN: WEST 43RD STREET APPLICATION

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 Tuesday, April 17, 2012.

Applications postmarked after this deadline will be set aside for possible future consideration. 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.

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.

Building

The building is Newly Constructed consisting of 9 apartments, studios, 1 bedroom, 2 bedrooms, 3 bedrooms and an SRO Suite.

The building is 7 stories of new masonry construction for residential use; a cellar and sub-cellar, creating two studios, 3,734 square feet for theater-district related spaces.

The residential portion and the theater-use portion will have separate elevators and fire stairs.

Common Space

The top floor has a laundry room and a roof deck available for use by all tenants. A community room is available in 300 West 46th Street for use by the tenants of 307 West 43rd Street

Apartment Descriptions

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

Shared Apartment Suites

Single Room Occupancy (SRO) Units individual rooms are 156 square feet. Shared apartment suites are two 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.

Studio

Studio unit is 410 square feet, with oversized windows. Kitchens have a refrigerator, gas range and three closets in the unit. The Studio has a 400 square foot landscaped outdoor private garden.

Three Bedrooms

The Three Bedroom square footage is 974. The 3 bedroom units have two full bathrooms. Kitchens have a refrigerator and gas range.

Project Description and Requirements

This development is a joint venture between Clinton Housing Development Company and West 44th Hotel LLC, an affiliate of Tishman Realty LP. The affordable housing is a result of the development of a 4 1/2-star internationally known luxury hotel developed on the corner of 44th Street and Eighth Avenue. This joint venture produced a 7-story; 9-unit affordable housing building that will be permanently affordable.

This Clinton Program Exemption Housing creates an increase in the affordable housing on the site from 2,344 square feet to 10,500 square feet located at 307 West 43rd Street.

However, these are not Section 8 apartments and rents are not based on 30% of income. These rental apartments are; 80% AMI, 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.

Accessibility

This is an Elevator Building.

Selection Process

Applicants will be selected by lottery. 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.1