



Founded 1973

Old bricks

Faith in people

Preserving community

Clinton Housing Development Company

AFFORDABLE APARTMENTS AVAILABLE

RENT STABILIZED STUDIO, ONE-BEDROOM and TWO-BEDROOM APARTMENTS HELL'S KITCHEN, MANHATTAN

Clinton Housing Development Company

Clinton Housing Development Company, Inc. (CHDC) was established in 1973. CHDC builds community by preserving and creating high-quality, permanent affordable housing for households of low, moderate, and middle incomes in the Clinton/Hell's Kitchen and Chelsea neighborhoods on the West Side of Manhattan. CHDC integrates community, cultural, and green spaces into developments and provides consulting services for larger community initiatives.

CHDC also develops supportive housing for persons with social service needs and integrates that population with low-, moderate-, and middle-income households in the same buildings.

CHDC selects projects which both solve community problems and meet current citywide housing needs. All projects reinforce the existing physical fabric of the community.

Affordable housing is both publicly and privately funded. The occupancy of affordable apartments is subject to initial income verification and, often, annual income certification.

Apartments are in both walk-up and elevator buildings. Apartments in walk-up buildings are not ADA¹-accessible; all elevator buildings are fully accessible or adaptable.

These affordable apartments do not have a monthly rent subsidy. These are not project-based Section 8 apartments. These apartments are Rent Stabilized, with 1- or 2-year leases. Rents are not based on 30% of gross annual income; Initial rents are based on income limits (see New York City Metropolitan Area Median Income Chart.) Rent increases are based on published Annual Rent Stabilization Guidelines. Changes in income during the lease period do not impact rent.

Applications will be available online through February 6th, 2026.

Go to clintonhousing.org/affordable-apartments/

- Determine your Income Band - Click on View NYC Metropolitan Area Median Income (AMI) Chart to find the AMI % that best matches your income.
- Click on View & Submit Apartment Application

Only ONE application per household will be accepted. Households with multiple applications will be disqualified. Incomplete applications will not be considered.

All applicants who submit applications by the published deadline, who are both income and household-size eligible, will receive an email with a list of required income documentation and a link to our Document Submission site. All income and other eligibility documentation must be submitted by the specified document submission deadline. Those who do not submit income documentation are ineligible to continue the application process. According to nyc.gov Fair Housing NYC Tenant Selection, credit, and background checks at applicants' expense, with a maximum total fee of \$20, are required.

Applicants whose verified income meets the specified limits will be invited via email to attend an Apartment Viewing at the specific building to view the available apartments. Those who do not attend the Apartment Viewing are ineligible to continue the application process.

Interviews will be scheduled for all applicants who are income-qualified, have submitted required documentation and have attended the Apartment Viewing. All interviews are done in person at CHDC locations, and ALL HOUSEHOLD MEMBERS must attend.

AFFORDABLE APARTMENTS AVAILABLE (5)

60% AMI – Very Low Income						
Available Apartments	Household Size Range	Apartment Type	Monthly Rent Range	Total Annual Income Range		
1	1 – 2 Persons*	Studio	\$1,605	Household Size	Minimum Income	Maximum Income
				1	\$56,701	\$68,040
				2	\$64,801	\$77,760
1	1 - 2 Persons	1 BR	\$1,713	Household Size	Minimum Income	Maximum Income
				1	\$56,701	\$68,040
				2	\$64,801	\$77,760

80% AMI – Moderate Income						
Available Apartments	Household Size Range	Apartment Type	Monthly Rent Range	Total Annual Income Range		
1	1 - 2 Persons	Studio	\$2,268	Household Size	Minimum Income	Maximum Income
				1	\$79,381	\$90,720
				2	\$90,721	\$103,680
1	2 - 4 Persons	2 BR	\$2,916	Household Size	Minimum Income	Maximum Income
				2	\$90,721	\$103,680
				3	\$102,061	\$116,640
				4	\$113,401	\$129,600

165% AMI – Moderate Income						
Available Apartments	Household Size Range	Apartment Type	Monthly Rent Range	Total Annual Income Range		
1	1 - 2 Persons	1 BR	\$4,949	Household Size	Minimum Income	Maximum Income
				1	\$147,421	\$187,110
				2	\$168,480	\$213,840

*The 60% AMI Studio is only available to households in which at least one tenant has documented HASA status, including existing HASA rent subsidy.