



Founded 1973

Old bricks

Faith in people

Preserving community

## Clinton Housing Development Company

### **AFFORDABLE APARTMENTS AVAILABLE** **RENT STABILIZED APARTMENTS** **West 51<sup>st</sup> and 52<sup>nd</sup> Streets**

**Availability:** Immediately

| # Apts. Available         | Household Size | Apt Type | Monthly Rent* | Total Annual Income Range |                        |
|---------------------------|----------------|----------|---------------|---------------------------|------------------------|
|                           |                |          |               | Minimum Income            | Maximum Income         |
| <b>Low Income 50% AMI</b> |                |          |               |                           |                        |
| 1                         | 1<br>2         | Studio   | \$780.        | \$28,080.                 | \$39,800.<br>\$45,500. |
| <b>Low Income 60% AMI</b> |                |          |               |                           |                        |
| 1                         | 1<br>2         | Studio   | \$796.        | \$28,656.                 | \$47,760.<br>\$54,600. |

\*gas included in rent; tenant pays electric

**Applications will be available from Friday, October 22, 2021 to Friday, November 5, 2021**

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 **Monday, November 15, 2021 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.**

**The completed application must be postmarked on or before November 15, 2021. Applications postmarked after this deadline will not be accepted.**

## **Clinton Housing Development Company**

Clinton Housing Development Company (CHDC) builds community by preserving and creating high quality, permanent 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 city-wide 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.

### **Buildings**

West 51st and 52nd Street are 4- and 5-story walkup buildings, fully renovated, which consist of 43 apartments as studio, 1-bedroom, 2-bedroom, and 3-bedroom units, with a community room, backyard, laundry room, garden and a resident superintendent.

### **Project Description and Requirements**

These buildings were formerly city-owned and fully renovated. The renovation was funded through a combination of public and private loans and investments. 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. Annual income certification is not required after the first initial certification, for apartments designated for middle-income applicants.

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.

### **Apartments**

All the apartments are renovated with hardwood floors, tiled bathrooms, kitchens with wooden cabinets and appliances. 2- and 3-bedroom units have laundry hookups in the apartment. The 3-bedroom units have a full and a half bath. All apartments include cooking gas.

### **Accessibility**

One unit is a 4-flight walk-up, the other is an accessible ground floor unit.

### **Selection Process**

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 for those applicants that still qualify. 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

