



Founded 1973

Old bricks

Faith in people

Preserving community

## Clinton Housing Development Company

# APPLICATION DEADLINE EXTENDED TO DECEMBER 31<sup>ST</sup> !

## AFFORDABLE APARTMENTS AVAILABLE (42) RENT STABILIZED STUDIO, 1, 2 & 3 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 ADA<sup>1</sup>-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 are available online 12/04/2023 through 12/31/23.**

Go to [clintonhousing.org/affordable-apartments/](https://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
- Click on View & Submit Application for Rent Stabilized Apartments

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

**The Application Must Be Completed and Submitted Online by 12/31/2023.**

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 (42)**

<b>50% AMI – Very Low Income – 5 Apartments</b>						
# Apts Available	Household Size Range	Apartment Type	Monthly Rent Range	Total Annual Income Range		
				Household Size	Minimum Income	Maximum Income
3	1 – 2 Persons	Studio	\$1,161	1	\$39,560	\$49,450
				2	\$45,200	\$56,500
2	3 – 6 Persons	3 Bedroom	\$1,699	3	\$50,840	\$63,550
				4	\$56,450	\$70,600
				5	\$61,000	\$76,250
				6	\$65,520	\$81,900

<b>60% AMI – Low Income</b>						
# Apts Available	Household Size Range	Apartment Type	Monthly Rent Range	Total Annual Income Range		
				Household Size	Minimum Income	Maximum Income
13	1 - 2 Persons	Studio	\$1,408	1	\$49,450	\$59,340
				2	\$56,500	\$67,800
1	1 - 2 Persons	1 Bedroom	\$1,504	1	\$49,450	\$59,340
				2	\$56,500	\$67,800
2	2 - 4 Persons	2 Bedroom	\$1,796 – \$1,906	2	\$56,500	\$67,800
				3	\$63,550	\$76,260
				4	\$70,600	\$84,720

<b>80% AMI – Low/Moderate Income</b>						
# Apts Available	Household Size Range	Apartment Type	Monthly Rent Range	Total Annual Income Range		
1	1 - 2 Persons	Studio	\$1,178	Household Size	Minimum Income	Maximum Income
				1	\$69,230	\$79,120
4	1 - 2 Persons	1 Bedroom	\$1,369 - \$1,592	Household Size	Minimum Income	Maximum Income
				2	\$79,100	\$90,400
3	2 - 4 Persons	2 Bedroom	\$1,447 - \$2,542	Household Size	Minimum Income	Maximum Income
				1	\$69,230	\$79,120
1	3 - 6 Persons	3 Bedroom	\$1,815	Household Size	Minimum Income	Maximum Income
				2	\$79,100	\$90,400
				Household Size	Minimum Income	Maximum Income
				3	\$88,970	\$101,680
				Household Size	Minimum Income	Maximum Income
				4	\$98,840	\$112,960
				Household Size	Minimum Income	Maximum Income
				5	\$106,750	\$122,000
				Household Size	Minimum Income	Maximum Income
				6	\$114,660	\$131,040

<b>100% AMI – Moderate Income</b>						
# Apts Available	Household Size Range	Apartment Type	Monthly Rent Range	Total Annual Income Range		
1	2 - 4 Persons	2 Bedroom	\$2,255	Household Size	Minimum Income	Maximum Income
				2	\$101,700	\$113,000
				Household Size	Minimum Income	Maximum Income
				3	\$114,390	\$127,100
				Household Size	Minimum Income	Maximum Income
				4	\$127,080	\$141,200

<b>125% AMI – Moderate Income</b>						
# Apts Available	Household Size Range	Apartment Type	Monthly Rent Range	Total Annual Income Range		
3	1 - 2 Persons	1 Bedroom	\$2,353	Household Size	Minimum Income	Maximum Income
				1	\$113,735	\$123,625
1	2 - 4 Persons	2 Bedroom	\$2,835	Household Size	Minimum Income	Maximum Income
				2	\$129,950	\$141,250
				Household Size	Minimum Income	Maximum Income
				3	\$146,165	\$158,875
				Household Size	Minimum Income	Maximum Income
				4	\$162,380	\$176,500

<b>165% AMI – Middle Income</b>						
<b># Apts Available</b>	<b>Household Size Range</b>	<b>Apartment Type</b>	<b>Monthly Rent Range</b>	<b>Total Annual Income Range</b>		
				<b>Household Size</b>	<b>Minimum Income</b>	<b>Maximum Income</b>
2	1 - 2 Persons	Studio	\$2,926	1	\$153,295	\$163,185
				2	\$175,150	\$186,450
3	1 - 2 Persons	1 Bedroom	\$2,886 - \$2,933	1	\$153,295	\$163,185
				2	\$175,150	\$186,450
2	2 - 4 Persons	2 Bedroom	\$3,530 - \$3,755	2	\$175,150	\$186,450
				3	\$197,005	\$209,715
				4	\$218,860	\$232,980