

NEWLY CONSTRUCTED APARTMENTS FOR RENT

44th Street Development LLC is pleased to announce that applications are now being accepted for 682 affordable housing rental apartments now under construction at **510-550 West 45th Street** in the **Clinton** section of **Manhattan**. The buildings are being constructed through the Inclusionary Housing Program of the New York City's Department of Housing Preservation and Development (HPD) with financing provided by New York State Housing Finance Agency (HFA). The size, rent and income requirements of the 682 units are below:

| I | | | | |
|--------------|-----------|---------------|---------------|-------------------------------|
| No. Of Units | Unit Size | Monthly Rent* | Family Size** | Total Gross Annual Income**** |
| 15 | Studio | \$494 | 1 | \$18,892 - \$23,240 |
| 14 | 1 Bedroom | \$533 | 1 | \$20,263 - \$23,240 |
| | | | 2 | \$20,263 - \$26,560 |
| 9 | 2 Bedroom | \$648 | 2 | \$24,309 - \$26,560 |
| | | | 3 | \$24,309 - \$29,880 |
| | | | 4 | \$24,309 - \$33,200 |
| 3 | 3 Bedroom | \$743 | 3*** | \$28,115 - \$29,880 |
| | | | 4 | \$28,115 - \$33,200 |
| | | | 5 | \$28,115 - \$35,880 |
| | | | 6 | \$28,115 - \$38,520 |

| III | | | | |
|--------------|-----------|---------------|---------------|-------------------------------|
| No. Of Units | Unit Size | Monthly Rent* | Family Size** | Total Gross Annual Income**** |
| 86 | Studio | \$1,623 | 1 | \$57,600 - \$78,435 |
| 43 | 1 Bedroom | \$2,042 | 1 | \$72,000 - \$78,435 |
| | | | 2 | \$72,000 - \$89,640 |
| 65 | 2 Bedroom | \$2,460 | 2 | \$86,435 - \$89,640 |
| | | | 3 | \$86,435 - \$100,845 |
| | | | 4 | \$86,435 - \$112,050 |
| 22 | 3 Bedroom | \$2,836 | 3*** | \$99,875 - \$100,845 |
| | | | 4 | \$99,875 - \$112,050 |
| | | | 5 | \$99,875 - \$121,095 |
| | | | 6 | \$99,875 - \$130,005 |

| II | | | | |
|--------------|-----------|---------------|---------------|-------------------------------|
| No. Of Units | Unit Size | Monthly Rent* | Family Size** | Total Gross Annual Income**** |
| 81 | Studio | \$640 | 1 | \$23,898 - \$29,050 |
| 71 | 1 Bedroom | \$689 | 1 | \$25,612 - \$29,050 |
| | | | 2 | \$25,612 - \$33,200 |
| 43 | 2 Bedroom | \$835 | 2 | \$30,720 - \$33,200 |
| | | | 3 | \$30,720 - \$37,350 |
| | | | 4 | \$30,720 - \$41,500 |
| 14 | 3 Bedroom | \$958 | 3*** | \$35,486 - \$37,350 |
| | | | 4 | \$35,486 - \$41,500 |
| | | | 5 | \$35,486 - \$44,850 |
| | | | 6 | \$35,486 - \$48,150 |

| IV | | | | |
|--------------|-----------|---------------|---------------|-------------------------------|
| No. Of Units | Unit Size | Monthly Rent* | Family Size** | Total Gross Annual Income**** |
| 87 | Studio | \$1,997 | 1 | \$70,423 - \$95,865 |
| 43 | 1 Bedroom | \$2,509 | 1 | \$88,012 - \$95,865 |
| | | | 2 | \$88,012 - \$109,560 |
| 65 | 2 Bedroom | \$3,020 | 2 | \$105,635 - \$109,560 |
| | | | 3 | \$105,635 - \$123,255 |
| | | | 4 | \$105,635 - \$136,950 |
| 21 | 3 Bedroom | \$3,483 | 3*** | \$122,058 - \$123,255 |
| | | | 4 | \$122,058 - \$136,950 |
| | | | 5 | \$122,058 - \$148,005 |
| | | | 6 | \$122,058 - \$158,895 |

*includes cooking gas; **subject to occupancy standards; ***minimum household size of 3 only permitted in 530 West 45th Street; ****income guidelines subject to change

Applicants will be required to meet income guidelines and additional selection criteria. To request an application, mail a postcard to: **West 45 Lottery, P.O. Box 1761 Murray Hill Station, New York, NY 10156**, or download from www.West45Lottery.com. Completed Applications must be returned by **Regular Mail ONLY (No priority, certified, registered, express, overnight or oversized mail will be accepted)** to a post office box number that will be listed with the application, and **must be postmarked by November 13, 2012**. Applications post marked after November 13, 2012 will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Disqualified applications will not be accepted. 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. Eligible households that include persons with mobility impairments will receive preference for 5% of the units; eligible households that include persons with visual and/or hearing impairments will receive preference for 2% of the units; and eligible City of New York Municipal employees will receive a 5% preference.

ANDREW M. CUOMO, Governor
MICHAEL R. BLOOMBERG, Mayor
MATHEW M. WAMBUA, Commissioner – NYCHPD
DARRYL C. TOWNS, Commissioner/CEO – NYSHCR

