

435 WEST 31 APARTMENTS PHASE II

Affordable Rental Apartments For Households With Qualifying Incomes From \$22,903 - \$125,160

103 Newly Constructed Rent Stabilized Units

Rents Range From \$613 - \$2,519



APPLY BY JULY 3, 2018

DO I QUALIFY? WHAT ARE THE RENTS?

Apartment units available for a variety of household sizes and income levels.

MODERATE INCOME 120% AREA MEDIAN INCOME (AMI) UNITS					
Unit Size	Monthly Rent	Units Available		Household Size	Annual Household Income Minimum – Maximum
Studio	\$1949	15	>	1 person	\$68,709-\$87,720
1 BR	\$2091	22	>	1 person	\$73,646-\$87,720
				2 people	\$73,646-\$100,200
2 BR	\$2519	6	>	2 people	\$88,355-\$100,200
				3 people	\$88,355-\$112,680
				4 people	\$88,355-\$125,160

LOW INCOME 40% AREA MEDIAN INCOME (AMI) UNITS					
Unit Size	Monthly Rent	Units Available		Household Size	Annual Household Income Minimum – Maximum
Studio	\$613	41	>	1 person	\$22,903-\$29,240
1 BR	\$659	19	>	1 person	\$24,549-\$29,240
				2 people	\$24,549-\$33,400
2 BR					

THE BUILDING:

This 62-story glass tower, with elegant studio, one, and two bedroom residences, boasts extraordinary river and city views. The building is also adjacent to Manhattan West's 2-acre public plaza with curated shopping, dining and arts and cultural programming. Live minutes away from multiple transit lines, the High Line, the Hudson River and Chelsea, Clinton and Hell's Kitchen neighborhoods.

BUILDING AMENITIES:

- 24-hour Attended Lobby
- Kids Playroom
- Library
- Lounge
- Bike Repair Station
- *Additional fees apply for storage, bike storage, fitness center, pet spa, arcade, golf simulator, sky lounge*

RESIDENCES:

- High ceilings
- Wood flooring
- Expansive floor-to-ceiling windows
- Washer & dryer in all residences
- Designer kitchens with stainless steel appliances, custom cabinetry, ceramic tile backsplashes and granite countertops

HOW DO I APPLY?

Step 1 – Prepare

You may be eligible if your combined household income is between the minimum and maximum limits listed in the chart above. Begin to gather relevant household and income information as you prepare to start your application. To learn more, check out this [Applicant Income Guide](#).

Step 2 – Apply

Create an account on www.nyc.gov/housingconnect. Make sure your profile is updated and accurate with detailed employment and income information for you and all household members. Once you start an application, you may save and return to it at any time. Then [apply](#) for 435 West 31 Apartments Phase II before the July 3rd, 2018 deadline - only one submission per household.

Step 3 – Lottery

All applications are randomly ordered and assigned a log number based on this order. Your chances of being contacted are greatest if you are randomly assigned a low log number, or you meet one or more preference criteria*.

Step 4 – Interview

If you are selected, you will be contacted and invited in for an interview to verify if you meet eligibility rules. Going to the interview does not guarantee that you will receive affordable housing. However, after the developer and the city verify your file for accuracy and eligibility, you may be invited back to view an apartment and sign a lease.

To learn more about applying to an affordable housing lottery,
[check out this online tutorial.](#)

*A percentage of units is set aside for applicants with disabilities: Mobility (5%) Vision/hearing (2%)
Preference for a percentage of units goes to: Residents of Manhattan Community Board 4 (50%)
Municipal employees (5%)

