

ATTENTION HARLEM HOMEBUYERS

West 147th Associates LLC is pleased to announce that applications are now being accepted for 20 studio and one bedroom condominium units (the "Units") located at **220 West 148th Street** in the **Central Harlem** section of **Manhattan**. This property is being developed through the Cornerstone Program of New York City's Department of Housing Preservation and Development. The property is an exciting rehabilitation and adaptive re-use of a former New York City public school, PS 90. All 20 apartments will be newly constructed as part of this rehabilitation and their finishes will include carpeted floors, high ceilings, modern appliances, insulated over-sized windows, integrated heating/cooling systems (i.e. heat pumps) as well as washer and dryers.

The location, price, and income requirements of these condominiums are as follows:

Number	Estimated Sales Prices *	Minimum Income *	Maximum Income *
Studios			
3	\$205,065	\$57,000	\$ 77,990
4	\$299,529 – \$305,252	\$77,700	\$113,440
3	\$364,890	\$91,799	\$134,710
1 Bedroom Units			
1	\$204,515	\$57,000	\$ 77,990
4	\$298,114 – \$303,067	\$77,700	\$113,440
5	\$364,654 – \$364,732	\$91,799	\$134,710

* Minimum and maximum income levels are subject to change. Until a sales agreement for a particular unit is entered into at a particular price, the price for that unit is subject to change as well. Fifty-four (54) units will be sold to purchasers at market rate prices with no income restrictions.

Qualified applicants will be required to meet income and family size guidelines and additional selection criteria. Applications may be requested **by mail from: PS 90 Condominium c/o West 147th Associates LLC, Colonial Station P.O. Box 1185 New York NY 10039**. Please include a **self-addressed envelope** with your request. Completed applications must be returned by **regular mail only (no priority, certified, registered, express, or overnight mail will be accepted)**, and must be postmarked by **August 5, 2009**. Applications postmarked after **August 5, 2009** will be set aside for possible future consideration.

Applications will be selected by lottery. Applicants who submit more than one application will be disqualified. Only original applications will be accepted; copies of applications will not be accepted. Preference will be given first to New York City residents and then New York State residents. Current and eligible residents of **Manhattan Community Board 10** 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 municipal employees will receive preference for 5% of the Units.

Applicants who at time of submission of the application own, or in the 5 years prior to submission of the application owned, a residence developed under a housing program financed by HPD or NYC Housing Development Corporation are ineligible to purchase at PS 90.

Informational Seminars will be held in the office of the Harlem Congregations for Community Improvement, Inc. (HCCI) located at 266 West 153rd Street, New York City, on **June 29, 2009 at 6:00 pm**. Additional seminars will be held at (I) the Adam Clayton Powell State Office Building at 163 West 125th Street on **June 22, 2009 at 6:00 pm**, and (II) the lower auditorium at Masjid Malcolm Shabazz at 102 West 116th Street on **June 23, 2009 at 6:00 pm**. The Sponsor is West 147th Associates, LLC, 1865 Palmer Avenue, Larchmont, NY 10538.

Seminar attendance is not mandatory to purchase a home.

NO BROKER FEES

NO APPLICATION FEES

**OWNER OCCUPANCY
REQUIRED**



MICHAEL R. BLOOMBERG, Mayor
The City of New York
Department of Housing Preservation and Development

RAFAEL E. CESTERO, Commissioner

www.nyc.gov/hpd



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