

Estimated Affordable Sale Prices:

Two Bedroom Unit: \$185,000 +/-

Monthly Common Charges: \$175+/-

Three Bedroom Unit: \$200,000 +/-

Monthly Common Charges: \$200+/-



**For further information or to
obtain an application please contact:**

Housing Action Council
55 South Broadway – 2nd floor
Tarrytown, NY 10591
914-332-4144
hac@affordablehomes.org
www.housingactioncouncil.org

***Household income must be
less than the following*:***

2- person household: \$66,400

3- person household: \$74,700

4- person household: \$83,000

5- person household: \$89,650

*Minimum occupancy standards apply. Must have at least 2 persons in household and there is an asset test.



Announcing ...

The Washington Avenue Condominium

52 Washington Avenue
Hastings on Hudson, New York

FAIR and AFFORDABLE

Homeownership in

Hastings on Hudson, Westchester County, NY

Application Deadline: March 20, 2015



This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No.1 issued by the New York State Department of Law. Sponsor: Hastings on Hudson AHDFC - 7 Maple Avenue, Hastings on Hudson, NY 10706.

Community Profile:

The Washington Avenue Condominium is in the Village of Hastings on Hudson located off of Warburton Avenue at 52 Washington Ave. Hastings-on-Hudson is in Southern Westchester in the Town of Greenburgh and is bordered by Yonkers on the south, Dobbs Ferry on the north, the unincorporated area of Greenburgh to the east, and the Hudson River to the west.

A supermarket, restaurants, deli, book store, consignment and other retail shops are located on the Village's Main Street which is within walking distance. Major shopping malls are located nearby in Yonkers and White Plains.

The Westchester County Bee-Line Bus System offers regular service to White Plains and Yonkers (Routes 1 & 6). The Metro North Hudson line is within walking distance with service to Yankee Stadium, 125th Street in Harlem, Grand Central and north to Poughkeepsie. The nearby Saw Mill River Parkway provides easy car access to lower Westchester and New York City.

Recreational facilities are nearby, including historic Draper Park, Old Croton Aqueduct, and the MacEachron Waterfront Park with its views of the Palisades. The nearby South County Trailway offers biking and walking opportunities. The Village's Parks & Recreation Department offers swim lessons, an after school program, pre-school classes, summer camp and other activities.

Community Profile (cont'd):

The Washington Avenue Condominium is served by the Hastings-on-Hudson Union Free School District consisting of three schools – elementary, middle and high school. Each is recognized by the U.S. Department of Education as a National Ribbon School of Excellence. The Hastings-on-Hudson Public Library offers adult and children programs and computer services.

Directions:

From Points South:

Take I-87 North/ Major Deegan Expy N

To Saw Mill Parkway North

Left onto Farragut Parkway (Farragut Pkwy becomes Farragut Ave)

Left onto Olinda Avenue

Left onto Broadway/ Route 9

First Right Washington Avenue

From Points North:

Take Saw Mill River Parkway South

Right onto Farragut Avenue

Left onto Olinda Avenue

Left onto Broadway/ Route 9

First Right Washington Avenue

How to Apply:

Applications for the affordable homes may be obtained from Housing Action Council. Applicants must complete an approved homeownership counseling program.

Building Features & Amenities:

The development of The Washington Avenue Condominium was made possible with funding from New York State and Westchester County.

It is the substantial rehabilitation of a building into three condominiums – two three bedroom condos and one two bedroom condo. The three bedroom condos are duplexes with private entrances and two full baths ranging in size from 1270 sq. ft. to 1652 sq. ft. The two bedroom condo is a 1025 sq. ft flat with one bathroom and with a private entrance. All condos have a front bay window, wood floors, energy star appliances and hook-ups for a stackable washer/dryer. Some have river views. Each condo will be serviced by a separate gas fired heating/cooling unit. The building has a front porch, a rear patio, and basement for common use.

Developer/ Builder:

The developer is the Hastings-on-Hudson Affordable Housing Development Fund Company (HOAHDFC), a community based not-for-profit organization dedicated to expanding affordable housing in the Village. Capurro Contracting, with offices in Cortlandt Manor, is the builder. The Project Architect is Warshauer Mellusi Warshauer; Project Engineer, Hudson Engineering. This team has extensive experience in developing affordable housing in Westchester County. The Housing Action Council is a not-for-profit organization, together with HOAHDFC, responsible for marketing and qualifying prospective purchasers.