



*Housing Development Fund Corp.*

150 Broadway, Suite 2101

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**SMALL HOMES REHAB – NYCHA PROGRAM  
PROPERTY INFORMATION SHEET**

32-10 102<sup>nd</sup> Street  
Elmhurst, NY 11369

**PROPERTY OVERVIEW**

Community Board 3  
Two-Story, Single Family Home  
3 Bedrooms, 1 ½ Bathrooms  
1,188 Square Feet  
Built in 1910  
Large Side Yard  
Lot Size: 4,000 Square Feet

**PRELIMINARY SCOPE OF WORK\***

*\*subject to change*

**FIRST FLOOR**

**Kitchen**

New cabinets, countertop & sink  
New range, range hood, dishwasher &  
refrigerator  
New ceramic tile floor

**Living Room & Dining Area**

New hardwood floors in all rooms

**Half Bathroom**

New toilet, vanity & sink  
New ceramic tile floor

**SECOND FLOOR**

**Three Bedrooms**

New hardwood floors in all rooms

**Full Bathroom**

New tub, shower, toilet, vanity & sink  
Medicine cabinet & bathroom accessories  
New ceramic tile walls & floor

**EXTERIOR SPACE**

New roof  
New siding

**ADDITIONAL INTERIOR FEATURES**

New interior walls throughout  
New doors & windows throughout  
New electrical system  
New heating system  
New domestic plumbing  
Unfinished cellar & attic space (*not for habitation*)  
Washer/dryer connection

**HEALTHY HOME FEATURES**

*Enterprise Green Communities certified additions for  
healthier & sustainable home living & operation*  
Low/no VOC paint & wood finishes  
Advanced low-flow plumbing fixtures  
Digital thermostat  
Energy efficient appliances & light fixtures  
Energy efficient doors & windows  
High efficiency direct vent boiler & hot water tank  
Cooler roofing system  
Spray foam insulation

**OTHER FEATURES**

UDAAP tax exemption  
Must be owner-occupied  
Resale restriction for twenty years