



**LONG ISLAND HOUSING PARTNERSHIP, INC.**

**THE RESERVE AT THE BOULEVARD  
AFFORDABLE RENTAL HOUSING PROGRAM  
YAPHANK, NY  
PROGRAM GUIDELINES**

**I. Income Guidelines** – There are a total of 24 apartments, consisting of 14 - 1 bedroom apartments and 10 - 2 bedroom apartments. Apartments will be available to those households earning at or below 80% of the HUD Area Median Income for Nassau/Suffolk Counties.\* Recertification of income will be required annually. The current HUD area median incomes are as follows:

**Before applying, be certain you conform to all guidelines**

INCOME GUIDELINES FOR 80% OF THE AREA MEDIAN INCOME		
1 Bedroom – 1-3 persons		
<u>Household Size</u>	<u>Gross Household Maximum Annual Income**</u>	<u>Gross Household Minimum Income Guidelines**</u>
1	\$62,100	\$ 34,800
2	\$70,950	\$ 34,800
3	\$79,800	\$ 34,800
2 Bedroom –2-5 persons		
<u>Household Size</u>	<u>Gross Household Maximum Annual Income**</u>	<u>Gross Household Minimum Income Guidelines**</u>
2	\$70,950	\$ 42,432
3	\$79,800	\$ 42,432
4	\$88,650	\$ 42,432
5	\$95,750	\$ 42,432

\*INCOME REQUIREMENTS SHALL BE ADJUSTED ANNUALLY BASED ON THE NASSAU/SUFFOLK MEDIAN HOUSEHOLD INCOME. INCOME CERTIFICATION SHALL BE DONE ANNUALLY.

\*\*Includes all income – overtime, bonuses, pensions, social security, 401K distributions, tips, etc. Your gross income cannot exceed the maximum annual income for your household size. Notarized gift letters will be accepted for income purposes. Minimum Income Guidelines do not apply to those applicants with an approved rental assistance subsidy.

**II. Rents** – Each apartment will be rented for an affordable price. Rents cannot exceed the fair market rents established by HUD. Applicants for the Affordable Rental Program at The Reserve at the Boulevard will be accepted on a first come first served basis. The cooperative efforts of the Town of Brookhaven and The Reserve at the Boulevard have enabled the apartments to initially be rented for:



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**Rents for August 1, 2017 – July 31, 2018 are set as following:**

80% Median Household Income

<u>Monthly Rent</u>	<u>Apartment Size</u>	
14 – 1 Bedroom		\$ 1,450.00***
10 – 2 Bedroom		\$ 1,768.00***

**\*\*\*PLEASE NOTE THAT RENTS CHANGE ANNUALLY AND CALCULATED AFTER A UTILITY ADJUSTMENT. TENANTS ARE RESPONSIBLE FOR PAYING ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC AND CABLE.**

**If you are approved for an apartment and you decide to sign a 12 month lease, please note the following fees will be required at lease signing:\***

1. One time security deposit in the amount equal to one month’s rent.
  2. \$100 application fee.
  3. \$500 annual amenity fee
  4. \$25 Trash Fee monthly
  5. Parking – no charge for surface spot, optional -\$150 monthly for garage
  6. Storage – optional - \$50 monthly
  7. Pets –a one time (non-refundable) pet fee of \$500 as well as a \$50 monthly fee added to your rent per pet – Two pet maximum. Breed restrictions apply
  8. Tenants will be required to purchase renter’s insurance.
- \*Fees are subject to change by landlord without notice.

**III. Credit and Background Check** – All applicants will be subject to a credit and background check by developer and must be approved.

**IV. Intake/Application Fee** – A non-refundable intake/application fee of \$50 per household is due at the time the Intake Form is submitted.

**V. Applicant Eligibility and Intake** – Intake documents can be submitted by hard copy or can be completed and submitted to LIHP online at [www.lihp.org](http://www.lihp.org). All Intake documents must be received at LIHP’s office. If completing by hard copy, please mail the completed Intake Form with \$50.00 application fee to:

**Long Island Housing Partnership, Inc.  
180 Oser Avenue, Suite 800  
Hauppauge, NY 11788  
Attention: The Reserve at the Boulevard Affordable Rental Program**



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Fair Housing Laws will be followed. The LIHP staff is available to assist with the application, answer questions or provide any assistance regarding eligibility. If you have any questions regarding any of the guidelines, please call the Long Island Housing Partnership, Inc. at (631) 435-4710 before applying.

**Disclaimer:** It is understood that this is not an offer and that the terms and conditions may be changed at any time by the Long Island Housing Partnership Inc. and Affiliates. It is further understood that notices by the Long Island Housing Partnership Inc. and Affiliates may be made in such manner as Long Island Housing Partnership Inc. and Affiliates may determine, including solely by advertisement. **Please note that The Reserve at the Boulevard will be a smoke free development.**

**APPLICATION WILL BE ACCEPTED ON A FIRST COME FIRST SERVED BASIS**