



LONG ISLAND HOUSING PARTNERSHIP, INC.

**FAIRFIELD TOWNHOUSES  
AFFORDABLE RENTAL HOUSING PROGRAM  
SELDEN, N.Y.  
FIRST COME FIRST SERVED  
PROGRAM GUIDELINES  
PLEASE READ CAREFULLY**

**I. Income Guidelines**

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

**INCOME GUIDELINES FOR 120% OF THE AREA MEDIAN INCOME**

<u>Household Size</u>	<b>2 Bedroom – 1-5 persons</b>	
	<u>Gross Household Maximum Annual Income*</u>	<u>Gross Household Minimum Annual Income *</u>
1	\$106,350	\$ 61,200
2	\$121,500	\$ 61,200
3	\$136,700	\$ 61,200
4	\$151,900	\$ 61,200
5	\$164,050	\$ 61,200

\* Income requirements shall be adjusted annually based on the Nassau/Suffolk Median Household Income. These amounts include 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.

Recertification of income will be required on an annual basis.

**II. Rents**

The cooperative efforts of the County of Suffolk, the Town of Brookhaven and the developer have enabled the apartments to be rented for:

**Rents for March 1, 2020 to February 28, 2021 are set as following:**

<u>Apartment Size</u>	<u>Monthly Rent**</u>
2 Bedroom	\$ 2,550.00***

**\*\*NOT INCLUDING ANY MANDATORY OR OPTIONAL CHARGES FOR OTHER SERVICES.**

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



**LONG ISLAND HOUSING PARTNERSHIP, INC.**

**If you are approved for an apartment and you decide to sign a lease, please see the attached fee schedule, as provided by the landlord/management company. Fees are subject to change by landlord/management company.**

- III. Credit and Background Check** – All applicants will be subject to a credit and background check by developer and must be approved. **An email address is required for all household members “18” and over in order to run credit/background check.**
- IV. Complete Intake/Application Guidelines** – Before you complete an Intake Form and Application for Residency, read the program guidelines thoroughly to be certain that you qualify.
- V. Pets** – Cats and dogs are permitted. See fee schedule above.
- VI. Applicant Intake** – Intake forms and Application for Residency can be completed and submitted to LIHP online at <https://www.lihp.org/rentals.html>

**DO NOT FAX OR EMAIL INTAKE FORM AND APPLICATION FOR RESIDENCY.**

You may also mail the Intake Form and Application for residency to:

Long Island Housing Partnership  
180 Oser Avenue, Suite 800  
Hauppauge, NY 11788  
Attention: Fairfield Townhouses

Fair Housing Laws will be followed. The LIHP staff is available to assist with the application, and answer questions about eligibility requirements. If you have any questions regarding the guidelines or need language assistance including translation and/or oral interpretation services, 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 Fairfield Townhouses is a smoke free development.**