



LONG ISLAND HOUSING PARTNERSHIP, INC.

WOOLWORTH BUILDING
AFFORDABLE RENTAL HOUSING PROGRAM
 Riverhead, New York
FIRST COME FIRST SERVED
PROGRAM GUIDELINES
 Please Read Carefully

I. Income Guidelines

INCOME GUIDELINES FOR 50% OF THE AREA MEDIAN INCOME

Efficiency – 2 person maximum

<u>Household Size</u>	<u>Gross Household Maximum Annual Income*</u>	<u>Gross Household Minimum Income Guideline*</u>
1	\$43,400	\$24,792
2	\$49,600	\$24,792

INCOME GUIDELINES FOR 60% OF THE AREA MEDIAN INCOME

Efficiency – 2 person maximum and 1 Bedroom – 3 person maximum

<u>Household Size</u>	<u>Gross Household Maximum Annual Income*</u>	<u>Gross Household Minimum Income Guideline*</u>
1	\$52,100	Efficiency - \$28,512, 1 Bedroom - \$31,944
2	\$59,500	Efficiency - \$28,512, 1 Bedroom - \$31,944
3	\$66,950	1 Bedroom - \$31,944

INCOME GUIDELINES FOR 80% OF THE AREA MEDIAN INCOME

Efficiency – 2 person maximum, 1 Bedroom – 3 person maximum
2 Bedroom – minimum of 2 persons / maximum of 5 persons

<u>Household Size</u>	<u>Gross Household Maximum Annual Income*</u>	<u>Gross Household Minimum Income Guideline*</u>
1	\$69,450	Efficiency - \$28,512, 1 Bedroom - \$35,376
2	\$79,350	Efficiency - \$28,512, 1 Bedroom - \$35,376, 2 Bedroom - \$43,464
3	\$89,300	1 Bedroom - \$35,376, 2 Bedroom - \$43,464
4	\$99,200	2 Bedroom – \$43,464
5	\$107,150	2 Bedroom – \$43,464

*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. Gift letters are allowed per program requirements. Minimum Income Guidelines do not apply to those applicants with an approved rental assistance subsidy.

Recertification of income will be required annually.



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II. Rents

Each apartment will be rented for an affordable price. The cooperative efforts of the County of Suffolk, Town of Riverhead and the developer have enabled the apartments to be rented for:

Jan. 1, 2020 – Dec 31, 2020 Rents as set as follows:

50% Area Median Income		60% Area Median Income		80% Area Median Income	
Apartment Size	Monthly Rent **	Apartment Size	Monthly Rent**	Apartment Size	Monthly Rent***
3 Efficiency	\$1,033 ***	2 Efficiency 6 One Bedroom	\$1,188 *** \$1,331 ***	1 Efficiency 4 One Bedroom 3 Two Bedroom	\$1,188 *** \$1,474 *** \$1,811 ***

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

*****PLEASE NOTE THAT RENTS CHANGE ANNUALLY AND CALCULATED AFTER A UTILITY ADJUSTMENT. THE TENANTS ARE RESPONSIBLE TO PAY ALL UTILITIES.**

If you are approved for an apartment and you decide to sign a lease, please see 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 and household members 18 or over will be subject to a credit and criminal background check by developer and must be approved in order to be eligible for the Program. A fee may apply. **An email address is required for all household members “18” and over in order to run credit/background check.**

IV. Residential Property – an applicant cannot have an ownership interest in residential property at the time of application, which shall include, but is not limited to, a single family home, a condominium and a cooperative unit.

V. Pet Policy – No pets are allowed at Woolworth Building. Exceptions will be made as provided for under applicable fair housing laws.

VI. Applicant Intake – Intake Form can be completed and submitted to LIHP online at www.lihp.org.

DO NOT FAX OR EMAIL INTAKE FORM.

You may also mail the Intake Form to us or deliver the Intake Form in person to:

Long Island Housing Partnership
180 Oser Avenue, Suite 800
Hauppauge, NY 11788

Attention: Woolworth Building Affordable Rental Housing Program



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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 Woolworth Building is a smoke free development.**

APPLICATIONS WILL BE ACCEPTED ON A FIRST COME, FIRST SERVED BASIS