



LONG ISLAND HOUSING PARTNERSHIP, INC.
THE VISTAS OF PORT JEFFERSON SENIOR RENTAL HOUSING PROGRAM
PORT JEFFERSON STATION,
N.Y.
FIRST COME FIRST SERVED
PROGRAM GUIDELINES
PLEASE READ CAREFULLY
DECEMBER 1, 2021 – NOVEMBER 30, 2022

THIS IS A “55 AND OVER SENIOR DEVELOPMENT”

I. Income Guidelines

Before applying, be certain you conform to all guidelines

2 Bedroom – 2-5 persons

<u>Household Size</u>	<u>Gross Household Maximum Annual Income*</u>		<u>Gross Household Minimum Income Guideline</u>	
	<u>80%AMI</u>	<u>120%AMI</u>	<u>80%AMI</u>	<u>120%AMI</u>
2	\$83,150	\$124,700	\$35,664	\$45,576
3	\$93,550	\$140,300	\$35,664	\$45,576
4	\$103,900	\$155,900	\$35,664	\$45,576
5	\$112,250	\$168,350	\$35,664	\$45,576

*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. Income limits are subject to change annually and may be adjusted for rounding. **Minimum income guidelines do not apply to those applicants with an approved rental assistance subsidy. Minimum incomes are set exclusively by the Owner and may not apply if sufficient liquid assets or other mitigating factors and/or guarantees are available as determined and approved solely by the Owner. If the Owner requires a guaranty, please be advised that the Owner may independently verify the income and credit/background of the guarantor and make a determination whether it is acceptable. The determination as to whether to the guarantor meets the income and credit/background requirements and whether to accept the guaranty is the sole and exclusive determination of the Owner and LIHP has no authority to review, accept or reject a guarantor. The Owner will determine whether to accept or decline the guarantor and will notify LIHP who will then notify the applicant.

Recertification of income will be required annually.

II. Rents

Each apartment will be rented for an affordable price.

Rents for December 1, 2021 – November 30, 2022 rents are set as follows:

Apartment Size	Monthly Rent***	
	80%AMI	120%AMI
Two Bedroom	\$1,486****	\$1,899****

*****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.**



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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 and household members 18 and over will be subject to a credit and background check by landlord/management company 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 “19” and over in order to run credit/background check. Credit and background checks are performed exclusively by the landlord/management company and LIHP has no responsibility for same.**

IV. Senior Citizen Occupancy Requirement

Occupancy of a unit shall be for residential purposes and shall be limited to persons who are 55 years of age or over, with the following exceptions: A) A husband and wife under the age of 55 years who is residing with his or her spouse who is 55 years of age or over. B) Children and grandchildren residing with their parents or grandparents where one of said parents or grandparents with whom the child or children or grandchild or grandchildren is/are residing is 55 years of age or older, provided that said child or children or grandchild or grandchildren are over the age of 19 years. **Proof of age (license, ID card, etc.) is required.**

V. Pets– Cats and dogs are permitted with certain restrictions.

VI. Application Intake – Intake Form can be completed and submitted to LIHP online at <https://www.lihp.org/rentals.html>

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: The Vistas of Port Jefferson

FAIR HOUSING AND NON-DISCRIMINATION

LIHP is committed to promoting fair housing, equal opportunity, and non-discrimination in compliance with all federal, state and local laws, including, but not limited to, the Fair Housing Act, as amended by the Housing for Older Americans Act, the Americans with Disabilities Act, the Civil Rights Act, and the New York State Human Rights Law. The LIHP staff is available to assist with the application, and answer questions about eligibility requirements. In furtherance of this policy, LIHP shall not discriminate on the basis of race, creed, color, national or ethnic origin, sex, sexual orientation, gender identity, familial status, source of income, religion, disability, veteran’s status, age, or any other basis prohibited by law. If you have any questions regarding the guidelines, or need language assistance including translation and/or oral interpretation services, please contact the LIHP at info@lihp.org.



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LIMITED ENGLISH PROFICIENCY AND ACCOMMODATIONS

Applications and Program Guidelines are available in English and Spanish and will be made available in other languages as requested. LIHP will take reasonable steps to ensure that persons with Limited English Proficiency (LEP) and persons who need assistance or who have a limited ability to speak, read, or write English, will have meaningful access and an equal opportunity to participate in the Program. Interpreters, translators and other aids needed to comply with this policy shall be provided as reasonably necessary. If you have any questions regarding the guidelines, or need assistance including language assistance such as translation and/or oral interpretation services, please contact the LIHP at info@lihp.org.

Disclaimer: It is understood that this is not an offer and that the processes, 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 email or advertisement.

APPLICATIONS WILL BE ACCEPTED ON A FIRST COME FIRST SERVED BASIS