



**LONG ISLAND HOUSING PARTNERSHIP, INC.**

**THE VISTAS OF PORT JEFFERSON  
AFFORDABLE SENIOR RENTAL HOUSING PROGRAM  
PORT JEFFERSON, NY  
FIRST COME FIRST SERVED  
PROGRAM GUIDELINES  
PLEASE READ CAREFULLY**

**I. Income Guidelines**

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

**INCOME GUIDELINES FOR 80% OF THE AREA MEDIAN INCOME**

**1 Bedroom – 1-3 persons, 2 Bedroom – 2-5 persons**

<u>Household Size</u>	<u>Gross Household Maximum Annual Income</u>	<u>Gross Household Minimum Income Guideline</u>
1	\$69,450	1 Bedroom - \$28,296
2	\$79,350	1 Bedroom - \$28,296, 2 Bedroom - \$34,344
3	\$89,300	1 Bedroom - \$28,296, 2 Bedroom – \$34,344
4	\$99,200	2 Bedroom - \$34,344
5	\$107,150	2 Bedroom - \$34,344

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

**1 Bedroom – 1-3 persons, 2 Bedroom – 2-5 persons**

<u>Household Size</u>	<u>Gross Household Maximum Annual Income</u>	<u>Gross Household Minimum Income Guideline</u>
1	\$104,150	1 Bedroom - \$36,096
2	\$119,050	1 Bedroom - \$36,096, 2 Bedroom - \$43,920
3	\$133,900	1 Bedroom - \$36,096, 2 Bedroom - \$43,920
4	\$148,800	2 Bedroom - \$43,920
5	\$160,700	2 Bedroom - \$43,920

\* 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 annually.



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II. **Rents**

Each apartment will be rented for an affordable price. The cooperative efforts of the Town of Brookhaven and The Vistas of Port Jefferson, LLC to offer the following rents:

**Initial Rents are set as follows:**

<u>80% Area Median Income</u>		<u>120% Area Median Income</u>	
Apartment Size	Monthly Rent **	Apartment Size	Monthly Rent**
1 Bedroom	\$1,179 ***	1 Bedroom	\$1,504 ***
2 Bedroom	\$1,431 ***	2 Bedroom	\$1,830 ***

**\*\*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.**

**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 19 and over will be subject to a credit and 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 “19” and over in order to run credit/background check.**

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. **Applicant Intake** – Intake Form can be completed and submitted to LIHP online at [www.lihp.org](http://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: The Vistas Affordable Senior 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.

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