



LONG ISLAND HOUSING PARTNERSHIP, INC.



FIRST-COME FIRST-SERVED PROGRAM GUIDELINES

THE BRIO AT THE BOULEVARD AFFORDABLE/WORKFORCE RENTAL HOUSING PROGRAM

PLEASE READ CAREFULLY

The Long Island Housing Partnership (LIHP), in cooperation with AVR Yaphank Construction Co. (the Developer) and the Town of Brookhaven, is pleased to announce that it is accepting applications for thirty (30) new affordable/workforce rental units (the “Affordable Units”) in Yaphank, NY. The 30 Affordable Units are part of a larger rental complex containing 295 units known as “The Brio at the Boulevard.”

Applications are being accepted on a first-come first-served basis. Applicants will be processed in the order received to the extent affordable units are available.

LIHP is responsible for administering the Application and program qualification process for the thirty (30) Affordable Units on behalf of the Developer. Set forth herein are the Program Guidelines with respect to eligibility for the units. LIHP strictly complies with these Program Guidelines and applicants are urged to read them thoroughly. Applications will be reviewed for compliance and completeness. LIHP staff is available to assist with the application, address questions or provide any assistance regarding eligibility. Final eligibility for tenancy is the determination of the Developer and not LIHP. If you have any questions regarding any of the Program Guidelines, or need any assistance including language assistance such as translation and/or oral interpretation services, please email LIHP at rentals1@lihp.org before applying.

SUBMISSION OF REQUIRED DOCUMENTATION OR DETERMINATION OF INCOME ELIGIBILITY DOES NOT GUARANTEE ELIGIBILITY FOR A UNIT.

I) THE BRIO AT THE BOULEVARD RENTAL PROGRAM

The Brio at the Boulevard is a new 295-unit rental complex containing 30 Affordable Units. Fifteen (15) units are available to households with incomes that do not exceed 80% of the Nassau/Suffolk area median income (AMI) as determined by HUD and adjusted for household size and fifteen (15) units are available to households with incomes that do not exceed 120% of the Nassau/Suffolk AMI. Monthly rents are capped at the Fair Market Rent (FMR) for the applicable bedroom size as established by HUD and reduced by a Utility Adjustment.

Each unit is located in a 4-story complex complete with elevators and containing an open floor plan with designer kitchens, granite countertops, and a spacious layout with hardwood flooring. The complex also contains luxury amenities such a resort style pool, two level clubroom, and fitness and yoga center.



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MAXIMUM & MINIMUM INCOME GUIDELINES

Fifteen (15) Affordable Units will be available to households with incomes at or below 80% of the HUD Area Median Income for Nassau/Suffolk Counties (AMI), adjusted for household size, and fifteen (15) Affordable Units will be available to households with incomes at or below 120% of the HUD AMI, adjusted for household size. The 2020 income limits are as follows:

80% AMI

1 BEDROOM (1-3 PERSONS)

<u>HOUSEHOLD SIZE</u>	<u>MAXIMUM ANNUAL INCOME*</u>	<u>MINIMUM ANNUAL INCOME**</u>
1	\$70,950	\$36,720
2	\$81,050	\$36,720
3	\$91,200	\$36,720

2 BEDROOMS (2-5 PERSONS)

<u>HOUSEHOLD SIZE</u>	<u>MAXIMUM ANNUAL INCOME*</u>	<u>MINIMUM ANNUAL INCOME**</u>
2	\$81,050	\$44,784
3	\$91,200	\$44,784
4	\$101,300	\$44,784
5	\$109,450	\$44,784

3 BEDROOMS (3-7 PERSONS)

<u>HOUSEHOLD SIZE</u>	<u>MAXIMUM ANNUAL INCOME*</u>	<u>MINIMUM ANNUAL INCOME**</u>
3	\$91,200	\$57,768
4	\$101,300	\$57,768
5	\$109,450	\$57,768
6	\$117,550	\$57,768
7	\$125,650	\$57,768

120% AMI

1 BEDROOM (1-3 PERSONS)

<u>HOUSEHOLD SIZE</u>	<u>MAXIMUM ANNUAL INCOME*</u>	<u>MINIMUM ANNUAL INCOME**</u>
1	\$106,350	\$36,720
2	\$121,500	\$36,720
3	\$136,700	\$36,720

2 BEDROOMS (2-5 PERSONS)

<u>HOUSEHOLD SIZE</u>	<u>MAXIMUM ANNUAL INCOME*</u>	<u>MINIMUM ANNUAL INCOME**</u>
2	\$121,500	\$44,784
3	\$136,700	\$44,784
4	\$151,900	\$44,784
5	\$164,050	\$44,784

3 BEDROOMS (3-7 PERSONS)

<u>HOUSEHOLD SIZE</u>	<u>MAXIMUM ANNUAL INCOME*</u>	<u>MINIMUM ANNUAL INCOME**</u>
3	\$136,700	\$57,768
4	\$151,900	\$57,768
5	\$164,050	\$57,768
6	\$176,200	\$57,768
7	\$188,350	\$57,768



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*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.

AVAILABLE UNITS & OCCUPANCY LIMITS

The unit breakdown is as follows:

	<u>80% AMI</u>	<u>120% AMI</u>	<u>Occupancy Limit</u>
1 Bedroom	4 units	4 units	1-3 persons
2 Bedroom	10 units	10 units	2-5 persons
3 Bedroom	1 unit	1 unit	3-7 persons

RENTS

The rent for each unit will be capped at the HUD established Fair Market Rent for the applicable size unit and will be reduced by a Utility Allowance as established by the Town of Brookhaven. The HUD Fair Markets Rents and the Utility Allowances are adjusted annually and rents are subject to increase accordingly. Tenants are responsible for paying all utilities. The initial rents, after factoring in the Utility Allowance, are set as follows:

1 Bedroom:	\$ 1,530
2 Bedroom:	\$ 1,866
3 Bedroom:	\$ 2,407

ANNUAL RECERTIFICATION

The maximum household income requirements are adjusted annually by HUD. Recertification of income will be required annually to remain eligible for the Program and to preserve the units as affordable for occupants who meet the income guidelines. Occupants will meet the income guidelines on recertification as long as their household income does not exceed 140% of the established income limit for the unit. Occupants of the Affordable Units whose income exceeds this amount will no longer be eligible for the Program and will be required to vacate.

FEES

Additional fees may be imposed by the Developer for such items as a security deposit, credit and background assessments, trash collection, pets, parking, water, or other items. The fees are set by the Developer and are subject to change by the Developer without notice. The fees are set forth on the attached Fee Schedule as provided by the Developer.

CREDIT AND BACKGROUND CHECK

The Developer, and/or its agents, will conduct a credit and background check on applicants and applicants must meet the Developer requirements.

PETS

The Brio at the Boulevard is a pet friendly community; however, certain restrictions apply. Occupants may have a maximum of 2 pets per unit. The following breeds are prohibited: Pit Bull Terriers / Staffordshire Terriers, Doberman Pinschers, Chows, Presa Canarias, Akitas, Rottweilers, Alaskan Malamutes, and Wolf- Hybrids. Additional fees may apply as stated on the Fee Schedule as provided by the Developer. Service and/or assistance animals are not subject to the pet policy.



II) FIRST-COME FIRST-SERVED ELIGIBILITY PROCESS

Applications to be placed on a wait list are now being accepted on a first-come first-served basis. Applications received on the first-come first-served basis will be considered in the order received once all the applications received during the initial Lottery Application period have been exhausted and provided that some of the Affordable Units still remain available. Eligibility for the Program involves a **three-step process**.

- STEP 1:** Applicant submits a **First-Come First-Served** Application
- STEP 2:** If your name is reached on the **first-come first-served** waitlist, the Owner/Manager conducts a credit and background review
- STEP 3:** Applicant submits a **Formal Program Application** to LIHP, together with all required documentation, if they are approved based on Step 2.

FIRST-COME FIRST-SERVED APPLICATION

First-Come First-Served Applications are available through LIHP's website at www.lihp.org/rentals.html or by calling LIHP at (631) 435-4710. **First-Come First-Served Applications** can be completed and submitted online at www.lihp.org/rentals.html or may be hand-delivered or mailed to LIHP's office located at 180 Oser Avenue, Suite 800, Hauppauge, NY11788. **DO NOT FAX OR EMAIL THE FIRST-COME FIRST-SERVED APPLICATION.**

Only one **First-Come First-Served Application** is allowed per household and each household member over the age of 18 must complete and sign the **First-Come First-Served Application**. Households who submit more than one *will be disqualified*.

CREDIT/BACKGROUND REVIEW

As an applicant's name is reached on the first-come first-served waitlist, LIHP will forward the First-Come First-Served **Application** to the Owner/Manager who will conduct a credit and background assessment on each household member. These documents will be transmitted securely. Applicants will be reviewed in the order they are ranked on the Waitlist. The credit/background checks are performed solely by the Owner/Manager based upon their internal requirements for tenant occupancy and LIHP is not responsible for the conduct or results of such review. The Owner/Manager will advise LIHP whether the applicant meets the requirements. LIHP will advise applicants as to their approval or rejection, via email or regular mail if no email is available. If an applicant is deemed ineligible, LIHP will move to the next name on the Waitlist. The Owner/Manager may impose a fee for the credit and background assessment.

FORMAL PROGRAM APPLICATIONS/INCOME ELIGIBILITY

If an applicant meets the credit and background requirements of the Owner/Manager, as an applicant's name is reached on the first-come first-served waitlist, LIHP will send notice to the applicant, by email or regular mail if no email is available, to submit a **Formal Program Application** and supporting documents. LIHP will provide the applicant with a Checklist of required documentation. The **Formal Program Application** and required documentation must be returned to LIHP within ten (10) business days of the notice date. If the **Formal Program Application** is not received within such ten (10) day period, the applicant will be deemed ineligible. If required documentation is missing, LIHP will provide applicant notice, by email or regular mail if no email is available, of what is missing and applicant will be required to submit such documentation within ten (10) business days of the notice date. If all the documentation is not received within such ten (10) day period, the applicant will be deemed ineligible. Should applicants be deemed ineligible, LIHP notify applicants by email or regular mail if no email is available and will move on to the next name on the Waitlist.



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LIHP will then conduct an income and eligibility review to determine if the applicant meets all Program Guidelines. If an applicant meets the eligibility requirements, LIHP will provide notice, by email or regular mail, if no email is available, to the applicant and the Owner/Manager advising them of the applicant's eligibility. The applicant will then work directly with the Owner/Manager to schedule an interview/appointment within the time specified by the Owner/Manager. If the applicant does not comply with the Owner/Manager requirements, the Owner/Manager will advise LIHP and LIHP will send notice to the applicant by email or regular mail if no email is available, that the applicant is no longer eligible for the program. Should the applicant be deemed ineligible, LIHP will move on to the next name on the Waitlist.

Please note, only completed Formal Program Applications, by the required date, with ALL required documentation that meet ALL the program guidelines will be eligible. After being submitted, any changes to an application must be requested in writing *and* must be approved by the program review committee. **Formal Program Applications** submitted after the deadline date will not be considered.

Formal Program Applications may be sent with documents to LIHP via a secure document transmittal form located on LIHP's website at www.lihp.org under the "About Us" tab or directly at <https://www.lihp.org/doctransmit.html>

Applicants may also hand-deliver or mail the **Formal Program Application** with documents to LIHP at 180 Oser Avenue, Suite 800, Hauppauge, NY 11788, Attention: The Brio at the Boulevard. **PLEASE DO NOT FAX OR EMAIL THE FORMAL PROGRAM APPLICATION OR ANY DOCUMENTS.**

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, veterans status, age, or any other basis prohibited by law.

LIMITED ENGLISH PROFICIENCY

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 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.



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AT THE
BOULEVARD

410 W Princeton Avenue Yaphank, NY 11980

P: 631.448.7770 | E: TheBrio@greystar.com

*Pricing shown is the monthly base rent. Pricing is based on a 12-month lease term and subject to availability. Rates are guaranteed only from the time an application is submitted.

Application Fee and Security Deposit

Non-Refundable Application Fee - \$10.00 per person 18 years or older

Security Deposit - equal to one months rent; due within 72 hours of application approval

Additional Charges

Amenity Fee - \$50 per month

Valet Trash - \$25 per month

Pet Rent - \$75 monthly - Maximum two pets per apartment (weight limit and breed restrictions apply)

Storage Locker - \$50 per month

Parking Garage Rental - \$150 per month (max 1 per apartment home)

Additional Reserved Parking Space - \$10 per month (max 2 per apartment home)

Clubhouse Living Room Rental (5-hour limit) - \$400.00 per event