



LONG ISLAND HOUSING PARTNERSHIP, INC.

NEW VILLAGE

WORKFORCE RENTAL HOUSING PROGRAM PATCHOGUE, NY

FIRST COME FIRST SERVED

PROGRAM GUIDELINES

Please Read Carefully

AUGUST 1, 2021 – JULY 31, 2022

**I. Income Guidelines**

Before applying, be certain you conform to all guidelines.

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

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

| <u>Household Size</u> | <u>Gross Household Maximum Annual Income*</u> | <u>Gross Household Minimum Income Guideline**</u> |
|-----------------------|---|---|
| 1                     | \$72,750                                      | Efficiency - \$36,960, 1 Bedroom - \$47,160       |
| 2                     | \$83,150                                      | Efficiency - \$36,960, 1 Bedroom - \$47,160       |
| 3                     | \$93,550                                      | 1 Bedroom - \$47,160                              |

**INCOME GUIDELINES FOR 85% 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                     | \$77,300                                      | 1 Bedroom - \$49,200                              |
| 2                     | \$88,350                                      | 1 Bedroom - \$49,200, 2 Bedroom - \$57,600        |
| 3                     | \$99,350                                      | 1 Bedroom - \$49,200, 2 Bedroom - \$57,600        |
| 4                     | \$110,400                                     | 2 Bedroom - \$57,600                              |
| 5                     | \$119,250                                     | 2 Bedroom - \$57,600                              |

\*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 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.



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**II. Rents** - Each apartment will be rented for an affordable price. The cooperative efforts of the County of Suffolk, Village of Patchogue and the developer have enabled the apartments to be rented for:

**Rents for August 1, 2021 – July 31, 2022 as set as follows:**

| <b><u>80% Area Median Income</u></b> |                         | <b><u>85% Area Median Income</u></b> |                        |
|--------------------------------------|-------------------------|--------------------------------------|------------------------|
| <b>Apartment Size</b>                | <b>Monthly Rent ***</b> | <b>Apartment Size</b>                | <b>Monthly Rent***</b> |
| 35 Efficiency                        | \$1,540 ****            | 17 One Bedroom                       | \$2,050 ****           |
| 13 One Bedroom                       | \$1,965 ****            | 2 Two Bedroom                        | \$2,400 ****           |

\*\*\*NOT INCLUDING ANY MANDATORY OR OPTIONAL CHARGES FOR OTHER SERVICE

\*\*\*\*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 18 or older 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 “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. 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: Tritec New Village



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**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. LIHP staff is available to assist with the process 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 and ACCOMMODATIONS**

Applications and Program Guidelines are available in English and Spanish and will be made available in other languages and modalities 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, or otherwise need assistance, 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](mailto:info@lihp.org).

**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 email or advertisement.

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



# NEW VILLAGE AT PATCHOGUE 11772

## **Application Move-in Fees**

|                     |                       |
|---------------------|-----------------------|
| Background Check    | \$20.00 per applicant |
| Security Deposit:   | \$750.00              |
| Amenity Fee:        | \$700.00 per year     |
| Trash Fee:          | \$25.00 a month       |
| Storage (available) | \$75.00 a month       |

## **Pet Policy and Fees**

Maximum of two pets per apartment. No weight limit, breed restriction apply

One time Pet Fee (non-refundable). \$700.00 first pet. \$800.00 two pets.

Monthly Pet Rent: \$50.00 per pet

## **Monthly Parking Fee:**

\$75.00 + \$6.49 assigned parking plus tax for one spot.

**1 Village Green, Patchogue New York, Phone 631-517-3858**

**[NewVillagePatchogue.com](http://NewVillagePatchogue.com)**

**Workforce Program also available**

**Workforce units please contact L.I.H.P. 631-435-4710**

**Prices, specials and fees subject to change without notice.**