



LONG ISLAND HOUSING PARTNERSHIP, INC.

**NEW VILLAGE  
WORKFORCE RENTAL HOUSING PROGRAM  
PATCHOGUE, 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**

**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	\$69,450	Efficiency - \$39,600, 1 Bedroom - \$45,720
2	\$79,350	Efficiency - \$39,600, 1 Bedroom - \$45,720
3	\$89,300	1 Bedroom - \$45,720

**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	\$73,800	1 Bedroom - \$49,200
2	\$84,300	1 Bedroom - \$49,200, 2 Bedroom - \$61,200
3	\$94,850	1 Bedroom - \$49,200, 2 Bedroom - \$61,200
4	\$105,400	2 Bedroom - \$61,200
5	\$113,850	2 Bedroom - \$61,200

\*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 County of Suffolk, Village of Patchogue and the developer have enabled the apartments to be rented for:

**Rents for August 1, 2019 – July 31, 2020 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	\$1,650 ***	17 One Bedroom	\$2,050 ***
13 One Bedroom	\$1,905 ***	2 Two Bedroom	\$2,550 ***

**\*\*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 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 Tritec New Village is a smoke free development.**

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