



LONG ISLAND HOUSING PARTNERSHIP, INC.

**HUDSON HOUSE**  
**AFFORDABLE SENIOR RENTAL HOUSING PROGRAM**  
**MINEOLA, NY**  
**FIRST COME FIRST SERVED**  
**PROGRAM GUIDELINES**  
**Please Read Carefully**

**SENIOR RENTAL HOUSING PROGRAM - MUST BE AGE 55 OR OLDER**

**I. Income Guidelines**

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

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

<b>1 Bedroom – 1-3 persons</b>		
<u>Household Size</u>	<u>Gross Household Maximum Annual Income **</u>	<u>Gross Household Minimum Income Guideline** (60% AMI)</u>
1	\$69,450	\$ 52,100
2	\$79,350	\$ 59,500
3	\$89,300	\$ 66,950
<b>2 Bedroom – 2-5 persons</b>		
<u>Household Size</u>	<u>Gross Household Maximum Annual Income **</u>	<u>Gross Household Minimum Income Guideline**(60% AMI)</u>
2	\$79,350	\$ 59,500
3	\$89,300	\$ 66,950
4	\$99,200	\$ 74,400
5	\$107,150	\$ 80,350

**\*INCOME REQUIREMENTS SHALL BE ADJUSTED ANNUALLY BASED ON THE NASSAU/SUFFOLK MEDIAN HOUSEHOLD INCOME.**

\*\*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. 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 is required annually.

**II. Rents:**

Each apartment will be rented for an affordable price. The cooperative efforts of the County of Nassau, Village of Mineola and the developer have enabled the apartments to be rented for:

<b>August 1, 2019 – July 31, 2020 Rents* are set as following:</b>	
<u>Apartment size</u>	<u>Monthly Rent</u>
<b>One Bedroom</b>	<b>\$ 1,764.00</b>
<b>Two Bedroom</b>	<b>\$ 2,116.00</b>



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**\*PLEASE NOTE THAT RENTS CHANGE ANNUALLY AND THAT TENANTS ARE RESPONSIBLE TO PAY ALL UTILITIES, INCLUDING ELECTRIC AND GAS.**

**If you are approved for an apartment and you decide to sign a 12 month lease, please note the following fees will be required at lease signing:\***

1. \$750 one time security deposit
2. \$50 application fee for every household member age 19 and over
3. If you have a pet in your household there will be an annual pet fee of \$250 (non-refundable) as well as a monthly fee of \$25 per pet (2 pet max) added to your rent for this pet.
4. Optional covered parking fee of \$40.
5. Optional amenity fee of \$375.00.

\*Fees are subject to change by landlord without notice.

**III. Credit and Background Check:**

All applicants and household members “19” and over will be subject to a credit and background check by the developer and must be approved in order to be eligible for the Program. **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, i.d. 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: Hudson House Affordable Senior Rental Housing Program  
 Please make check payable to: Long Island Housing Partnership

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.



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**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 Hudson House is a smoke free development.**

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