



LONG ISLAND HOUSING PARTNERSHIP, INC.

THE JEFFERSON AT FARMINGDALE PLAZA
AFFORDABLE RENTAL HOUSING PROGRAM
FARMINGDALE, NY

PROGRAM GUIDELINES

Please Read Carefully

I. Income Guidelines

There are a total of 16 apartments, consisting of 12- 1 bedroom apartments and 4- 2 bedroom apartments. Apartments will be available to those households earning at or below 80% HUD Area Median Income for Nassau/Suffolk Counties.* Recertification of income will be required annually.

Before applying, be certain you conform to all guidelines.

INCOME GUIDELINES FOR 80% OF THE AREA MEDIAN INCOME

Table with 3 columns: Household Size, Maximum Annual Income, and Minimum Income Guideline. It is divided into two sections: 1 Bedroom - 1-3 persons and 2 Bedroom - 2-5 persons.

*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.

II. Rents

Each apartment will be rented for an affordable price. Rents are calculated based on HUD area median income for Nassau/Suffolk Counties based on apartment size. Applicants for the Affordable Rental program at Farmingdale Plaza will be accepted on a first come first serve basis. The cooperative efforts of the Village of Farmingdale and the Developer have enabled the apartments to initially be rented for:

Table with 2 columns: Apartment size and Monthly Rent. Shows rents for 12 One Bedroom (\$1,501.00) and 4 Two Bedroom (\$1,805.00) for the period April 1, 2018 - March 31, 2019.

***PLEASE NOTE THAT RENTS ARE CALCULATED AFTER A UTILITY ADJUSTMENT AND CHANGE ANNUALLY. TENANT'S ARE RESPONSIBLE TO PAY ALL UTILITES.



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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. One time security deposit in the amount of \$500.
2. \$100 management rental application fee per applicant “18” and over.
3. \$750 annual amenity fee.
4. \$25 monthly trash fee.
5. \$100 per month for each covered parking space (optional).
6. \$400 Non-refundable pet fee – 2 pet maximum/\$50 per month breed restriction fee.
7. Storage Space - \$35 per month (optional).

*Fees are subject to change by landlord without notice.

III. Credit and Background Check – All applicants and household members 18 or older will be subject to a credit and background check and must be approved in order to be eligible for the Program.

IV. Intake/Application fee - A non-refundable intake/application fee of \$50 per household is due at the time the Intake Form is submitted.

V. Applicant Eligibility and Intake

Intake Form can be submitted by hard copy or can be completed and submitted to LIHP online at www.lihp.org. All Intake Forms must be received at LIHP’s office. If completing by hard copy, please mail the completed Intake Form with \$50.00 application fee to:

Please mail the completed forms accompanied by the \$50 fee to:

Long Island Housing Partnership, Inc.

180 Oser Avenue, Suite 800

Hauppauge, New York 11788

Attention: The Jefferson at Farmingdale Plaza Affordable Rental Housing Program

Fair Housing laws will be followed. The LIHP staff is available to assist with the application, answer questions or provide any assistance regarding eligibility. If you have any questions regarding any of the guidelines, 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