



LONG ISLAND HOUSING PARTNERSHIP, INC.

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

PROGRAM GUIDELINES

Please Read Carefully

I. Income Guidelines

There will be a total of 67 apartments, consisting of 35 - studio apartments, 30 - 1 bedroom apartments and 2 - 2 bedroom apartments. Apartments will be available to those households earning at or below 80% HUD AMI and to those households earning between 80% and 85% of HUD AMI.* Recertification of income will be required annually.

Before applying, be certain you conform to all guidelines.

INCOME GUIDELINES FOR 85% OF THE AREA MEDIAN INCOME		
1 Bedroom and 2 Bedroom only		
<u>Household Size</u>	<u>Gross Household</u>	
	<u>Maximum Annual Income **</u>	<u>Minimum Income Guideline**</u>
1	\$69,438	1 Bedroom - \$45,240
2	\$79,375	1 Bedroom - \$45,240, 2 Bedroom - \$56,520
3	\$89,275	1 Bedroom - \$45,240, 2 Bedroom - \$56,520
4	\$99,188	2 Bedroom - \$56,520
5	\$107,163	2 Bedroom - \$56,520

INCOME GUIDELINES FOR 80% OF THE AREA MEDIAN INCOME		
Efficiency and 1 Bedroom only		
<u>Household Size</u>	<u>Gross Household</u>	
	<u>Maximum Annual Income **</u>	<u>Minimum Income Guideline**</u>
1	\$65,350	Efficiency - \$35,400, 1 Bedroom - \$42,552
2	\$74,700	Efficiency - \$35,400, 1 Bedroom - \$42,552
3	\$84,000	1 Bedroom - \$42,552

*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 workforce rental program at New Village will be ranked on a first come first serve basis. The cooperative efforts of the County of Suffolk, Village of Patchogue and the Developer have enabled the apartments to initially be rented for:

August 1, 2017 – July 31, 2018 are set as following:			
<u>80% Median Household Income</u>		<u>85% Median Household Income</u>	
<u>Apartment size</u>	<u>Monthly Rent</u>	<u>Apartment size</u>	<u>Monthly Rent</u>
35 Efficiency units	\$1,475.00 ***	17 One Bedroom	\$1,885.00***
13 One Bedroom	\$1,773.00***	2 Two Bedroom	\$2,355.00 ***

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



LONG ISLAND HOUSING PARTNERSHIP, INC.

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 \$750.
2. \$100 application fee for every household member “18” and over.
3. \$700 annual amenity fee
4. \$50 per month garage parking fee (optional).
5. \$25 per month trash fee.
6. \$600 Non-refundable pet fee – 2 pet maximum/\$50 per month breed restriction fee

*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. 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.

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

**Long Island Housing Partnership, Inc.
180 Oser Avenue, Suite 800
Hauppauge, New York 11788
Attention: New Village Workforce Housing Rental 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.

Please note that Tritec New Village will be a smoke free development.

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