



LONG ISLAND HOUSING PARTNERSHIP, INC.

WOOLWORTH BUILDING
AFFORDABLE RENTAL HOUSING PROGRAM
Riverhead, New York
FIRST COME FIRST SERVED
PROGRAM GUIDELINES
Please Read Carefully

I. Income Guidelines

Before applying, be certain you conform to all guidelines

Table with 3 columns: Household Size, Maximum Annual Income, and Minimum Income Guideline. It is divided into three sections: 50% of Area Median Income, 60% of Area Median Income, and 80% of Area Median Income.

*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. Gift letters are allowed per program requirements. Minimum Income Guidelines do not apply to those applicants with an approved rental assistance subsidy.

Recertification of income will be required annually.

II. Rents

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



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Jan. 1, 2019 – Dec. 31, 2019 Rents are set as following:

<u>50% Median Household Income</u>		<u>60% Median Household Income</u>		<u>80% Median Household Income</u>	
<u>Apartment size</u>	<u>Monthly Rent</u>	<u>Apartment size</u>	<u>Monthly Rent</u>	<u>Apartment size</u>	<u>Monthly Rent</u>
3 Efficiency	\$974.00***	2 Efficiency	\$1,174.00***	1 Efficiency	\$ 1,174.00 ***
		6 One Bedroom	\$1,338.00***	4 One Bedroom	\$ 1,460.00***
				3 Two Bedroom	\$ 1,793.00***

*****PLEASE NOTE THAT RENTS CHANGE ANNUALLY AND CALCULATED AFTER A UTILITY ADJUSTMENT. THE TENANTS ARE RESPONSIBLE TO PAY ALL UTILITIES.**

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. First month’s rent.
2. One time security deposit equal to one month’s rent.

*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. **An email address is required for all household members “18” and over in order to run credit/background check.**

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

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. Pet Policy – **No pets are allowed at Woolworth Building. Exceptions will be made as provided for under applicable fair housing laws.**

VII. Applicant Intake – Intake Form can be completed and submitted to LIHP online at www.lihp.org.

PLEASE DO NOT FAX OR EMAIL INTAKE FORM.

You may also mail the Intake Form with \$50.00 application fee to us or deliver the Intake Form with \$50 application fee in person to:

Long Island Housing Partnership
180 Oser Avenue, Suite 800
Hauppauge, NY 11788

Attention: Woolworth Building Affordable Rental Housing Program
Please make check payable to: Long Island Housing Partnership



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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 Woolworth Building is a smoke free development.**

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