



LONG ISLAND HOUSING PARTNERSHIP, INC.

**GREYBARN
WORKFORCE RENTAL HOUSING PROGRAM
AMITYVILLE, NY
PROGRAM GUIDELINES
PLEASE READ CAREFULLY**

I. Income Guidelines – Out of the 500 rental units in Greybarn, 100 of those apartments, consisting of one (1) and two (2) bedrooms, will be available to those households earning at or below 80% of the HUD Area Median Income for Nassau/Suffolk Counties.* Please call LIHP if you have any questions on suggested occupancy limits or the number of people in your household. The current HUD area median incomes are as follows:

Before applying, be certain you conform to all guidelines

INCOME GUIDELINES FOR 80% OF THE AREA MEDIAN INCOME		
1 Bedroom – 1-3 persons		
<u>Household Size</u>	<u>Gross Household Maximum Annual Income**</u>	<u>Gross Household Minimum Income Guidelines**</u>
1	\$62,100	\$36,792
2	\$70,950	\$36,792
3	\$79,800	\$36,792
2 Bedroom – 2-5 persons		
<u>Household Size</u>	<u>Gross Household Maximum Annual Income**</u>	<u>Gross Household Minimum Income Guidelines**</u>
2	\$70,950	\$45,072
3	\$79,800	\$45,072
4	\$88,650	\$45,072
5	\$95,750	\$45,072

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

**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 cannot exceed the fair market rents established by HUD. Applicants for the Affordable Rental Program at Greybarn will be accepted on a first come first served basis. The cooperative efforts of the Town of Babylon and Greybarn have enabled the apartments to initially be rented for:



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Rents for October 1, 2017 – September 30, 2018 are set as following:

<u>Apartment Size</u>	<u>80% Median Household Income</u>	<u>Monthly Rent</u>
1 Bedroom		\$ 1,533.00***
2 Bedroom		\$ 1,878.00***

*****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 12 month lease, please note the following fees will be required at lease signing:*

1. One Time security deposit in the amount equal to 1 month rent.
2. \$150 management rental application fee per applicant “18” over.
3. \$750 annual amenity fee.
4. No charge for first parking space/\$50 per month for second parking space if requested.
5. \$500 Non-refundable pet fee (1st pet) \$250 non-refundable pet fee (2nd pet)–2 pet maximum/\$50 per month fee/breed restrictions.
6. Storage Space-\$85-150 per month depending on size (optional).
7. Trash Fee - \$25 per month
8. All tenants will be required to purchase renter’s insurance.

*Fees are subject to change by landlord without notice.

- III. **Credit and Background Check** – All applicants will be subject to a credit and background check by developer and must be approved.
- 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 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, NY 11788
 Attention: Greybarn Workforce Rental Program**



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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 Greybarn will be a smoke free development.**

APPLICATION WILL BE ACCEPTED ON A FIRST COME FIRST SERVED BASIS