



LONG ISLAND HOUSING PARTNERSHIP, INC.

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

I. Income Guidelines:

There are a total of 36 apartments, consisting of 28- 1 bedroom apartments and 8- 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		
1 Bedroom – 1-3 persons		
<u>Household Size</u>	<u>Gross Household Maximum Annual Income **</u>	<u>Gross Household Minimum Income Guideline** (60% ami)</u>
1	\$65,350	\$ 46,550
2	\$74,700	\$ 53,200
3	\$84,000	\$ 59,850
2 Bedroom – 2-5 persons		
<u>Household Size</u>	<u>Gross Household Maximum Annual Income **</u>	<u>Gross Household Minimum Income Guideline**(60% ami)</u>
2	\$74,700	\$ 53,200
3	\$84,000	\$ 59,850
4	\$93,350	\$ 66,500
5	\$100,850	\$ 71,800

***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 senior rental program at Hudson House will be accepted on a first come first served basis. The cooperative efforts of the Village of Mineola and the Developer have enabled the apartments to initially be rented for:

August 1, 2017 – July 31, 2018 Rents are set as following:	
<u>Apartment size</u>	<u>Monthly Rent</u>
28 One Bedroom	\$ 1,663.00
8 Two Bedroom	\$ 1,995.00

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



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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. \$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 \$300.00.

*Fees are subject to change by landlord without notice.

III. Credit and Background Check:

All applicants and household members “19” or older will be subject to a credit and background check by the developer 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. 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.**

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: Hudson House Affordable Senior 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.

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