

AVALON HUNTINGTON STATION

AFFORDABLE RENTAL HOUSING PROGRAM

Huntington Station, NY

PROGRAM GUIDELINES

Please Read Carefully

The Long Island Housing Partnership strictly complies with the Program Guidelines below.

I. Income Guidelines: The largest available apartment is a three bedroom, therefore, the program is limited to households of no more than seven (7) persons. There are a total of 43 apartments to be rented – 14- 1 bedroom units, 20- 2 bedroom units and 9- 3 bedroom units to those who meet the income guidelines below according to bedroom size of unit. Recertification of income will be required annually.

Before applying, be certain you conform to all guidelines.

*INCOME GUIDELINES FOR 1 BEDROOM UNIT – HOUSEHOLD SIZE – 1-3 PERSONS***	
Gross Household <u>Maximum Annual Income</u> **	Gross Household <u>Minimum Income Guideline**</u>
\$42,500	\$25,800
*INCOME GUIDELINES FOR 2 BEDROOM UNIT – HOUSEHOLD SIZE- 2-5 PERSONS***	
Gross Household <u>Maximum Annual Income</u> **	Gross Household <u>Minimum Income Guideline**</u>
\$53,100	\$31,248
*INCOME GUIDELINES FOR 3 BEDROOM UNIT –HOUSEHOLD SIZE – 3-7 PERSONS***	
Gross Household <u>Maximum Annual Income</u> **	Gross Household <u>Minimum Income Guideline**</u>
\$61,600	\$40,656

***INCOME REQUIREMENTS SHALL BE ADJUSTED ANNUALLY BASED ON HUD'S MEDIAN HOUSEHOLD INCOME FOR NASSAU/SUFFOLK COUNTIES**

****Includes all income – overtime, bonuses, pensions, social security, 401K distributions, tips, etc. Your gross income cannot exceed the maximum annual income for the specified unit. Notarized gift letters will be accepted for income purposes. Minimum Income Guidelines do not apply to those applicants with an approved rental assistance subsidy.**

*****excluding persons 18 months and younger.**

II. Rents: Each apartment will be rented for an affordable price. Rents cannot exceed 80% of the fair market rents established by HUD for the bedroom size. Applicants for the affordable rental program at Avalon Bay Huntington Station will be on a first come, first served basis.

March 1, 2017 – February 28, 2018 Rents are set as following:	
<u>Apartment size</u>	<u>Monthly Rent*</u>
14 - 1 Bedroom Unit	\$1,075.00 per month**
20 - 2 Bedroom Unit	\$1,302.00 per month**
9 - 3 Bedroom Unit	\$1,694.00 per month**

***PLEASE NOTE THAT RENTS ARE SUBJECT TO CHANGE ANNUALLY**

****RENTS ARE CALCULATED AFTER A UTILITY ADJUSTMENT (Residents will be responsible to pay for gas, electric, water, phone and cable utilities)**

III. Credit and Background Check – All applicants will be subject to a credit check and criminal background check.



IV. Application fee – A non-refundable fee of \$150.00 per person over the age of 18, made payable to Avalon Bay Communities Inc., **is required at the time the apartment is secured.** **DO NOT SEND A FEE WITH THE APPLICATION.**

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

