



Affordable Homes For Rent in HUNTINGTON STATION

One-bedroom, two-bedroom, and three-bedroom rentals available through the affordable housing program for qualifying future residents at Avalon Huntington Station

Avalon Huntington Station residents are responsible for electric, phone, and cable utilities. Additional monthly fees apply for premium parking and pets. An increased security deposit will be required for households with pets.



AVALON
HUNTINGTON STATION

AVALONHUNTINGTONSTATION.COM
1700 EAST 5TH ST, HUNTINGTON STATION, NY 11746
AVALONHUNTINGTONSTATION@AVALONBAY.COM

HOUSEHOLDS MUST BE WITHIN THE INCOME LEVELS BELOW TO QUALIFY
monthly rent is based on the Area Median Income (AMI)

50% PROGRAM

ONE-BEDROOM: \$1,118 PER MONTH

- 1 person household \$26,832 - \$36,800
- 2 person household \$26,832 - \$42,050
- 3 person household \$26,832 - \$47,300

TWO-BEDROOM: \$1,365 PER MONTH

- 1 person household \$32,760 - \$42,050
- 2 person household \$32,760 - \$47,300
- 3 person household \$32,760 - \$52,550
- 4 person household \$32,760 - \$56,800

THREE-BEDROOM: \$1,768 PER MONTH

- 1 person household \$42,432 - \$47,300
- 2 person household \$42,432 - \$52,550
- 3 person household \$42,432 - \$56,800
- 4 person household \$42,432 - \$61,000
- 5 person household \$42,432 - \$65,200

*Rents subject to change at anytime without notice. Apartments contain FHA compliant features for persons with disabilities.



AVALON HUNTINGTON STATION
AFFORDABLE RENTAL HOUSING PROGRAM
Huntington Station, NY

***Please note: The Long Island Housing Partnership (LIHP) runs the Affordable Rental Housing Program for Avalon Huntington Station. The waitlist for this community is currently closed. You can call LIHP for additional options on Long Island for affordable housing, by calling 631-435-4710.**

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
Maximum Annual Income **
\$42,500

Gross Household
Minimum Income Guideline**
\$25,800

INCOME GUIDELINES FOR 2 BEDROOM UNIT – HOUSEHOLD SIZE- 2-5 PERSONS**

Gross Household
Maximum Annual Income **
\$53,100

Gross Household
Minimum Income Guideline**
\$31,248

INCOME GUIDELINES FOR 3 BEDROOM UNIT –HOUSEHOLD SIZE – 3-7 PERSONS**

Gross Household
Maximum Annual Income **
\$61,600

Gross Household
Minimum Income Guideline**
\$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
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Avalon Huntington Station Affordable Housing Pre-Application

Free Translation/Language Assistance Available Upon Request

Applicants with disabilities may request modifications to the rental unit and/or accommodations to our rules, policies, practices or services, if such modifications or accommodations are necessary to afford an equal opportunity to use and enjoy the premises

NAME OF PRIMARY APPLICANT: _____

PHONE: _____ CELL: _____ EMAIL: _____

CURRENT ADDRESS: _____
Street Number & Name City St Zip

1. What size apartment home(s)* are you interested in? **One** **Two** **Three**

***Note: Minimum occupancy requirement one person per bedroom.**

2. Do you have a voucher? (circle one) **Yes** **No**

If Yes, Housing Authority Name: _____

3. Does your household need a fully accessible apartment? (circle one): **Yes** **No**

***Note:** Fully accessible apartments are those specifically designed for the physically handicapped according to the applicable building standards of Section 504 of the Federal Rehabilitation Act of 1973. Such features include but are not limited to wider doorways, lower countertops, hand railings, and roll-in showers. Some apartments may also include features specifically designed for those with hearing or visual impairments.

4. If you do not need a fully accessible apartment, do you have a disability need for a reasonable accommodation or modification? **Yes** **No** If yes, please explain:

5. Family Composition- List all those who will occupy the apartment, including yourself:

HOUSEHOLD MEMBER NAME	Date of Birth	Age	Relationship*	Full Time Student (Y/N)
1 PRIMARY APPLICANT			Head	
2				
3				
4				
5				
6				
7				

INTERNAL USE ONLY:

Received Date: _____

Received By: _____

Complete ☐

Incomplete ☐

6. **Household Income-** what is the income received and assets held by each member of your household? Include income from employment, SSA/SSI, TANF, Child Support, Alimony, Retirement, pension, unemployment, Military Pay, and gift income.

Household Member Name	Income Type	Gross Earnings (before taxes)

7. What is your combined total gross annual household income from all sources? \$_____

8. **Household Assets-** include the household assets held by each household member. Include all Checking and Savings accounts, Money Markets, Stocks, Bonds, Life Insurance Policies.

Household Member Name	Asset Type	Cash Value

I certify that the information furnished in this application is true and complete, to the best of my knowledge and belief. ***Signed under the pains and penalties of perjury.***

Please call (631) 546-9132 or email AvalonHuntingtonStation@AvalonBay.com with any questions or requests for additional applications or consent forms.

Head of Household Signature:_____ **Date:**_____

Mail completed form to:

Avalon Huntington Station

Attn: Affordable Housing

1700 E 5th St. Huntington Station, NY 11746

AvalonBay Communities, Inc. does not require payment of any money except for applicable application fees and deposits if you are selected off the waitlist. If anyone asks you to pay any additional money or offers you a bribe related to your affordable housing qualification or priority on any waitlist, you should reject it and contact the AvalonBay Hotline at 866-292-2076 or www.avalonbayhotline.com