



The Homestead at Grand Street Senior Apartments

76 NEWLY CONSTRUCTED UNITS AT 252 Grand Street, Westbury New Cassel, NY 11590

Amenities: Community room, in-unit laundry

Age 62 and over • No application fee • No broker’s fee • Smoke free community • No pets • Fully equipped kitchens with energy star appliances • Easy access to public transportation • 24-hour emergency maintenance • Parking

Who should apply? Individuals or households who meet the income and household size requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria.

A percentage of units is set aside for applicants with disabilities: Mobility (6%) or 5 units and Vision/Hearing (2%) or 3 units

AVAILABLE UNITS AND INCOME REQUIREMENTS

30% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ (Minimum - Maximum) ⁴
	1BR	\$696	21	2 people	1 person
2 people					\$20,920 - \$30,400
2BR	\$837	5	2 people	\$24,915 - \$30,400	
			3 people	\$24,915 - \$34,200	
			4 people	\$24,915 - \$38,000	
40% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ (Minimum - Maximum) ⁴
	1BR	\$929	2	1 person	\$29,305 - \$35,480
2 people				\$29,305 - \$40,520	
2BR	\$1,116	1	2 people	\$34,960 - \$40,520	
			3 people	\$34,960 - \$45,600	
			4 people	\$34,960 - \$50,640	
50% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ (Minimum - Maximum) ⁴
	1BR	\$1,161	27	1 person	\$37,660 - \$44,350
2 people				\$37,660 - \$50,650	
2BR	\$1,395	4	2 people	\$45,000 - \$50,650	
			3 people	\$45,000 - \$57,000	
			4 people	\$45,000 - \$63,300	
60% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ (Minimum - Maximum) ⁴
	1BR	\$1,394	10	1 person	\$46,045 - \$53,220
2 people				\$46,045 - \$60,780	
2BR	\$1,674	6	2 people	\$55,045 - \$60,780	
			3 people	\$55,045 - \$68,400	
			4 people	\$55,045 - \$75,960	

¹Rent includes water, sewer and refuse removal. Other utilities paid by tenant, however, a utility allowance will be deducted from the above monthly rent.

²Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

³Household earnings include salary, hourly wages, tips, Social Security, child support and other income. Income guidelines subject to change.

⁴ Minimum incomes listed may not apply to applicants with Section 8 or other qualifying rental subsidies.

How do you apply?

Request an application by mail, phone or email. To request an application **by mail, send a self-addressed envelope to North Hempstead Housing Authority, c/o Karen Estrella, 899 Broadway, Westbury, NY 11590**. To request an application **by phone, call (631) 910-6200 and follow the instructions**. To **download an application, visit www.cgmrcompliance.com or email info@cgmrcompliance.com**. Visit www.NYHousingSearch.gov or contact North Hempstead Housing Authority for additional information. Applicants who submit more than one application may be disqualified.

