



## The Homestead Senior Apartments (AKA Grand Street Senior Apartments)

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

**Amenities: Community Room · In-Unit laundry · On-Site Parking**

Age 62 or 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

**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 <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum - Maximum) <sup>4</sup>
	1BR	\$696	21	2	1 person
2 people					\$20,920 - \$29,800
2BR	\$837	5	4	2 people	\$24,915 - \$29,800
				3 people	\$24,915 - \$33,500
				4 people	\$24,915 - \$37,200
40% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum - Maximum) <sup>4</sup>
	1BR	\$929	2	1 person	\$29,305 - \$34,720
2 people				\$29,305 - \$39,680	
2BR	\$1,116	1	4	2 people	\$34,960 - \$39,680
				3 people	\$34,960 - \$44,640
				4 people	\$34,960 - \$49,600
50% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum - Maximum) <sup>4</sup>
	1BR	\$1,161	27	1 person	\$37,660 - \$43,400
2 people				\$37,660 - \$49,600	
2BR	\$1,395	4	4	2 people	\$45,000 - \$49,600
				3 people	\$45,000 - \$55,800
				4 people	\$45,000 - \$62,000
60% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum - Maximum) <sup>4</sup>
	1BR	\$1,394	10	1 person	\$46,045 - \$52,080
2 people				\$46,045 - \$59,520	
2BR	\$1,674	6	4	2 people	\$55,045 - \$59,520
				3 people	\$55,045 - \$66,960
				4 people	\$55,045 - \$74,400

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

<sup>2</sup>Household size includes everyone who will live with you. Subject to occupancy criteria.

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

<sup>4</sup>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 stamped envelope to North Hempstead Housing Authority, c/o Karen Estrella, 899 Broadway, Suite 121, Westbury, NY 11590.** To request an application **by phone, call (516) 910-6200 and follow the instructions.** To **download an application, visit [www.cgmrcompliance.com](http://www.cgmrcompliance.com) or email [info@cgmrcompliance.com](mailto:info@cgmrcompliance.com).** Visit [www.NYHousingSearch.gov](http://www.NYHousingSearch.gov) or contact North Hempstead Housing Authority for additional information. Applicants who submit more than one application may be disqualified.

**When is the Deadline?** Applications must be postmarked no later than February 19, 2020. Late applications will not be considered.

A Public Lottery to be held at North Hempstead Housing Authority on February 25, 2020 starting at 11 am.





First Floor One-Bedroom Unit, 508 sq.ft



Second Floor Two-Bedroom Unit, 697 sq.ft.

