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## Senior/Disabled Housing (RAD)

**Where are the apartments located?**

We have two locations: **Manhasset Valley** located at 155 East Shore Road, Manhasset, NY and **Magnolia Gardens** located at 899 Broadway, Westbury, NY under the Rental Assistance Demonstration Program known as RAD.

**Can I request a particular location?**

Yes, but if you choose a particular location, it could extend your waiting period to receive an apartment.

**How much will my rent be?**

Rent is based on income; it is roughly 30% of your gross income. However, if you pay medical expenses (doctor visits, co-pays, medical insurance premiums i.e. AARP, Oxford, HIP, dental, vision and prescription as well as over-the-counter medicine); you can submit proof, and it could possibly reduce your rent amount.

**Is electricity included in my rent?**

At 899 Broadway, Westbury, NO, electricity is NOT included in the rent, individuals living in our Westbury complex have to contact PSE&G at 1-800-490-0025 to have them connect those services. The Housing Authority gives each Magnolia Gardens resident a HUD approved utility allowance deduction. The utility allowance, which is calculated on a local area consumption-based formula, is given to help offset the electric expense. At 155 East Shore Road, Manhasset, YES, electricity is included in the rent.

**Are there other fees or expenses?**

Yes, parking is \$2.17 monthly, the vehicle must be registered and insured by the tenant. Please note that you may possibly have to wait for a parking space at Manhasset Valley. Residents at Manhasset Valley, 155 East Shore Road in Manhasset must pay an electric usage surcharge of \$1.00 for each TV and \$2.50 for each air conditioner. YOU HAVE TO BUY YOUR OWN AIR CONDITIONER; however, it must be approved by the Housing Authority PRIOR TO PURCHASING as the incorrect air conditioner can cause water damage and energy waste. If you want cable or telephone service, you will have to obtain and pay for those services.

**How long do I have to wait to get an apartment?**

That depends on when you apply, which complex you want to live in, as well as \*preference points. Once your application is received it will be processed, and you will receive a letter acknowledging your placement on the waiting list. You will be notified in writing when your name reaches the top of our waiting list, so it is mandatory that you inform us in writing of address changes. The average wait time is approximately 7 years.

**Who can apply?**

Seniors who are 62 years or older at the time of application and individuals who are deemed disabled may apply. The North Hempstead Housing Authority conducts a background check to determine further eligibility prior to moving in.

**How can I apply?**

Currently, the North Hempstead Housing Authority is not accepting applications for this program due to the long waiting period.

**How do I pay my rent?**

Please mail your rent check or money order to:

North Hempstead Housing Development Inc.,  
PO Box 8030  
New York, NY 10008-8030.

Please put your five-digit tenant number on your payment.

**\*Also, you can set up easy online payments by calling RentPayment at (866) 289-5977 or set up an account at [www.rentpayment.com](http://www.rentpayment.com)**

\* Preference points are given to the following individuals: Seniors & Disabled Individuals, North Hempstead Residents, Displaced Individuals and Honorably Discharged Veterans.

All preferences must be verified prior to moving in.

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## Section 8

**How do I get a Section 8 application?** When program is open, applications can be picked up in person at the **NHHA** office or requested in writing. No phone requests accepted.

**How do I know when the program is open?**

Program opening and closing dates will be announced in the Legal Notices section of the Nassau County edition of Long Island .

**Can I qualify for Section 8 if I am not working?**

Yes.

**Is there an income limit?**

Yes. HUD publishes income limits annually based on family size.

**What would my rent responsibility be?**

Tenant responsibility is based on 30% of gross income minus allowable deductions.

**How do I find housing?**

Check classified ads in newspapers, online postings, contact real estate brokers, contact management companies and owners.

**Who is responsible for utilities?**

The tenant may be responsible for utilities. Tenants that are responsible for utilities will receive a utility credit to offset their portion of the rent.

**How does rent get paid?**

The tenant share of rent is paid by the tenant directly to the owner. The housing assistance payment is paid by the Housing Authority directly to the owner.

**Is there a time limit for being on the program?**

No. Participants may remain on the program as long as they are income eligible and comply with all program regulations.

**How do I make changes to my application?**

If you need to make changes to your application, you can click the following link: [northhempstead.housingmanager.com/application/lookup](http://northhempstead.housingmanager.com/application/lookup) Remember, it is your responsibility to update your contact information with our agency.

**What is my status on the waiting list?**

You can verify that you are on the Section 8 waiting list by clicking the follow link: [northhempstead.housingmanager.com/application/lookup](http://northhempstead.housingmanager.com/application/lookup). This waiting list is very large and will

have a very long wait time; approximately 10 to 15 years, subject to funding. You will receive written notification if your name reaches the top of the Waiting List. Please note, vouchers can only be issued based on funding. **Currently, North Hempstead Housing Authority is not able to issue any vouchers at this time.**

\* All applications are accepted subject to eligibility criteria based on the agency's Administrative Plan.

\*\* Priority is given to local residents.

Download other forms and policies you may need on or [FORMS/DOCUMENTS](#) page.

## Homestead Apartments

### Where are the apartments located?

The Homestead Apartments are located at Grand Street Apartments 252 Grand Street, Westbury, New York 11590

### How much will my rent be?

See the application criteria under "Homestead Apartments".

### Is electricity included in my rent?

NO, electricity is NOT included in the rent, individuals must contact PSE&G at 1-800-490-0025 to have them connect electricity to individual name. The Housing Authority gives each resident a HUD approved utility allowance deduction that is already deducted from tenant rent. The utility allowance, which is calculated on a local area consumption-based formula, is given to help offset the electric expense.

### Are there other fees or expenses? No

**How long do I have to wait to get an apartment?** 5 -10 years depending on income and apartment availability.

### Who can apply?

Seniors must be of age 62 years or older and meet minimum income requirement at the time of application.

### How can I apply?

Currently, see the link attached to print an application or call the office and an application will be mailed.

### How do I pay my rent?

Please mail your rental check or money order to:

Grand Street Apartments  
P.O. Box 8024  
New York, NY 10008-8024

Please put your five-digit tenant number on your payment.

**Also, you can set up easy online payments by calling RentPayment at [\(866\) 289-5977](tel:8662895977) or set up an account at [www.rentpayment.com](http://www.rentpayment.com)**

\* Individuals must be income eligible and 62+ at the time of application. Age and income are the only criteria for the Homestead Apartments.

**RENTER'S INSURANCE IS STRONGLY ENCOURGED.**