

## The Homestead at Grand Street Senior Apartments

**76 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 <sup>1</sup>	Units Available	Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum - Maximum) <sup>4</sup>
	1BR		\$710	21	1 person
2 people					\$20,664 - \$37,500
2BR		\$854	5	2 people	\$24,336 - \$37,500
				3 people	\$24,336 - \$42,180
				4 people	\$24,336 - \$46,860
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	\$948	2	1 person	\$29,232 - \$43,760
2 people				\$29,232 - \$50,000	
2BR		\$1,138	1	2 people	\$34,560 - \$50,000
				3 people	\$34,560 - \$56,240
				4 people	\$34,560 - \$62,480
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	\$1,184	27	1 person	\$37,728 - \$54,700
2 people				\$37,728 - \$62,500	
2BR		\$1,423	4	2 people	\$44,820 - \$62,500
				3 people	\$44,820 - \$70,300
				4 people	\$44,820 - \$78,100
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	\$1,422	10	1 person	\$46,296 - \$65,640
2 people				\$46,296 - \$75,000	
2BR		\$1,707	6	2 people	\$55,044 - \$75,000
				3 people	\$55,044 - \$84,360
				4 people	\$55,044 - \$93,720

<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 including parents and children. Subject to occupancy criteria.

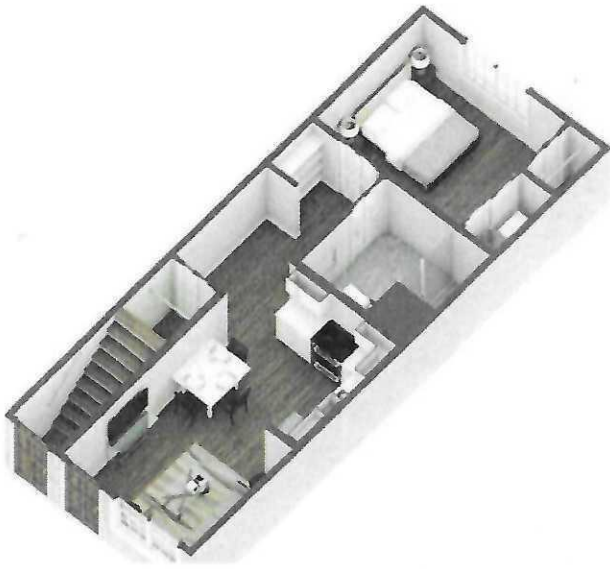
<sup>3</sup>Household earnings include salary, hourly wages, tips, Social Security, child support and other income. Income guidelines subject to change.

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

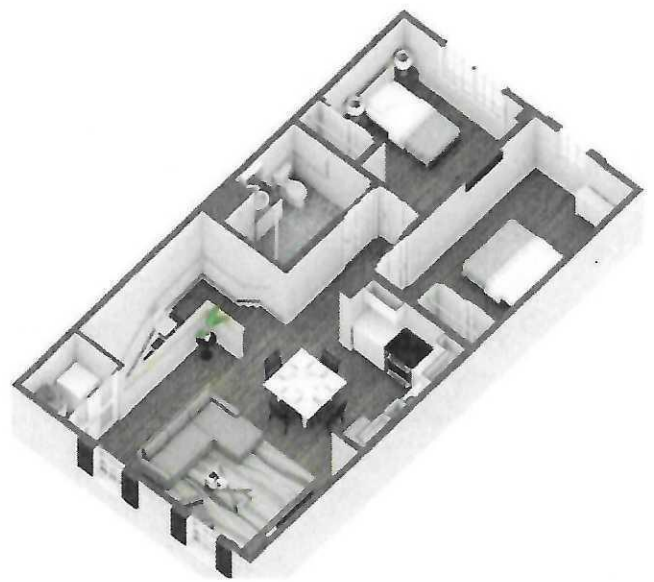
How do you apply?

Request an application by mail, phone, or email. To request an application by mail, send a self-addressed envelope to The Homestead at Grand Street Senior Apartments, c/o Karen Estrella, 899 Broadway, Suite 121, Westbury, NY 11590. To request an application by phone, call (516) 627-6433. To download an application, visit [www.northhempsteadhousingauthority.com](http://www.northhempsteadhousingauthority.com) or email [kestrella@nh-ha.com](mailto:kestrella@nh-ha.com)





First Floor One-Bedroom Unit, 636 sq. ft.



Second Floor Two-Bedroom Unit, 818 sq. ft.

