



# **NORTH HEMPSTEAD HOUSING AUTHORITY**

*Managing Agent and Owner of North Hempstead Housing Development Incorporated*

**899 Broadway, Suite 121, Westbury, NY 11590**

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## **Frequently Asked Questions**

**1. Where are the apartments located?**

We have two (2) locations: Manhasset Valley, located at 155 East Shore Road, Manhasset, NY, and Magnolia Gardens, located at 899 Broadway, Westbury, NY.

**2. Can I request a specific location?**

Yes, but if you choose a specific location, you may have to wait longer to receive an apartment.

**3. How much will my rent be?**

Rent is based on your income; it is approximately 30% of your gross income. However, if you have medical expenses (doctor visits, copays, health insurance premiums such as AARP, HIP, dental, vision, and prescription as well as over-the-counter medications), you can provide proof of these expenses, which may help reduce your rent.

**4. Is electricity included in my rent?**

○ **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.

**5. Are there any other charges or expenses?**

- Yes, parking is **\$2.17** per month. The vehicle must be registered and insured by the tenant. You may have to wait for a parking space at Manhasset Valley.
- Residents at **Manhasset Valley, 155 East Shore Road, Manhasset**, must pay an additional charge of **\$1.00 per television** and **\$2.50 per air conditioner** for electricity usage.
- **You must purchase your own air conditioner**, which must be approved by the housing authority, as the wrong unit could cause water damage and energy waste.
- If you want cable or telephone service, you will need to arrange and pay for those services yourself.

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

This depends on when you apply, which complex you wish to live in, and \*preference points. You will be notified in writing when your name reaches the top

of our waiting list. It is mandatory to inform us in writing of any address changes. The estimated wait time is approximately **4 years**.

7. **Who can apply?**

Individuals **62 years or older** at the time of application and those considered **disabled by the Social Security Administration**. The North Hempstead Housing Authority conducts **criminal background checks** to determine further eligibility before moving in.

8. **How can I apply?**

Currently, the North Hempstead Housing Authority is **not accepting applications** for any of its housing programs.

**Preference points are given to the following individuals:**

- Seniors and disabled individuals
- Residents of North Hempstead
- Displaced individuals
- Honorably discharged veterans

All preferences will be verified before moving in.