



# Affordable/Workforce Senior Homeownership Opportunity

Vineyards at Mt. Sinai LLC (Sponsor), Long Island Housing Partnership (LIHP) & Town of Brookhaven (Town)

present The Vineyards at Mt Sinai

**DEADLINE: February 16, 2021**

LIHP will be accepting **Lottery Intake Applications** to establish a list of eligible homebuyers to purchase 14 newly constructed condominiums at The Vineyards at Mt. Sinai. Homes will be available to eligible persons who are fifty-five (55) years of age or older whose household income is no greater than 80% or 120% of the Area Median Income (AMI) as determined by the U.S Department of Housing and Urban Development (HUD). To be placed on the list an applicant must:

- Complete and submit a Lottery Intake Application and required fees
- Meet the age restrictions and all Program Guidelines including down payment requirements
- Attend pre-purchase home ownership counseling with LIHP
- Have household income\* that does not exceed the limits shown below:

Household Size	1	2	3	4	5
80%AMI	\$70,950	\$81,050	\$91,200	\$101,300	\$109,450
120%AMI	\$106,350	\$121,500	\$136,700	\$151,900	\$164,050

The homes are located at Plymouth Avenue and Canal Road in Mt. Sinai, NY. The homes feature 2 bedrooms and 2 baths. The cooperative efforts of the Sponsor, LIHP and the Town has enabled the homes to be sold at the following price:

**Estimated Sales Price to Homebuyer:**

**80% AMI: \$228,000      120% AMI: \$341,750**

A **lottery** will be held to determine the order in which an applicant will be ranked for the opportunity to purchase a home. Lottery Intake Applications and Program Guidelines are available online at <https://www.lihp.org/developments.html> or by calling LIHP at 631-435-4710.

Completed Intake Applications must be received at LIHP's office or be post-marked by **February 16, 2021** to be included in the lottery. Applications received after **February 16, 2021** will be assisted on a first-come, first- served basis after lottery applicants are served. **All Fair Housing Laws will be followed.** \*Income limits may change based on HUD guidelines or due to rounding adjustments.

*The complete offering terms are in an Offering Plan available from Sponsor*