



SHOREGATE

Affordable Rental Opportunity in Bay Shore

The Long Island Housing Partnership (LIHP), in cooperation with Bay Shore Propco, LLC (Owner), and the Town of Islip (Town), is pleased to announce that it is now accepting Lottery Applications for 84 new affordable studio, one, two and three bedroom rental units at SHOREGATE, located at 143 4th Avenue in Bay Shore, NY.

DEADLINE TO APPLY IS 5:00 PM on SEPTEMBER 18, 2023.

The units are available to households earning up to 80% of the HUD Area Median Income as per Town requirements.

Minimum incomes may apply. To be placed in the lottery an applicant must:

- ✓ **Complete and submit a Lottery Application by the deadline**
- ✓ **Have household income within the limits shown below**

INCOME LIMITS:

Studio: \$86,200 1-Bedroom: \$98,500 2-Bedroom: \$110,800 3-Bedroom: \$123,100

INITIAL RENTS (includes a utility allowance):

Studio: \$1,991 1-Bedroom: \$2,256 2 Bedroom: \$2,505 3-Bedroom: \$2,751

A lottery will be held (which may be electronic) to determine the order in which an applicant will be ranked for the opportunity to rent an apartment. Lottery Applications and Program Guidelines are available through LIHP's website at <https://www.lihp.org/rentals.html> or by calling LIHP at (631) 435-4710.

Lottery Applications may be submitted online at <https://www.lihp.org/rentals.html> or by printing a copy and mailing or delivering it to LIHP at 180 Oser Avenue, Suite 800, Hauppauge, N.Y. 11788.

Completed Lottery Applications must be **received (NOT POSTMARKED)** by LIHP by **5:00 PM on SEPTEMBER 18, 2023** to be included in the lottery.

NOTE: Please read the Program Guidelines carefully. Submission of the Lottery Application does not guarantee eligibility. Applicants must meet all Program Guidelines and Owner requirements including those for income, credit and background.

All Fair Housing laws will be followed. If assistance, including language assistance, is needed or if you have questions, please contact LIHP at info@lihp.org