



FLORENT
Affordable Rental Opportunity in Garden City

Southern Land Company (Owner), in cooperation with the Village of Garden City (the “Village”), presents an affordable rental opportunity in the Village of Garden City known as **“FLORENT.”** Florent is a new beautifully designed rental complex located at 555 Stewart Avenue in Garden City containing 150 one, two and three-bedroom apartment homes, 15 of which will be made available to households with incomes at or below 80%, 50% and 30% of the area median income as determined by HUD. Please see Income Chart below.

Lottery Intake Forms will only be accepted by the **Long Island Housing Partnership, Inc. (LIHP)** beginning **9:00 am May 1, 2024** and ending **5:00 pm on May 30, 2024.**

Lottery Intake Forms will be available, beginning May 1, 2024 through LIHP’s website at <https://www.lihp.org/rentals.html>. Lottery Intake Forms will only be completed and submitted online at www.lihp.org/rentals.html.

A lottery will be held to determine the order in which applicants will be reviewed for eligibility. Submission of the Lottery Intake Form for does not guarantee a unit. Applicants must meet Owner’s tenant screening requirements and income requirements must be complied with. Please consult the Program Guidelines for detailed information available at www.lihp.org/rentals.html.

Income Limits:

Household Size	1	2	3	4	5	6	7	8
80% AMI	\$86,200	\$98,500	\$110,800	\$123,100	\$132,950	\$142,800	\$152,650	\$162,500
50% AMI	\$53,900	\$61,600	\$69,300	\$76,950	\$83,150	\$89,300	\$95,450	\$101,600
30% AMI	\$32,350	\$36,950	\$41,550	\$46,150	\$49,850	\$53,550	\$57,250	\$60,950

Unit Type	Units Available	AMI	*Rent
1 bedroom	2	1 @ 30% AMI	\$688
		1 @50% AMI	\$1,304
2 bedroom	12	4 @ 30% AMI	\$866
		4 @ 50% AMI	\$1,636
		4 @ 80% AMI	\$2,790
3 bedroom	1	1 @ 80% AMI	\$3,226
*Includes a utility allowance			

All Fair Housing laws will be followed. If assistance, including language assistance, is needed or if you have questions, please contact LIHP at 631-435-4710 or email at info@lihp.org.