



**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 August 1, 2024** and ending **5:00 pm on August 30, 2024.**

Lottery Intake Forms will be available, beginning August 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](http://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](http://www.lihp.org/rentals.html).

**Income Limits:**

| Household Size | 1        | 2         | 3         | 4         | 5         | 6         | 7         | 8         |
|----------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 80% AMI        | \$87,500 | \$100,000 | \$112,500 | \$124,950 | \$134,950 | \$144,950 | \$154,950 | \$164,950 |
| 50% AMI        | \$54,700 | \$62,500  | \$70,300  | \$78,100  | \$84,350  | \$90,600  | \$96,850  | \$103,100 |
| 30% AMI        | \$32,800 | \$37,500  | \$42,200  | \$46,850  | \$50,600  | \$54,350  | \$58,100  | \$61,850  |

| Unit Type                     | Units Available | AMI         | *Rent   |
|-------------------------------|-----------------|-------------|---------|
| 1 bedroom                     | 2               | 1 @ 30% AMI | \$720   |
| 2 bedroom                     | 12              | 1 @ 50% AMI | \$1,345 |
|                               |                 | 4 @ 30% AMI | \$908   |
|                               |                 | 4 @ 50% AMI | \$1,690 |
|                               |                 | 4 @ 80% AMI | \$2,861 |
| 3 bedroom                     | 1               | 1 @ 80% AMI | \$3,310 |
| *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](mailto:info@lihp.org).

**Si tiene alguna pregunta, o necesita asistencia lingüística o de otro tipo, incluidos servicios de traducción y/o interpretación oral, por favor envíe un correo electrónico a LIHP a [info@lihp.org](mailto:info@lihp.org).**

This notice supersedes all prior notices/publications regarding the program.