

March 8, 2023

Garvies Point
c/o
City Hall, 9 Glen Street, Second Floor
Glen Cove, NY 11542

Re: Garvies Point, Glen Cove, NY

Dear,

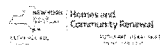
I am writing to inform you of the development of the Garvies Point affordable housing complex. 46 new apartments will be available for rent. The unit mix consists of 4 studio, 15 one-bedroom, 23 two-bedroom, and 4 three-bedroom apartments set-aside for households with incomes at or below 60% and 100% of the Area Median Income (AMI) for Nassau County, adjusted for household size, with rents set at \$1,375, \$1,558, \$1,867, \$2,130, \$2,389, \$2,857, and \$3,289 respectively. Tenant pays electricity, electric heat and electric cooking. Trash removal and sewer included in rent. The apartments are located at 500 & 700 Dickson Street, Glen Cove, NY 11542.

Enclosed is information describing the building and the apartments offered for rent and information explaining how to request an application. Applications must be postmarked by April 17, 2023. A public lottery will be held on May 1, 2023 at 12pm at the Hilton Garden Inn, 3 Harbor Park Drive, Port Washington, NY 11050.

Garvies Point includes 46 visitable units as defined in the NYS HCR Design Handbook. More specifically, Garvies Point includes a minimum of 6 fully accessible and adapted unit for wheelchair use that include a roll-in shower, and a minimum of 3 fully accessible and adapted unit for residents who have a visual or hearing impairment.

Please distribute this information to your community members who may be qualified and interested in the project. Please visit NYHousingSearch.gov for more information. Please do not hesitate to contact me if you would like additional pamphlets or if you have any questions.

Regards,
Mary Ramos, Managing Partner
CGMR Compliance Partners
(631) 910-6205



WHAT TO BRING TO YOUR INTERVIEW

Records of Employment Income

- 6 most recent consecutive pay stubs and information on current rate of pay and overtime pay.
- Information about any changes you expect in your pay or hours during the next 12 months.
- Information on other types of income you expect to receive in the next 12 months from tips, commissions, or other employment sources.
- Most recent Federal & State Tax Returns and supporting schedules and supporting documents

Records of Other Income

- Pensions and annuities (latest check stub from the issuing institution)
- Social Security (current award letter)
- Unemployment compensation (determination letter or latest check stub)
- SSI (award letter)
- TANF (award letter, recent check stub)
- Worker's Compensation (Form DOL 203, recent check stub)
- Alimony and/or Child Support (copy of court order)
- Education scholarships, grants and/or stipends (award letter)
- Trade union benefits (recent check stub)
- Other public assistance (award letter)
- Income from assets (credit union, bank statements, etc.)
- Regular support from family members or friends
- Veterans benefits
- Most recent Federal & State Tax Returns and supporting schedules and documents

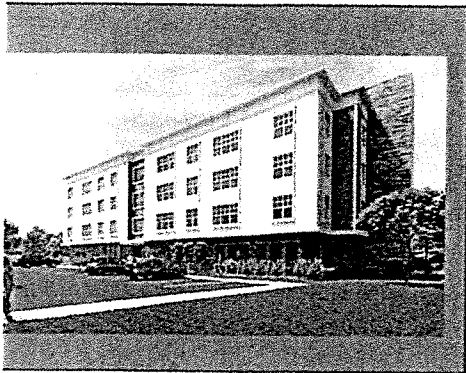
Asset Information

- Last 6-months bank statements for all bank accounts (savings, checking, CDs, Christmas Club, IRAs, and other accounts).
- Name, address, account numbers, and statements on value of any stocks, bonds, trusts, life insurance, 401(k) plans, or other investments.
- Information about any assets you have sold or given away within the past two years.

Records of Family Circumstances/Family Composition/Allowances

- Birth Certificate
- Social Security Card, documentation of ITIN, or other acceptable alternative
- Driver's license or state issued photo I.D.





Garvies Point

46 UNITS AT 500 & 700 Dickson Street,
Glen Cove, Nassau County

Application Due: April 17, 2023

Amenities: Close to LIRR, Laundry Room, Mail Room, Package Room, Elevator, Bike Storage
Children's Playroom, Community Room, Gymnasium

Income Restrictions Apply – No Application Fee – No Broker's Fee

Applicants will not be automatically rejected based on credit or most background check info

Priority admissions: Mobility disability (6 units); Hearing/Vision disability (3 units)

Your household must meet these income restrictions:



Unit Size	60% AREA MEDIAN INCOME (AMI) UNITS	# Units	Monthly Rent*	Household Size	Household Income**	100% AREA MEDIAN INCOME (AMI) UNITS	# Units	Monthly Rent*	Household Size	Household Income**
Studio		4	\$1,375	1	\$47,142 - \$61,080		1	\$2,389	1	\$81,908 - \$101,800
1 BR	14	\$1,558	2	\$53,417 - \$61,080	1	\$2,389	2	\$81,908 - \$116,300		
2 BRs	20	\$1,867	3	\$53,417 - \$69,780	3	\$2,857	3	\$97,954 - \$116,300		
			4	\$64,011 - \$69,780	4	\$97,954 - \$130,800				
			5	\$64,011 - \$78,480	5	\$97,954 - \$145,300				
3 BRs	2	\$2,130	6	\$64,011 - \$87,180	2	\$3,289	6	\$112,765 - \$130,800		
			7	\$73,028 - \$78,480	7	\$112,765 - \$145,300				
			8	\$73,028 - \$87,180	8	\$112,765 - \$157,000				
			9	\$73,028 - \$101,160	9	\$112,765 - \$168,600				

*Rent includes hot water, trash & sewer. Income guidelines & permitted household size are subject to change.

**Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

Application Due Date: APRIL 17, 2023

Must be postmarked by this date. Sending more than 1 application may disqualify you.

How to Apply:

Request Application By Phone or Email: (631) 910-6200, garviespoint@cgmrcpliance.com

By Mail: Garvies Point, PO Box 440, Wading River, NY 11792

Include your address & the name and address of the building where you want to apply.

Lottery Date & Location: May 1, 2023 at 12pm at Hilton Garden Inn, 3 Harbor Park Drive, Port Washington, NY 11050

The lottery will determine which applications will be reviewed for tenancy

YOU HAVE RIGHTS!

- If you have experienced housing discrimination: <https://dhr.ny.gov/journey-fair-housing> or call 844-862-8703
- Learn about how your credit and background check will be individually reviewed: <https://on.ny.gov/3uLNLw4>

ACCESSIBILITY INFORMATION

- 6 units are adapted for mobility impairment
- 3 units are adapted for hearing/vision impairment
- 6 handicap accessible parking spaces
- All units are adaptable to be wheelchair accessible
- Reasonable accommodation and modifications may be requested

ESPAÑOL siguiente página ■ 中文 下一页 ■ KREYÒL AYISYEN paj kap vini an ■ 한국어 다음 페이지 ■ अंग्रेजी अगला पृष्ठ ■ ENGLISH susunod na pahina

<p>Español (Spanish)</p> <p>Vivienda asequible disponible Fecha limite de entrega de la solicitud: 17 de abril de 2023 Debe entregarse por internet o por correo postal a más tardar en esta fecha. Si envía más de 1 solicitud podría quedar descalificado. Para Obtener La Solicitud: Por telefono o email: (631) 910-6200 or garviespoint@cgmrcpliance.com Por correo postal: Garvies Point, PO Box 440, Wading River, NY 11792 Incluya su dirección y la dirección del edificio en el que quiere presentar la solicitud. Fecha y lugar de la lotería: 1 de mayo de 2023 a las 12 p.m. Hilton Garden Inn, 3 Harbor Park Dr., Port Washington, NY 11050 La lotería determinará cuáles aplicaciones se analizarán para el alquiler</p>	<p>中文 (Simplified Chinese)</p> <p>负担得起的住房可用 申请提交截止日期：2023年4月17日 必须在该日期之前在线或通过邮寄方式提交。如果您提交超过1份申请，您可能会被取消资格。 获取应用程序： 通过电话或电子邮件：(631) 910-6200 或 garviespoint@cgmrcpliance.com 通过邮寄：Garvies Point, PO Box 440, Wading River, NY 11792 包括您的地址和您要申请的建筑物的地址。 开奖日期和地点：2023年5月1日中午12点。 希尔顿花园酒店，3 Harbour Park Dr., Port Washington, NY 11050 彩票将决定哪些应用程序将被考虑出租</p>
<p>KREYÒL AYISYEN (Haitian Creole) Lòjman Abòdab Disponib Dat limit pou soumèt aplikasyon an: 17 avril 2023 Li chwè soumèt sou entènèt oswa pa lapòs pa pita pase dat sa a. Si ou soumèt plis pase 1 aplikasyon ou ka diskalifye. Pou jwenn aplikasyon an: Pa telefòn oswa imèl: (631) 910-6200 oswa garviespoint@cgmrcpliance.com Pa lapòs: Garvies Point, PO Box 440, Wading River, NY 11792 Mete adrès ou ak adrès bilding kote ou vle aplike a. Dat ak kote lotri a: 1ye me 2023 a 12 p.m. Hilton Garden Inn, 3 Harbor Park Dr., Port Washington, NY 11050 Lotri pral detèmine ki aplikasyon yo pral konsidere pou lokasyon</p>	<p>한국어 (Korean) 저렴한 주택 이용 가능 신청서 제출 마감일: 2023년 4월 17일 당첨료 없이 입주할 수 있지만 모든 신청으로 제공해야 합니다. 1개 이상의 신청서를 제출할 경우 실격 처리될 수 있습니다. 신청서를 받으려면: 전화 또는 이메일: (631) 910-6200 또는 garviespoint@cgmrcpliance.com 우편: Garvies Point, PO Box 440, Wading River, NY 11792 귀하의 주소와 신청하려는 건물의 주소를 포함하십시오. 추첨 일시 및 장소: 2023년 5월 1일 오후 12시 힐튼 가든 인, 3 Harbour Park Dr., Port Washington, NY 11050 추첨을 통해 어떤 애플리케이션을 대여할 것인지 결정합니다.</p>
<p>हिन्दी (Hindi) अफोर्डेबल हाउसिंग उपलब्ध आवेदन जमा करने की समय सीमा: अप्रैल 17, 2023 इसे ऑनलाइन या डाक द्वारा इस तिथि के बाद नहीं जमा किया जाना चाहिए। यदि आप 1 से अधिक आवेदन जमा करते हैं तो आप अयोग्य हो सकते हैं। आवेदन प्राप्त करने के लिए: फोन या ईमेल द्वारा: (631) 910-6200 या garviespoint@cgmrcpliance.com मेल द्वारा: Garvies Point, PO Box 440, Wading River, NY 11792 अपना पता और उस भवन का पता शामिल करें जहाँ आप आवेदन करना चाहते हैं। लॉटरी की तारीख और जगह: 1 मई 2023 दोपहर 12 बजे. हिल्टन गार्डन इन, 3 हार्बर पार्क डॉ., पोर्ट वाशिंगटन, एनवाई 11050 लॉटरी निर्धारित करेगी कि किराये के लिए किन आवेदनों पर विचार किया जाएगा</p>	<p>Pilipino (Filipino) Available ang Abot-kayang Pabahay Deadline ng pagsusumite ng aplikasyon: Abril 17, 2023 Dapat itong isumite online o sa pamamagitan ng koreo nang hindi lalampas sa petsang ito. Kung nagsumite ka ng higit sa 1 aplikasyon maaari kang madiskwalipika. Para Makuha ang Application: Sa pamamagitan ng telepono o email: (631) 910-6200 o garviespoint@cgmrcpliance.com Sa pamamagitan ng koreo: Garvies Point, PO Box 440, Wading River, NY 11792 Isama ang iyong address at ang address ng gusali kung saan mo gustong mag-apply. Petsa at lugar ng lottery: May 1, 2023 at 12 p.m. Hilton Garden Inn, 3 Harbour Park Dr., Port Washington, NY 11050 Tutukuyin ng lottery kung aling mga aplikasyon ang isasaalang-alang para sa pagrenta</p>

APPLICATION FOR HOUSING

Low-Income Housing Tax Credit Property

PLEASE PRINT CLEARLY

IMPORTANT:

- Completed applications must be mailed to: Garvies Point, PO Box 440, Wading River, NY 11792
- Do **NOT** send more than one application. Applicants who submit more than one application will be penalized.
- Applications mailed to any address other than that listed below will be discarded.

This is an application for housing at:	Project: Garvies Point
	Address: 500 & 700 Dickson St Glen Cove, NY 11542
Please complete this application and return to:	Name: Garvies Point
	Address: PO Box 440 Wading River, NY 11792
Application deadline:	Application must be postmarked by April 17 th , 2023
Lottery Date & Time:	May 1, 2023 at 12:00 pm
Lottery location:	Hilton Garden Inn, 3 Harbor Park Drive, Port Washington, NY 11050

An applicant may be interviewed only after the receipt of this tenant application which must be fully completed and signed by all adult members. Please answer every question. Partially completed applications may be disqualified.

For office use Only

Date/Time Received: _____

Staff Signature: _____

Eligible Applicants must meet income criteria:

Unit Size	60% AREA MEDIAN INCOME (AMI) UNITS	# Units	Monthly Rent*	Household Size	Household Income**	100% AREA MEDIAN INCOME (AMI) UNITS	# Units	Monthly Rent*	Household Size	Household Income**
Studio			4	\$1,375	1-2		\$47,142 - \$61,080			
1 BR		14	\$1,558	1-3	\$53,417 - \$61,080		1	\$2,389	1-2	\$81,908 - \$101,800
2 BRs		20	\$1,867	1-4	\$53,417 - \$69,780		3	\$2,857	1-3	\$81,908 - \$116,300
				2-4	\$64,011 - \$69,780				3-4	\$97,954 - \$116,300
				3-4	\$64,011 - \$78,480				4-4	\$97,954 - \$130,800
				4-4	\$64,011 - \$87,180				4-4	\$97,954 - \$145,300
3 BRs		2	\$2,130	1-5	\$73,028 - \$78,480		2	\$3,289	1-4	\$112,765 - \$130,800
				2-5	\$73,028 - \$87,180				4-4	\$112,765 - \$145,300
				3-5	\$73,028 - \$94,200				4-4	\$112,765 - \$157,000
				4-5	\$73,028 - \$101,160				4-4	\$112,765 - \$168,600

*Rent includes hot water, trash & sewer. Income guidelines & permitted household size are subject to change.

**Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

A. GENERAL INFORMATION

Name of Applicant: _____

Address: _____

Daytime Phone: _____ Evening Phone: _____

E-mail Address: _____

Are you currently employed? Yes No

If Yes, please describe: _____

Do you or any member of your household require specific unit designs such as wheelchair accessibility, visual aids or apparatus for hearing assistance? Yes No

If Yes, please describe: _____

Do you have a Housing Choice Voucher or other rental subsidy? Yes No

If Yes, please specify: _____

How did you hear about Garvies Point? Please specify: _____

Do you have a pet? Yes No

If Yes, please specify: _____

B. HOUSEHOLD COMPOSITION

List ALL persons who will live in the apartment. List the head of household first.

	Name	Relationship to head	Marital Status D-divorced S-single L-legal separation E-estranged	Birth Date	Age	SS #, ITIN, or other alternative	Full-Time Student Y/N
Head							
2.							
3.							
4.							
5.							
6.							

Optional:

Ethnicity: Hispanic Non-Hispanic

Race: American Indian or Alaska Native Asian Black or African American
 Native Hawaiian or Other Pacific Islander White Other

Will any of the persons in the household be or have been full-time students during five calendar months of this year or plan to be in the next calendar year at an educational institution with regular faculty and students?
 Yes No

Do you anticipate any additions to the household in the next twelve months? YES NO

If yes, explain:

Incomplete applications may not be considered

C. INCOME

List ALL sources of income as requested below. If a section doesn't apply, **cross out** or write N/A.

Household Member Name	Source of Income	Gross Monthly Amount
	Social Security	\$
	Social Security	\$
	Social Security	\$
	Social Security	\$
	SSI Benefits	\$
	SSI Benefits	\$
	SSI Benefits	\$
	SSI Benefits	\$
	Pension (list source)	\$
	Pension (list source)	\$

	Pension (list source)	\$
	Veteran's Benefits (list claim #)	\$
	Veteran's Benefits (list claim #)	\$
		\$
	Unemployment Compensation	\$
	Unemployment Compensation	\$
	TANF	\$
	TANF	\$
	Regular payments from a severance package?	\$
	Full-Time Student Income (18 & Over Only)	\$
	Interest Income (source)	\$
	Interest Income (source)	\$
	Regular gifts from anyone outside the household?	\$

	Employment amount (gross income)	\$
	Employer:	
	Position Held	
	How long employed:	
	Employment amount (gross income)	\$
	Employer:	
	Position Held	
	How long employed:	
	Employment amount (gross income)	\$
	Employer:	
	Position Held	
	How long employed:	
	Self-Employment amount	\$
	Description:	
	How long has applicant been self-employed doing this work?	
	Alimony	
	Are you <i>entitled</i> to receive alimony?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, list the amount you are <i>entitled</i> to receive.	\$

	Do you receive alimony?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, list amount you receive.	\$
	Child Support	
	Are you <i>entitled</i> to receive child support?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, list the amount you are <i>entitled</i> to receive.	\$
	Do you receive child support?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, list the amount you receive.	\$
	Other Income (lottery winnings, etc.)	\$
	Other Income	\$
	Other Income	\$
TOTAL GROSS ANNUAL INCOME (Based on the monthly amounts listed above x 12)		\$
TOTAL GROSS ANNUAL INCOME FROM PREVIOUS YEAR		\$

Do you anticipate any changes in this income in the next 12 months?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, explain:		

D. ASSETS

If your assets are too numerous to list here, please request an additional form.
If a section doesn't apply, cross out or write NA.

Checking Accounts	#	Bank	Balance \$
	#	Bank	Balance \$
	#	Bank	Balance \$
Savings Accounts	#	Bank	Balance \$
	#	Bank	Balance \$
	#	Bank	Balance \$
Trust Accounts	#	Bank	Balance \$
IRA Accounts	#	Where?	Balance \$
Certificates of Deposit	#	Bank	Balance \$
	#	Bank	Balance \$
	#	Bank	Balance \$
	#	Bank	Balance \$
401(k)/403 (b) Retirement Accounts	#	Where?	Balance \$
Credit Union	#	Bank	Balance \$

	#	Bank	Balance \$
Savings Bonds	#	Maturity Date	Value \$
	#	Maturity Date	Value \$
	#	Maturity Date	Value \$

Life Insurance Policy	#	Cash Value \$
Life Insurance Policy	#	Cash Value \$

Mutual Funds	Name:	#Shares:	Interest or Dividend \$	Value \$
	Name:	#Shares:	Interest or Dividend \$	Value \$
Stocks	Name:	#Shares:	Dividend Paid \$	Value \$
	Name:	#Shares:	Dividend Paid \$	Value \$
	Name:	#Shares:	Dividend Paid \$	Value \$

Bonds	Name:	#Shares:	Interest or Dividend \$	Value \$
	Name:	#Shares:	Interest or Dividend \$	Value \$
	Name:	#Shares:	Interest or Dividend \$	Value \$

Real Estate (home, land, camp, boat, home, etc.) *Do you own any property?*

If yes, Type of property

Location of property

Appraised Market Value \$

Mortgage or outstanding loans balance due \$

Amount of annual insurance premium \$

Amount of most recent tax bill \$

Have you sold/dispensed of any property in the last 2 years? Yes No

If yes, Type of property

Market value when sold/dispensed \$

Amount sold/dispensed for \$

Date of transaction

Has anyone in the household disposed of any other assets in the last 2 years (Example: Given away money, sold property to a relative for less than fair market value, set up Irrevocable Trust Accounts, etc.)?

Yes No

<i>If yes, describe the asset</i>	
Date of disposition	
Amount disposed	\$

Do you have any other assets not listed above or are you holding jewelry, coins, stamps, etc. as an investment (excluding personal property)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If yes, please list:</i>	

E. ADDITIONAL INFORMATION

Will you take an apartment when one is available?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<i>Briefly describe your reasons for applying:</i>		

F. REFERENCE INFORMATION		
Current Landlord (If Applicable)	Name:	
	Address:	
	Home Phone:	
	Bus. Phone:	
	How Long?	
Personal Reference #1:		
Address:		
Relationship:	Phone #:	

CERTIFICATION

I/We hereby certify that I do/we will not maintain a separate subsidized rental unit in another location. I/We further certify that this will be my/our permanent residence. I/We understand I/We must pay a security deposit for this apartment prior to occupancy. I/We understand that eligibility for housing will be based on applicable income limits and by management's selection criteria. I/We certify that all information in this application is true to the best of my/our knowledge and I/We understand that false statements or information are punishable by law and will lead to cancellation of this application or termination of tenancy after occupancy. I/We further consent to have the Owner verify all of the information contained in this Rental Application as well as my/our credit, landlord and personal references.

All adult applicants, 18 or older, must sign application.

SIGNATURE (S):

(Signature of Tenant)	Date
(Signature of Co-Tenant)	Date

**Preliminary RENTAL Application Instructions for Garvies Point.
Please read this notice in full before completing your application**

Eligibility Criteria

1. Applicants must be at least 18 years of age and must be able to execute a lease.
2. Must meet income guidelines as per household size:

Unit Size	60% AREA MEDIAN INCOME (AMI) UNITS	# Units	Monthly Rent*	Household Size	Household Income**	100% AREA MEDIAN INCOME (AMI) UNITS	# Units	Monthly Rent*	Household Size	Household Income**
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					\$73,028 - \$94,200				\$112,765 - \$157,000	
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*Rent includes hot water, trash & sewer. Income guidelines & permitted household size are subject to change.

**Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

3. **INCOMPLETE APPLICATIONS MAY NOT BE CONSIDERED.**
4. Studio, 1, 2 and 3-bedroom units available for individuals, couples and families.
5. Your total household income and assets must be within the required limits.

Include as Income: For ALL household members age 18 and older: gross income from employment including overtime; bonuses and commissions; pensions; annuities; dividends; interest on assets; social security; social security supplement; alimony and child support; veterans' benefits; unemployment and disability compensation; welfare assistance; regular gifts; etc. Unearned income of minors is included in household income.

Include as Assets: The current value of all savings, checking and investment accounts (including retirement and educational accounts), real estate, investment property etc. (Do not include the value of automobile(s) and other personal property.)

6. Your household size and composition must be appropriate for the unit size.
7. You have not committed any fraud in connection with any federal or state housing assistance program.
8. You intend to reside in the development as your primary residence.

Application Process

1. You must fill out the application completely and it must be returned to the address indicated on the application. Applications mailed to addresses other than the indicated address will be disqualified. If unsigned or incomplete, your application may not be considered.
2. Information provide on this Preliminary Application will be treated as confidential. All information provided will be verified. If you have intentionally falsified information, your application will be rejected.
3. CGMR Compliance Partners will conduct a background check for all applicants. You have the right to review and contest the results of the background check and/or present evidence of rehabilitation if your application is denied due to criminal history.
4. Your household can file only one application, and no household member can appear on more than one application. If you file multiple applications, your application will not be considered.
5. Priority for the accessible units will be for individuals and families which require physical accommodations.

6. If you are disabled and require an accessible unit, an extra bedroom for equipment or for a Personal Care Attendant, a reasonable modification of the housing, or a reasonable accommodation of rules, policies, practices or services, please include a letter from your qualified third-party professional explaining such special requirements.
7. If your application number has been chosen, you will be required to attend an interview and complete a full application packet in order to complete your application.

It is unlawful to discriminate against any person because of race, color, religion, creed, familial status, age, sex, sexual orientation, gender identity or expression, marital status, lawful source of income, status as a victim of domestic violence, disability, veteran's status, national origin or ancestry.

