

Sandy Hollow Cove Apartments & Speonk Commons

28 NEWLY CONSTRUCTED UNITS AT 161 SANDY HOLLOW ROAD, SOUTHAMPTON, NY 11968  
37 NEWLY CONSTRUCTED UNITS AT 41 NORTH PHILLIPS AVENUE, SPEONK, NY 11972

Amenities: **Sandy Hollow Cove:** Community room with kitchen, in unit laundry, dishwasher,  
**Speonk Commons:** Community room with kitchen, laundry center, dishwasher, fitness room, on-site management office

No application fee • No broker's fee • Smoke-free community • No Pets • Spacious floor plans • Fully equipped kitchens with energy star appliances • Easy access to public transportation • 24-hour emergency maintenance • Parking • accessible for disabled persons

Who Should Apply? Individuals or households who meet the income and household size requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria.

A percentage of units is set aside for applicants with disabilities: Mobility (12%) or 8 units and Vision/hearing (6%) or 4 units

AVAILABLE UNITS AND INCOME REQUIREMENTS

60% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum – Maximum) <sup>4</sup>
	0 bedroom	\$1225	26	→	1 person	\$36,750 - \$52,080
	1 bedroom	\$1313	22	→	1 person	\$39,390 - \$52,080
					2 people	\$39,390 - \$59,520
	2 bedrooms	\$1576	10	→	2 people	\$47,280 - \$59,520
					3 people	\$47,280 - \$66,960
					4 people	\$47,280 - \$74,480
80% AREA MEDIAN INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> (Minimum – Maximum) <sup>4</sup>
	1 bedroom	\$1751	4	→	1 person	\$52,530 - \$69,440
					2 people	\$52,530 - \$79,360
	2 bedrooms	\$2101	3	→	2 people	\$63,030 - \$79,360
					3 people	\$63,030 - \$89,280
					4 people	\$63,030 - \$99,200

<sup>1</sup> Rent includes water, other utilities paid by tenant. However, a utility allowance will be deducted from the above monthly rent.  
<sup>2</sup> Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.  
<sup>3</sup> Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.  
<sup>4</sup> Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies.

**How Do You Apply?**  
Request an application by mail, phone or email. To request an application **by mail, send a self-addressed envelope to Sandy Hollow Cove and Speonk Commons, 4 Executive Blvd., Suite 100, Suffern, NY 10901**. To request an application **by phone, call 631 230-2050 and follow the instructions**. To **download an application email [SandySpeonk@mmsgroup.com](mailto:SandySpeonk@mmsgroup.com)** Visit [www.NYHousingSearch.gov](http://www.NYHousingSearch.gov) for additional information. Applicants who submit more than one application may be disqualified.

**When is the Deadline? Applications must be postmarked no later than July 22, 2019. Late applications will not be considered.**

A Public Lottery to be held at Town of Southampton, 116 Hampton Road, Town Board Room - 2<sup>nd</sup> floor, Southampton, NY 11968 on July 29<sup>th</sup> starting at 12 noon and July 30<sup>th</sup> starting at 10:00 a. m. (if 2<sup>nd</sup> day is required)

