

# First Playhouse of Great Neck Corp.

April 4, 2023

Nassau County Industrial  
Development Agency  
1 550 Franklin Ave, Suite 235  
Mineola, New York 11501

Re: Affirmative Marketing Plan - 102-112 Middle Neck Road, Great Neck Estates

Dear Sir/Madam,

We have developed the following Affirmative Marketing Plan for the affordable housing units to be located in the above referenced project.

The above referenced project is located at 102-112 Middle Neck Road, Village of Great Neck Estates, Town of North Hempstead, New York 11021 (the "Project"). The census tract number for the Project is 3005.00.

The Project will contain 20 residential rental apartment units, 2 of which will be affordable housing rental units.

The remaining 18 units will be available for rent at market rates.

The Project is not specifically geared toward senior or older persons.

The affordable housing units will be marketed by the Long Island Workforce Housing Partnership or such other service provider as may be acceptable to the Nassau County Industrial Development Agency.

Our marketing materials and any marketing materials utilized by any authorized agent on our behalf will utilize the fair housing logo or phrase "Equal Housing Opportunity".

We will distribute written materials regarding the availability of the affordable housing units at the Project at such organizations and or agencies as may be designated by the Nassau County Industrial Development Agency.

# First Playhouse of Great Neck Corp.

We anticipate that the Long Island Workforce Housing Partnership will conduct the initial marketing and rental of the affordable housing units, as well as the re-rental of same, if necessary, in the foreseeable future.

An initial application period with a specific start and end date will be utilized for accepting applications for consideration for the initial rental of the units and that the period will last for at least thirty (30) days after the marketing described in this plan is commenced. In addition, a statement that following the initial application period, all the applications submitted during the initial application period will be considered through the use of a lottery and not on a first-come first-served basis, unless the number of applications received during the initial application period is less than the total number of units for rental.

Records will be maintained by both our office, and any agent acting on our behalf, as to the activities undertaken and materials utilized to implement the marketing plan.

Please advise in the event that you require further information or clarification of the foregoing.

Very Truly Yours

  
Jan Soleimani, Managing Member