

Affirmative Marketing Plan for 101-105 Searing Avenue, Mineola, NY 11501

1. Location and census tract number for the Project:

101-105 Searing Avenue
Mineola, NY 11501
Tract Cod: 3036.00

2. Affordable Units: The Project will contain six (6) (3 at or below 80% of the Nassau / Suffolk Area Median Income ("AMI") and 3 at or below 100% of the AMI) workforce housing units for rent.
3. Market Rate Units: The Project will contain 48 market rate units for rent.
4. Senior Housing: The Project is not specifically designated as "housing for older persons."
5. Advertising Description: The affordable units will be marketed by the Long Island Housing Partnership, or such other service provider as acceptable to the Nassau County Industrial Development Agency (the "Agency"). The affordable units will be advertised by newspaper publications, the LIHP website, and other forms of advertising as the Long Island Housing Partnership, or such other service provider as acceptable to the Agency, determines to be necessary. The market rate units will be advertised through applicant's own website and other forms of advertising as the applicant determines to be necessary.
6. The applicant will use either the Fair Housing Logo, or phrase "Equal Housing Opportunity" on all advertising.
7. The applicant anticipates utilizing the services of the Long Island Housing Partnership or other similar fair housing organization to determine the eligibility for all affordable unit applicants. Written information regarding the availability of affordable units at the Project will be distributed to the list of organizations provided by the Agency.
8. The applicant anticipates utilizing the services of the Long Island Housing Partnership, or other similar fair housing organization, to conduct the marketing and initial rent-up of the affordable units.
9. An initial application period with a specific start date and end date will be utilized for accepting applications for consideration for the initial rent-up of the affordable units. The application period will last for a minimum of thirty (30) days after the marketing of the affordable units as described herein has commenced. Following the initial application period, all 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 is less than the total number of affordable units available for rent.
10. The applicant, in partnership with the Long Island Housing Partnership, or other similar fair housing organization, will maintain records of the activities it undertakes to implement its marketing plan.