



Thank you for your patience and understanding in recent weeks as we've made adjustments to our lottery process for Vineyard View Apartments based on community feedback. At Conifer, we fully recognize and respect the challenges involved with securing high-quality, affordable housing, and are deeply sorry for any added stress or frustrations experienced as a result of these changes.

Based on the feedback received, we conducted a prompt and thorough review of all aspects of our application process and are pleased to announce the Vineyard View Apartments virtual lottery has been rescheduled for **Tuesday, September 8, 2020 at 11 am**. It can be viewed live at that time on Conifer Realty's Facebook page: <https://www.facebook.com/coniferrealty>.

The application submission period has been reopened for two weeks beginning **Monday August 17th through Sunday, August 30th** to allow all interested applicants ample time to apply. Included below are detailed guidelines on the application submission process.

All prior lottery applicants who previously submitted their applications directly to Vineyard View will be automatically eligible and included in the rescheduled lottery, with no additional action required. Each will be notified by either email, telephone or letter via USPS to confirm both the new lottery date and their continued participation.

The lottery establishes the required sequence in which we must process applicants for program eligibility, potential occupancy and affordable housing income for Vineyard View. All submitted applications will be drawn in the lottery to establish the sequence for occupancy processing and waitlist. In the event we initially fill Vineyard View to full occupancy before reaching an individual's application, the applicant automatically retains his or her position on our waitlist for future apartment availability.

At Conifer, we continuously strive to do what we do better, as we fulfill our mission to bring high quality, affordable housing to the communities we serve. We deeply regret any stress or disappointment experienced by applicants due to the recent changes to our Vineyard View Apartments lottery process. We look forward to providing a better lottery experience moving forward and appreciate your patience and understanding as we've made improvements based on community feedback. Should you have any questions regarding the Vineyard View lottery process, please contact Kelly Shields at (631) 315-9677 or by email at vineyardview@coniferllc.com.

Sincerely,

Joan Hoover,
President, Conifer Realty



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VINEYARD VIEW APPLICATION AND LOTTERY ANNOUNCEMENT AND PROCEDURES

We are very pleased to announce the new lottery for Vineyard View will be held virtually on September 8, 2020 at 11:00AM. **New** applications to be included in the lottery will be accepted beginning Monday, August 17, 2020 through Sunday, August 30, 2020. All **applicants who have already submitted a completed application to Vineyard View prior to August 17, 2020, will be automatically included in the new lottery** and do not need to do anything further at this time.

Applicants who have already submitted applications to Vineyard View prior to August 17, 2020 will also be receiving direct confirmation of receipt of their application and eligibility for the new lottery via email, phone call, and/or U.S. Mail in the days ahead.

For any **new applicants**, it is imperative that you complete the enclosed application immediately and return it to us via email at vineyardview@coniferllc.com or via U.S. Mail at Vineyard View, P. O. Box 1499, Southold, NY 11871. Your completed application is all we need at this time. Applications **must** be returned **only** to the P.O. Box or email address listed here in order to be included in the lottery. The deadline information is below.

- An English and Spanish version of the application package can be downloaded here:
www.vineyardviewapartments.com
- Applications in other languages are available upon request.

The application submission deadline for the new lottery is August 30, 2020. If you send your application via U.S. Mail, it must be postmarked no later than August 30, 2020, **AND** delivered to our P. O. Box no later than September 5, 2020, in order to be included in the lottery. If you send your application via email, it must be received no later than 11:59 p.m. on August 30, 2020 in order to be included in the lottery.



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So that we may process your application as quickly as possible, please read the following important information regarding Vineyard View:

- **Complete all items on the rental application, sign and date it before returning it addressed to: Vineyard View, P.O. Box 1499, Southold, NY 11971, or via email at vineyardview@coniferllc.com.**
- If something does not apply, please write "N/A".
All adult members of the household must sign the application. Review your application for accuracy prior to mailing. Incomplete applications will not be accepted.
- Our new community is still under construction. **Please do not visit the construction site.**
There is no information available there.
- For more information please contact us at:
[E] vineyardview@coniferllc.com
[T] (631) 315-9677 **[TTY]** (800) 622-1220
[W] www.vineyardviewapartments.com
- If your application is received by the lottery application deadline, your application will be entered into the lottery drawing. After the lottery, we will contact each applicant in the order in which their name has been drawn to schedule an interview and begin the pre-screening and affordable housing program qualification processes.
- The lottery establishes the required sequence in which we must process applicants for program eligibility, potential occupancy and affordable housing income for Vineyard View. All applications submitted by the lottery application deadline will be entered into the lottery to establish the sequence for occupancy processing and waitlist. In the event we initially fill Vineyard View to full occupancy before reaching an individual's application, the applicant automatically retains his or her position on our waitlist for future apartment availability. Applications received after the lottery deadline will not be included in the lottery but will be added to the end of the waitlist established by the lottery after the drawing is complete.
- In accordance with the Affirmative Fair Housing Marketing Plan and Resident Selection Plan approved by New York State Homes and Community Renewal (NYSHCR), applicants with mobility, visual, or hearing impairments who would benefit from the features of accessible units will be given preference for processing for potential occupancy of the accessible apartment homes at Vineyard View. Such applicants will be processed for occupancy on a priority basis for the accessible apartments in the order in which they are drawn.
- In accordance with the Affirmative Fair Housing Marketing Plan and Resident Selection Plan approved by New York State Homes and Community Renewal (NYSHCR), applicants who submit applications to Vineyard View that are also currently on the North Folk Housing Alliance (NFHA) housing waitlist will be given preference for processing for apartment homes at Vineyard View. Such applicants must independently submit an application to Vineyard View in order to qualify for this preference. Applicants who meet the requirements for this preference will be processed for occupancy on a priority basis in the order in which they are drawn.
- A security deposit of one month's rent will be required prior to approval for move in.



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Vineyard View applicants must qualify according to established income restrictions. There are 25 apartments in which the total household income must be at or below 50% Area Median Income (AMI) and there are 25 apartments in which the total household income must be at or below the 60% of the Area Medium Income (AMI). Total household income corresponds with the number of persons within your household. Income guidelines are as follows:

Income Guidelines and Monthly Rent:

Unit Size	Rent Rate	Minimum Income*	Maximum Income
1 BR (50%)	\$1,056	\$28,900	1 Person - \$44,350 2 People - \$50,650 3 People - \$57,000 4 People - \$63,000 5 People - \$68,400 6 People - \$73,450
2 BR (50%)	\$1,266	\$34,700	
3 BR (50%)	\$1,461	\$40,075	
1 BR (60%)	\$1,289	\$34,725	1 Person - \$53,220 2 People - \$60,780 3 People - \$68,400 4 People - \$75,960 5 People - \$82,080 6 People - \$88,140
2 BR (60%)	\$1,544	\$41,650	
3 BR (60%)	\$1,784	\$48,150	

**Minimum income limits do not apply to households with rental assistance.*

Water, sewer, trash, emergency maintenance, lawn care and snow removal are included in the monthly rent. Residents are responsible for electricity.



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Occupancy Guidelines

The following occupancy guidelines apply:

		Minimum	Maximum
1	Bedroom	1 Person	2 Persons
2	Bedrooms	2 Persons	4 Persons
3	Bedrooms	3 Persons	6 Persons

Pets

Pets are permitted. Quantity, type, breed, and weight restrictions apply. *Assistance and Support animals are not pets. Pet rules, including breed and weight restrictions, do not apply to properly documented Assistance and Support animals.*

We are very excited to begin leasing this brand new affordable rental community. Vineyard View offers many amenities including fully equipped kitchens with Energy Star appliances & fixtures, spacious floor plans including one, two and three bedroom apartments, energy efficient apartments, laundry center, spacious clubhouse featuring great room, fully equipped fitness center, playground, professional on-site management, and 24 hour maintenance. We look forward to opening soon.

Thank you again for your interest in a Conifer Community, we look forward to meeting you!

The Leasing Team at Vineyard View Apartments



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