

# Affordable Housing for Rent

## ULSTER GARDENS APARTMENTS

2000 Ulster Gardens Court, Kingston, NY 12401

|  |   |  |
|--|---|--|
| <b>How Do You Apply?</b>                             | Applications are available: 1) Online 2) by Mail or 3) by Phone<br>NOTE: Applicants who submit more than one application will be disqualified.  |  |
| <b>Contact Info:</b>                                 | Address: Ulster Gardens Apts. , ♦ 2000 Ulster Gardens Court ♦Kingston, NY 12401<br>Phone: (845) 514-2889 ♦ Monday - Friday 8:30 a.m. - 4:00 p.m.<br><b>Website :</b> <a href="http://www.devonmgt.com">www.devonmgt.com</a> <b>Office Email:</b> <a href="mailto:ulstergardens@devonmgt.com">ulstergardens@devonmgt.com</a>   |  |
| <b>Amenities:</b>                                    | Smoke-Free Residential, Central A/C, On-site Laundry Room, Security Cameras, and Community Room, On-site Management.  |  |
| <b>What Happens After You Submit an Application?</b> | You will receive a letter informing you of the status of your application once it is reviewed. If accepted, your application will be placed on our waitlist. When your name is reached for consideration for an available unit, you will then be contacted to conduct an interview to continue the process of confirming your eligibility. You will then be asked to bring documents that verify the information stated on the application. |  |
| <b>Who Should Apply?</b>                             | Individuals or households who meet the income and household size requirements listed in the table below may apply. Only qualified applicants will be eligible for apartments. <i>Veterans receive a general preference for apartments.</i>  | Preferences for a percentage of units goes to:<br><ul style="list-style-type: none"> <li>• Applicants with mobility impairments (11%)</li> <li>• Applicants with visual or hearing impairments (6%)</li> </ul> |

| 1. Available Units... |              |                  | 2. Unit Requirements... (income guidelines subject change) |             |                                  |                |
|-----------------------|--------------|------------------|--|-------------|----------------------------------|----------------|
| Unit size*            | Monthly Rent | Security Deposit | Household size**   |             | Maximum Gross Earnings/Income*** | Minimum Income |
| 1 bedroom             | \$370        | \$370            | 1 person   | ↓           | \$16,650                         | \$11,970       |
|                       |              |                  | 2 persons  | ↓ ↓         | \$19,020                         |                |
| 1 bedroom             | \$387        | \$387            | 1 person   | ↓           | \$16,650                         | \$12,480       |
|                       |              |                  | 2 persons  | ↓ ↓         | \$19,020                         |                |
| 1 bedroom             | \$640        | \$640            | 1 person   | ↓           | \$27,750                         | \$20,070       |
|                       |              |                  | 2 persons  | ↓ ↓         | \$31,700                         |                |
| 1 bedroom             | \$668        | \$668            | 1 person   | ↓           | \$27,750                         | \$20,910       |
|                       |              |                  | 2 persons  | ↓ ↓         | \$31,700                         |                |
| 2 bedroom             | \$461        | \$461            | 2 persons  | ↓ ↓         | \$19,020                         | \$15,030       |
|                       |              |                  | 3 persons  | ↓ ↓ ↓       | \$21,390                         |                |
|                       |              |                  | 4 persons  | ↓ ↓ ↓ ↓     | \$23,760                         |                |
| 2 bedroom             | \$765        | \$765            | 2 persons  | ↓ ↓         | \$31,700                         | \$24,150       |
|                       |              |                  | 3 persons  | ↓ ↓ ↓       | \$35,650                         |                |
|                       |              |                  | 4 persons  | ↓ ↓ ↓ ↓     | \$39,600                         |                |
| 2 bedroom             | \$796        | \$796            | 2 persons  | ↓ ↓         | \$31,700                         | \$25,080       |
|                       |              |                  | 3 persons  | ↓ ↓ ↓       | \$35,650                         |                |
|                       |              |                  | 4 persons  | ↓ ↓ ↓ ↓     | \$39,600                         |                |
| 3 bedroom             | \$880        | \$880            | 3 persons  | ↓ ↓ ↓       | \$35,650                         | \$27,840       |
|                       |              |                  | 4 persons  | ↓ ↓ ↓ ↓     | \$39,600                         |                |
|                       |              |                  | 5 persons  | ↓ ↓ ↓ ↓ ↓   | \$42,800                         |                |
|                       |              |                  | 6 persons  | ↓ ↓ ↓ ↓ ↓ ↓ | \$45,950                         |                |
| 3 bedroom             | \$918        | \$918            |  |             | *Same as above for a 3 bedroom*  | \$28,980       |

\*includes heat & hot water

\*\*Household size includes everyone who will live with you...Subject to occupancy criteria.

\*\*\*Household earnings includes salary, hourly wages, tips, social security, child support, and other income for household members, income guidelines subject to change.



4/1/2018