

SELECTION CRITERIA

1. Head of Household must be 62 years of age or over.
2. Trinity Tower is a Section 42 Low Income Housing Tax Credit property with **maximum income limits**, as follows:

MAXIMUM INCOME LIMITS*				
<u>#person in Household</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
<i>Annual gross income cannot exceed</i>	\$28,680	\$32,760	\$36,840	\$40,920

* These limits are considered to be 60% of the Median Income for the Buffalo-Niagara area. These limits are effective 04/18/17 and updated annually.

- 3.

RENTAL RATES**		
<u>Studio</u>	<u>1-Bedroom</u>	<u>2-Bedroom</u>
\$ 702	\$ 720	\$ 864

** *Rental rates subject to change*

Households meeting Eligibility requirements may qualify for a Property Based Voucher

4. A complete application must be submitted. Partially filled in applications will not be accepted. Household members must provide all information requested to establish eligibility.
5. Apartments are assigned based upon the composition & size of the household and the number of bedrooms in the apartment.

<u>Studio Apartment</u>	<u>1-Bedroom Apartment</u>	<u>2-Bedroom Apartment</u>
1-2 people	1-2 people	2-4 people

6. A preference will be given to Veterans (or surviving spouses) who served on active duty in time of war, as defined in Section 85 of the Civil Service law, and reside in New York State, and meet all other criteria. *(Please see other side for Summary of Civil Service Law - Section 85 Definition of Veteran)*

RENTAL HISTORY: *For all rentals during the past ten years applicant must show:*

- Rent payments were made on time.
- Security Deposit was refunded (no damage, etc.)
- Tenant was not evicted for cause.
- Previous landlords show no reports of excess noise, drugs or illegal activity.

CRIMINAL BACKGROUND CHECK:

All Household members must undergo a criminal background and registered sex offender checks. Applicants will be rejected if a household member:

- Has a conviction of sexual abuse/assault
- Has a conviction of a violent crime
- Has a conviction of any crime against the elderly
- Has a conviction of any felony
- Has a conviction related to drug possession or sale
- Is listed as a Registered Sex Offender

Summary of Civil Service Law Section 85 Definition of Veteran

Veterans eligible for the preference are those who:

- a) Were members of the Armed Forces of the United States;
- b) Served on active duty for other than training purposes in **time of war**¹;
- c) Were discharged honorably or released under honorable circumstances;
- d) Are residents of New York State; and
- e) Have documented their eligibility by submitting Form DD214 (NAVPERS-553 / NAVMC-78PD / WDAG-53, 98) and for service in Lebanon, Grenada, or Panama, the award of an appropriate expeditionary medal.

¹ **time of war** includes the following wars and hostilities:

Persian Gulf Conflict	August 2, 1990 – the date upon which such hostilities end (includes the Global War on Terrorism)
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* Hostilities in Panama	December 20, 1989 – January 31, 1990
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* Hostilities in Lebanon	June 1, 1983 – December 1, 1987
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* Hostilities in Grenada	October 23, 1983 – November 21, 1983
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[* Service during these periods is qualifying only if the veteran received the armed forces, navy, or marine corps expeditionary medal.]

Viet Nam Conflict	December 22, 1961 – May 7, 1975
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Korean Conflict	June 27, 1950 – January 31, 1955
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Service commissioned corps of the US Public Health Service:
July 29, 1945 – September 2, 1945, **or**
June 26, 1950 – July 3, 1952

World War II	December 7, 1941 – December 31, 1946
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World War I	April 6, 1917 – November 11, 1918
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