

TOWN OF HUNTINGTON COMMUNITY DEVELOPMENT AGENCY

2025 Town of Huntington Affordable Guidelines for Rental Developments

Please Read Carefully

I. Income Guidelines- Please review the criteria below to determine if you are eligible to rent an affordable unit. The figures show the maximum household income allowed according to the affordable housing code. The maximum family size will be determined by the number of bedrooms.

Above figures include all income- including overtime, bonuses, pensions, social security, 401K distributions, tips, etc. The gross income of all adults that will be living in the affordable rental (over the age of 18) will be calculated and cannot exceed the maximum income shown according to your family's size. At formal application, income documentation will be required for all household members listed on the application whose earnings will be used to calculate the annual income. Minimum Income guidelines do not apply to those applicants with an approved rental assistance subsidy. The Landlord/ Owner will independently verify the income and credit/ background check on all applicants and applicants must meet owners' requirements. All person whose earnings are used to qualify for the program may be required to sign a 4506-tax release form to verify tax returns with the internal Revenue Service. Please note the rental prices and income guidelines above are based on the most current Affordable Housing Income Guidelines.

One Bedroom (1 -3 People) – Maximum Income - \$65,960 – Minimum Income - \$53,790

Two Bedroom (2 –4 People) - Maximum Income - \$82,450 – Minimum Income - \$62,070

Three Bedroom (3-6 People) – Maximum Income – \$95,640 – Minimum Income - \$80,460

II. 2025 Rental Amounts (80% of Fair Market Rent).

<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>
\$1,793	\$2,069	\$2,682

III. Credit Check

THE FOLLOWING POLICY APPLIES TO AN AFFORDABLE RENTAL PROGRAM:

A credit check will be required by the Landlord/Owner. The Owner, and/or its agents, will conduct a credit/minimum income on all applicants on the lease and all applicants must meet the Owners requirements.

IV. Priority for Placement on Waiting List

1 st Priority	Volunteer Firefighter or Emergency Medical Technician in good standing In Suffolk County, NY. Good standing constitutes as performing such services for a one-year period. Please note your Chief of Department will need to sign a letter of good standing.
2 nd Priority	Residents of Town of Huntington; or are employed by a business or entity that maintains a verifiable physical location within the Town of Huntington; or non-residents who have parents, children, grandchildren or grandparents that are residents of the Town of Huntington.

V. Formal Application

If credit is approved, the applicant will need to fill out a formal application and submit all required financial documentation to the Huntington Community Development Agency to determine eligibility.

VI. Fees

If HCDA determines an applicant is eligible they will be offered an apartment. Fees will be required at lease signing.

VII. Recertification

Recertification of income is required annually at lease renewal.

Disclaimer: It is understood that this is not an offer and that the terms and conditions may be changed at any time by the Huntington Community Development Agency.