

THE HUNTINGTON COMMUNITY DEVELOPMENT AGENCY

Information and Program Guidelines

1 Bedroom Workforce Housing Rental Units
\$2,267.00 a month
New York Avenue, Huntington Station

HUNTINGTON WORKFORCE HOUSING PROGRAM GUIDELINES

Please Read Carefully

The Landmark at New York Avenue currently has an available workforce housing rental unit. The unit was made possible under the Town of Huntington's Workforce Housing Program administered by the HUNTINGTON Community Development Agency.

The unit will be offered to an applicant by placement on the waiting that meets the credit requirements by the owner, and the Town's Affordable Housing Program criteria.

PROGRAM ELIGIBILITY

I. Income Guidelines- Please review the criteria below to determine if you are eligible for an affordable unit. The figures show the maximum household income allowed.

One 1 Bedroom Units (for 1-3 Persons) at \$2,267.00 a month
Maximum Annual Household Income for the unit is \$102,240
Minimum Annual Household Income for the unit is \$70,290

Rents are calculated after a utility adjustment. All tenants are responsible to pay for their own electric, gas, phone and cable.

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 workforce household (over the age of 18) will be calculated and cannot exceed the maximum income shown. 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 the owner's requirements. All persons whose earnings are used to qualify for the program may be required to sign a 4506-tax release form to verify their tax returns with the Internal Revenue Service.

III. CREDIT CHECK

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.

VI. Priority for Placement on Lottery 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.

Applicants who do not meet the above criteria are welcome to enter the Town's affordable housing lottery as third priority. If you need to verify that an address is in the Town of Huntington, please go to:
<http://huntingtonny.gov/taxlookup>

IV. 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.

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

1. One month's rent payable to landlord/owner.
2. One month's security deposit payable landlord/owner.
3. Proof of Renter's Insurance.

***There is a \$500 nonrefundable security deposit for pets.

V. RECERTIFICATION

Recertification of income is required annually at lease renewal.

If you have any questions regarding these guidelines, call the Huntington Community Development Agency at (631) 351-2884.

