

MAILING ADDRESS:

116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

OFFICE LOCATION:

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TOWN OF SOUTHAMPTON



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Nassau/Suffolk County HUD Family Income Guidelines - Effective June 1, 2025

% of Median Income and Income Level								
	1	2	3	4	5	6	7	8
50% (Very Low)	\$ 54,700	\$ 66,000	\$ 74,250	\$ 82,450	\$ 89,050	\$ 95,650	\$102,250	\$108,850
80% Low-Moderate)	\$ 92,350	\$105,550	\$118,750	\$131,900	\$142,500	\$153,050	\$163,600	\$174,150
100% (Median)	\$115,450	\$131,900	\$148,400	\$164,900	\$178,100	\$191,300	\$204,500	\$217,650
130% (Middle)	\$150,050	\$171,500	\$192,950	\$214,350	\$231,500	\$248,650	\$265,800	\$282,950

RENTAL CALCULATIONS 2025/2026

Low-Moderate Income (up to 80% AMI):

30% of 50% of AMI (Area Median Income) minus the applicable utility allowance (UA) based on the unit size to those households making at or below 50% of AMI. All results are rounded up. The 30% multiplier used in all calculations is the recommended percentage of a family's income that should be allocated to housing.

1	Studio	\$ 57,750 (50% AMI-1) x 30% = \$17,325 ÷ 12 mo = \$1,444
2	1-Bedroom	\$ 66,000 (50% AMI-2) x 30% = \$19,800 ÷ 12 mo = \$1,650
3	2-Bedroom	\$ 74,250 (50% AMI-3) x 30% = \$22,275 ÷ 12 mo = \$1,856
4	3-Bedroom	\$ 89,050 (50% AMI-5) x 30% = \$26,715 ÷ 12 mo = \$2,226
5	4-Bedroom	\$102,250 (50% AMI-7) x 30% = \$30,675 ÷ 12 mo = \$2,556

Middle Income (more than 80% to 130% AMI):

30% of 80% of AMI (Area Median Income) minus the applicable utility allowance (UA) based on the unit size to those households making at or below 130% of AMI. All results are rounded up. The 30% multiplier used in all calculations is the recommended percentage of a family's income that should be allocated to housing.

1	Studio	\$ 92,350 (80% AMI-1) x 30% = \$27,705 ÷ 12 mo = \$2,309
2	1-Bedroom	\$105,550 (80% AMI-2) x 30% = \$31,665 ÷ 12 mo = \$2,639
3	2-Bedroom	\$118,750 (80% AMI-3) x 30% = \$35,625 ÷ 12 mo = \$2,969
4	3-Bedroom	\$142,500 (80% AMI-5) x 30% = \$42,750 ÷ 12 mo = \$3,563
5	4-Bedroom	\$163,600 (80% AMI-7) x 30% = \$49,080 ÷ 12 mo = \$4,090