

TOWN OF SOUTHAMPTON

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968



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Nassau/Suffolk County HUD Family Income Guidelines - Effective 2022

Median Income								
Family #	1	2	3	4	5	6	7	8
50%	\$ 50,900	\$ 58,150	\$ 65,400	\$ 72,650	\$ 78,500	\$ 84,300	\$ 90,100	\$ 95,900
60%	\$ 61,500	\$ 70,250	\$ 79,050	\$ 87,850	\$ 94,850	\$101,900	\$108,900	\$115,950
65%	\$ 66,600	\$ 76,150	\$ 85,650	\$ 95,150	\$102,750	\$110,400	\$118,000	\$125,600
80%	\$ 82,000	\$ 93,700	\$105,400	\$117,100	\$126,500	\$135,850	\$145,250	\$154,600
100%	\$102,500	\$117,100	\$131,750	\$146,400	\$158,100	\$169,800	\$181,550	\$193,250
120%	\$123,000	\$140,550	\$158,100	\$175,700	\$189,750	\$203,800	\$217,850	\$231,900

HOME SALE PRICE CALCULATIONS 2022

Low-Moderate Income:

2½ x 80% AMI for a family of four: 2½ x \$117,100 = \$292,750

Middle Income:

2½ x 120% AMI for a family of four: 2½ x \$175,700 = \$439,250

Note: The initial Sales Price Determination for income-eligible households shall be based upon a family of four, regardless of the applicant household size.

RENTAL CALCULATIONS 2022

Low-Moderate Income (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** \$50,900 (50% AMI-1) x 30% = \$15,270 ÷ 12 mo = **\$1,273**
2. **1 Bedroom** \$58,150 (50% AMI-2) x 30% = \$17,445 ÷ 12 mo = **\$1,454**
3. **2 Bedroom** \$65,400 (50% AMI-3) x 30% = \$19,620 ÷ 12 mo = **\$1,635**
4. **3 Bedroom** \$78,500 (50% AMI-5) x 30% = \$23,550 ÷ 12 mo = **\$1,963**
5. **4 Bedroom** \$90,100 (50% AMI-7) x 30% = \$27,030 ÷ 12 mo = **\$2,253**

Middle Income (120% AMI):

30% of 65% of AMI (Area Median Income) minus the applicable utility allowance (UA) based on the unit size to those households making at or below **120% 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** \$ 66,600 (65% AMI-1) x 30% = \$19,980 ÷ 12 mo = **\$1,665**
2. **1 Bedroom** \$ 76,150 (65% AMI-2) x 30% = \$22,845 ÷ 12 mo = **\$1,904**
3. **2 Bedroom** \$ 85,650 (65% AMI-3) x 30% = \$25,695 ÷ 12 mo = **\$2,141**
4. **3 Bedroom** \$102,750 (65% AMI-5) x 30% = \$30,825 ÷ 12 mo = **\$2,569**
5. **4 Bedroom** \$118,000 (65% AMI-7) x 30% = \$35,400 ÷ 12 mo = **\$2,950**

Re-sale of Community Benefit Units (CBU):

For CBU re-sales to a purchaser meeting the eligibility requirements and selected by the Town pursuant to Town Code §216-5(J)(2)(b), the sales price shall be calculated as follows: the original purchase price, plus any improvements approved by the Housing Director, and the month and year of purchase shall be entered into the U.S. Bureau of Labor Statistics CPI calculator to determine the current sale price. The calculator is available at:

www.bls.gov/data/inflationcalculator.htm