

# TOWN OF SOUTHAMPTON

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



**KARA L. BAK**  
ATTORNEY AT LAW  
HOUSING AND COMMUNITY  
DEVELOPMENT DIRECTOR

Phone:  
(631) 702 – 1731

**JAY SCHNEIDERMAN**  
TOWN SUPERVISOR

Email:  
[KBAK@SOUTHAMPTONTOWN.NY.GOV](mailto:KBAK@SOUTHAMPTONTOWN.NY.GOV)

## Nassau/Suffolk County HUD Family Income Guidelines - Effective 2023

Median Income								
Family #	1	2	3	4	5	6	7	8
50%	\$ 53,900	\$ 61,600	\$ 69,300	\$ 76,950	\$ 83,150	\$ 89,300	\$ 95,450	\$101,600
80%	\$ 71,400	\$ 81,600	\$ 91,800	\$102,000	\$110,200	\$118,350	\$126,500	\$134,650
100%	\$109,450	\$125,050	\$140,700	\$156,300	\$168,850	\$181,350	\$193,850	\$206,350
130%	\$142,250	\$162,600	\$182,900	\$203,200	\$219,450	\$235,700	\$252,000	\$268,250

### HOME SALE PRICE CALCULATIONS 2023

**Low-Moderate Income:**

2½ x 80% AMI for a family of four: 2½ x \$102,000 = \$255,000

**Middle Income:**

2½ x 130% AMI for a family of four: 2½ x \$203,190 = \$507,975

*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 2023

**Low-Moderate Income (Less than 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**                      \$53,900 (50% AMI-1) x 30% = \$16,170 ÷ 12 mo = **\$1,350**
- 2. **1 Bedroom**                \$61,600 (50% AMI-2) x 30% = \$18,480 ÷ 12 mo = **\$1,540**
- 3. **2 Bedroom**                \$69,300 (50% AMI-3) x 30% = \$20,790 ÷ 12 mo = **\$1,750**
- 4. **3 Bedroom**                \$83,150 (50% AMI-5) x 30% = \$24,945 ÷ 12 mo = **\$2,100**
- 5. **4 Bedroom**                \$95,450 (50% AMI-7) x 30% = \$28,635 ÷ 12 mo = **\$2,400**

**Middle Income (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**                      \$ 71,400 (80% AMI-1) x 30% = \$21,420 ÷ 12 mo = **\$1,785**
- 2. **1 Bedroom**                \$ 81,600 (80% AMI-2) x 30% = \$24,480 ÷ 12 mo = **\$2,040**
- 3. **2 Bedroom**                \$ 91,800 (80% AMI-3) x 30% = \$27,540 ÷ 12 mo = **\$2,300**
- 4. **3 Bedroom**                \$110,200 (80% AMI-5) x 30% = \$33,060 ÷ 12 mo = **\$2,800**
- 5. **4 Bedroom**                \$126,500 (80% AMI-7) x 30% = \$37,950 ÷ 12 mo = **\$3,200**

**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](http://www.bls.gov/data/inflationcalculator.htm)