

# TOWN OF HUNTINGTON COMMUNITY DEVELOPMENT AGENCY

Administered by Huntington Community Development Agency  
2 Bedroom Housing Rental Units  
(12) 2 Bedroom, 1 Bathroom at \$1,877.00  
Daly Road, Commack

## HUNTINGTON AFFORDABLE HOUSING PROGRAM GUIDELINES

### Please Read Carefully

The Town of Huntington, in cooperation with the Huntington Community Development Agency and B2K Development, encourages all eligible individuals to enter into the lottery for the opportunity to rent one of the (12) twelve affordable homes at Sutton Landing In Commack. Applications will be available beginning September 3<sup>rd</sup>. The lottery will be held on October 7, 2024. Units will be offered by ranking number to applicants who meet the Town's Affordable Housing Program income and asset criteria set forth below. **Lottery Application deadline is October 3, 2024.**

**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 family size (1-4 people).

|                |
|----------------|
| Maximum income |
| \$78,100       |

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.

### II. Senior Citizen Occupancy Requirement

**This development is restricted to those who are 55 years of age or older.** You must meet the age requirement at the time of the lottery. In instances where a married couple or domestic partners that are registered are applying, only one owner must be 55 years of age or older. The owner(s) must occupy the home as his or her main domicile.

### III. Credit Check

#### THE FOLLOWING POLICY APPLIES TO THIS 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.

### VI. Priority for Placement on Lottery List

|                          |  |
|--------------------------|--|
| 1 <sup>st</sup> 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. <b>Please note your Chief Of Department will need to sign a letter of good standing.</b>            |
| 2 <sup>nd</sup> 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. A fee of one month’s rent (\$1,877) payable to the Huntington Community Development Agency.
4. Proof of Renter’s Insurance.

**IV. FORMAL APPLICATION**

Recertification of income is required annually at lease renewal.

**Application Deadline:**

A non-refundable application processing fee of **\$25.00** payment (plus \$1.50 processing fee) must be paid online with submission of the application. Please note: applications submitted after the deadline date of October 3, 2024 will not be included into the lottery.

The HCDA will accept only one application per household. However, individuals currently residing at the same address that plan to enter as separate renters and not reside together will be permitted to submit separate applications. A married couple in the same household may only file one lottery application, as well as domestic partners, and family members who intend to continue to reside at the same address.

In the event the HCDA discovers that joint renters have filed multiple entry forms, **all** of their entries will be disqualified. **After submission, any changes to the Lottery Entry Form must be requested in writing to [agorecki@huntingtonny.gov](mailto:agorecki@huntingtonny.gov) and be approved by the HCDA.**

**Confirmation of Lottery Entry:** If you have given us permission to put your name on the website and submitted your entry form by the October 3<sup>rd</sup> deadline date, please go to <https://www.huntingtonny.gov/Sutton-Landing>  
 On or after September 30<sup>th</sup> to confirm your entry into the lottery. If you did not authorize your name to be listed on the website, you can call the Agency at 631-351-2884 to confirm entry.

At the lottery, all applicants will receive a numerical rank based on the results of the lottery pull. The homes will be offered for rent based on rank number and income/asset eligibility at the time of qualification and credit check. If you have any questions regarding these guidelines, call the Huntington Community Development Agency at 631-351-2884. Application fee of \$26.50 is nonrefundable.

**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.

