

EAHP CRITERIA CHART

EFFECTIVE JANUARY 1, 2026

Guidelines*	Category 1 (80%)		Category 2 (120%)
	Nassau/Suffolk HOME Funds	NYS AHC Funds	NYS AHC Funds
Employee Income for Eligibility	Up to 80% AMI	Up to 80% AMI	80% to 120% AMI
Employer "NET" Contribution	Minimum - \$3,000 Maximum - \$10,000	Minimum - \$3,000 Maximum - \$10,000	Minimum - \$3,000 Maximum - \$10,000
Maximum Home Prices (varies by jurisdiction)	Nassau - \$646,000 Suffolk - \$599,000	Nassau - \$646,000 Suffolk - \$599,000	Nassau - \$840,000 Suffolk - \$725,000
Type of Home (must be primary residence)	New and pre-existing Single family, condos, co-ops and manufactured	Only pre-existing Single family, condos, co-ops and manufactured	Only pre-existing Single family, condos, co-ops and manufactured
First Time Homebuyer Limit	No	No	No
Housing Counseling	Yes	Yes	Yes
DPA Grant Assistance	Nassau - \$25,000 Suffolk - \$12,000	\$14,000	\$9,000
Rehabilitation Grant	\$0	\$24,000	\$14,000
Net Grant Assistance for Down Payment & Rehab	Nassau - \$25,000 Suffolk - \$12,000	\$38,000	\$23,000
Terms of Grant Forgiveness	Nassau - 10 years Suffolk - 5 years	10 years	10 years

*when combining programs, most restrictive criteria applies