

TOWN OF SOUTHAMPTON



Workforce Housing On the East End

September 20th, 2017



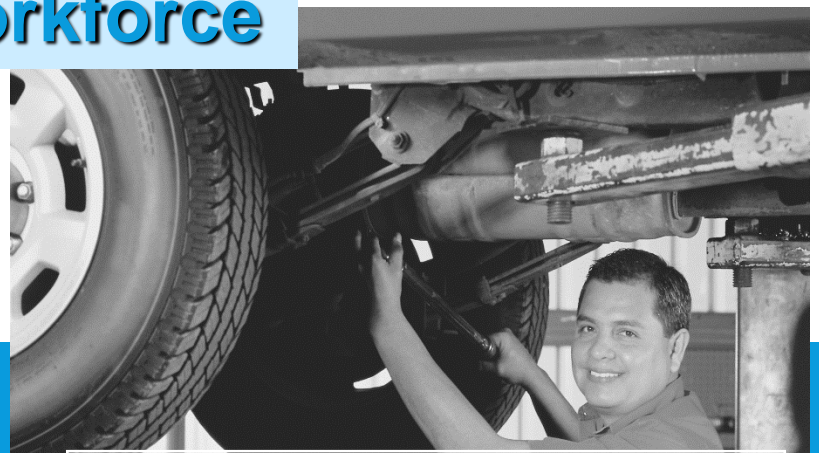
TOWN OF SOUTHAMPTON DEMOGRAPHICS

- According to the most recent US Census data (2015) the population for full time residents is estimated at 57,730.
- The seasonal population triples the year-round population increasing the demand for workforce housing.

Our Workforce



Restaurant Cook: \$28,560



Automotive Repair: \$52,730

Many of the people we rely upon everyday to perform vital services for our families and communities do not earn enough to afford a rental or home.



Nursing Aide: \$34,280



Preschool Teacher: \$32,620

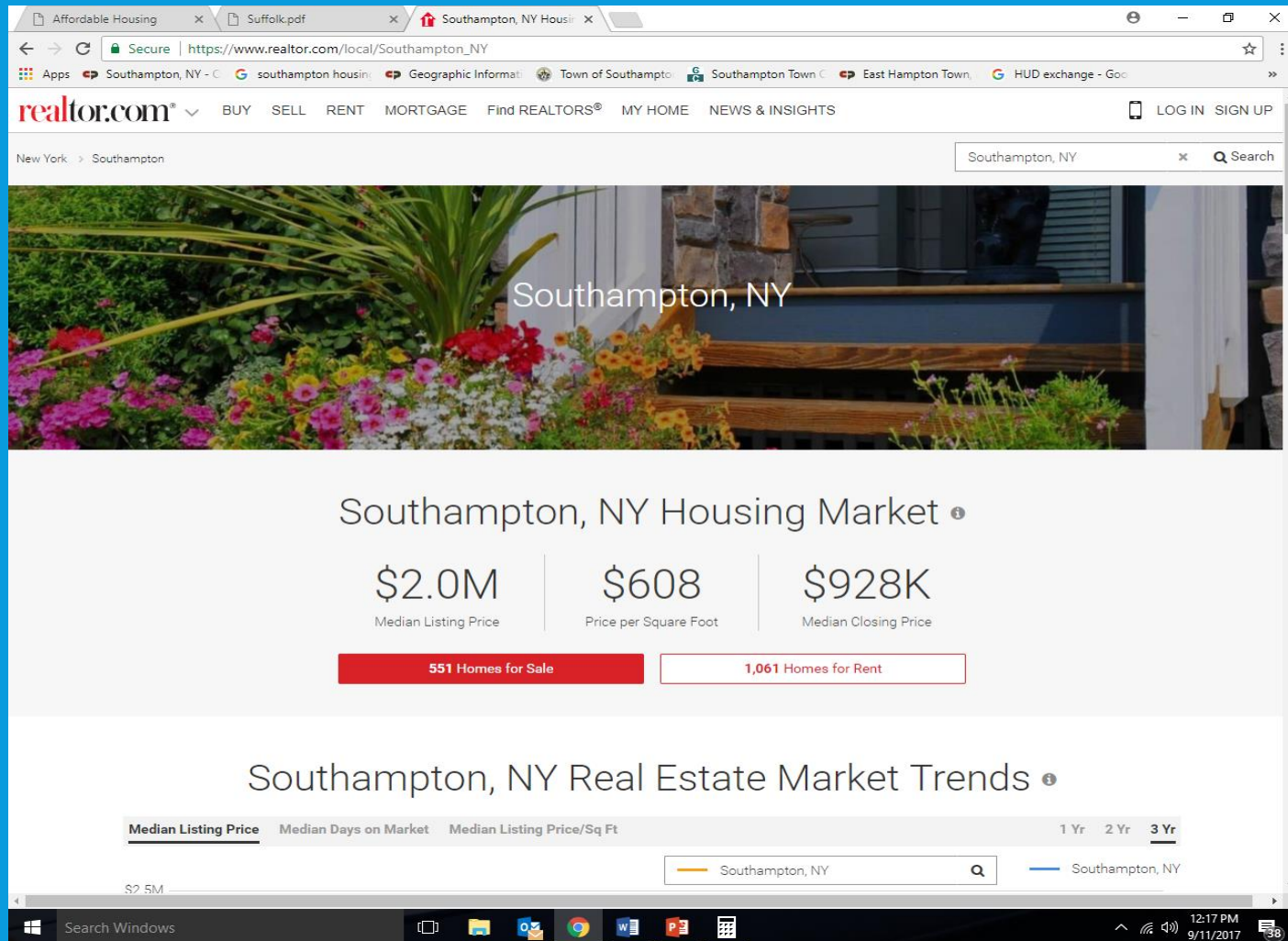
TYPICAL SALARIES

BASED ON THE MAY 2016 METROPOLITAN AND NONMETROPOLITAN AREA OCCUPATIONAL EMPLOYMENT AND WAGE ESTIMATES: NASSAU-SUFFOLK, NY METROPOLITAN DIVISION AS PROMULGATED BY THE US DEPARTMENT OF LABOR BUREAU OF LABOR STATISTICS

•Police Officer	\$100,470
•Elementary School Teacher	\$99,140
•Retail Salesperson	\$29,910
•Janitor	\$33,530
•Construction Laborer	\$49,960



OUTRAGEOUS HOUSING COSTS



AFFORDABLE PRICING

2017-2018

- Low-Moderate Income:

- $2\frac{1}{2} \times 80\%$ AMI for a family of four: $2\frac{1}{2} \times \$88,650 = \$221,625$

- Middle Income:

- $2\frac{1}{2} \times 120\%$ AMI for a family of four: $2\frac{1}{2} \times \$132,950 = \$332,950$



TRAFFIC !!

- Congestion.
- The “Trade Parade” to the Hamptons at times more than doubles travel time – more gas, more stress, more accidents.
- Harvard Prof. Robert Putnam states, “. . .Each ten additional minutes in daily commuting time cuts involvement in community affairs by 10% - fewer public meetings attended . . . fewer church services and so on.”
- Reasonably priced housing that is closer to employment or vice versa reduces traffic demands and concentrates both employment centers and housing near transit routes.

HOUSING STUDIES

TRULIA – NOVEMBER 16, 2016

[HTTPS://WWW.TRULIA.COM/BLOG/TRENDS/LOW-INCOME-HOUSING/](https://www.trulia.com/blog/trends/low-income-housing/)

In the nation's 20 least affordable housing markets, low-income housing built during a 10-year span shows no effect on nearby home values.



HOUSING STUDIES

HOW CALIFORNIA'S STATE & LOCAL GOVERNMENTS ARE DOING IT.

SEPTEMBER 6, 2017 WWW.BISNOW.COM

- Relaxing regulatory barriers to housing development and fast-tracking affordable projects, cutting approval times
- Creating new funding sources, like the CPF real estate transfer tax
- Providing incentives to developers to build more affordable
- Density bonuses options capped at 35%
- Linkage/Impact fees for projects that create more housing demand
- Eliminating all fees for 100% affordable projects
- Building technology innovations – container housing, tiny houses
- Accessory / companion units by homeowners
- “No Net Loss” legislation and inclusionary zoning ensuring ongoing supply of units

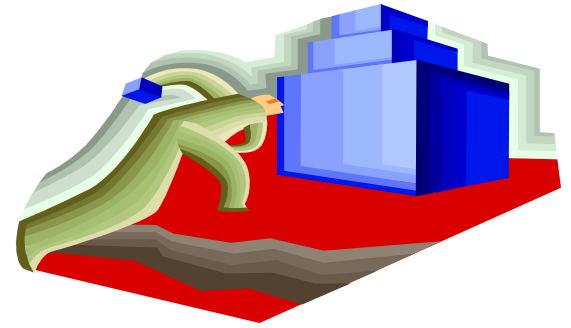
HOUSING STUDIES

LONG ISLAND INDEX -

ACCESSORY APARTMENTS ON LONG ISLAND: LESSONS LEARNED (JUNE 2017)

- “America’s first suburb has gone from being one of the most affordable places to raise a family to one of the least,” noted **Long Island’s Rental Housing Crisis, a 2013 report cosponsored by the Regional Plan Association, Long Island Community Foundation and Ford Foundation.**
- The single-family neighborhoods that defined this region’s appeal are now home to shrinking families struggling to cover the costs of all those empty bedrooms, even as Long Island’s work force faces a shortage of moderately priced rental housing. **Two thirds of Long Island renters can’t afford a typical two-bedroom apartment, the report found.**

HOUSING GOALS AND ACTIONS



- Continue to expand the database of needs.
- Create greater diversity of housing types.
- Land/property acquisitions for future housing efforts.
- Adaptive reuse of existing properties.
- Sustaining affordability – monitoring resale restrictions.
- Develop private/public partnerships with landowners and developers.

HOUSING NEEDS IMPLEMENTATION STRATEGY

1. Pursue land/property acquisitions.
2. Create greater diversity of housing types in a price range affordable to the workforce and those in need.
3. Working with not for profit and private sector parties interested in providing workforce housing opportunities.
4. Foster community input – identifying sites/properties.

LAND USE AND PLANNING ISSUES

- Zoning regulations and/or prohibitions on accessory dwelling units (apartments) or multifamily housing
- Health Department requirements – Aquifer protection
- Impacts on school districts – fear of tax increases
- Limited and insufficient public transportation
- Competing interests – environment vs density

LAND USE AND PLANNING STRATEGIES

- Land use regulations can achieve important development and planning goals
- They can also prevent (or inhibit) the private sector from creating lower-cost housing that may serve the needs of many below median-income households
- The removal of certain zoning and regulatory barriers eliminates the need for developers to seek variances and waivers through a lengthy (costly in pre-development terms) planning process in order to create housing alternatives.

RIVERSIDE URBAN RENEWAL PLAN

Urban Renewal Plan Objectives

1. To reinforce a sense of community and neighborhood identity;
2. To eliminate blight conditions within the Project Area as defined in the Town Blight Study;
3. To rehabilitate certain residential properties within the Project Area;
4. To redevelop vacant, deteriorating or deteriorated buildings, incompatible land uses or underutilized properties with residential, community and commercial uses consistent with the area's desired neighborhood character;
5. To provide local commercial uses to meet resident needs; and to expand the property tax base and provide additional employment opportunities;
6. <http://www.southamptontownny.gov/858/Riverside-Revitalization-Action-Plan---R>

