

SPEONK COMMONS

41 NORTH PHILLIPS AVENUE, SPEONK, NY 11972

51 COMMUNITY BENEFIT UNITS FOR THE TOWN OF SOUTHAMPTON



**REQUEST FOR PUBLIC WORK SESSION FOR A ZONING CHANGE
PETITION FOR A SPLIT ZONED PARCEL (VB/R-20)
TO CHANGE THE R-20 PORTION TO MULTI-FAMILY 44 &
REQUEST FOR AN INCREASE IN RESIDENTIAL DENSITY UNDER
§330-8 TO ESTABLISH COMMUNITY BENEFIT RENTAL UNITS**

PREPARED FOR:

TOWN OF SOUTHAMPTON SUPERVISOR JAY SCHNEIDERMAN

&

TOWN OF SOUTHAMPTON TOWN BOARD

&

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT

116 HAMPTON ROAD

SOUTHAMPTON, NY 11968

PREPARED BY:

GEORGICA GREEN VENTURES, LLC

&

TOWN OF SOUTHAMPTON HOUSING AUTHORITY

SUBMITTED: JULY 2016

GGV | GEORGICA
GREEN
VENTURES



TSHA
Southampton Housing Authority
Building a Brighter Future

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To ensure that the Town of Southampton remains a viable year-round community–
To provide tomorrow’s leaders with safe, respectable housing they can afford–
The Town of Southampton needs to give its workforce a place in the community.
This is Speonk Commons.

Every planning document adopted by the Town Board of the Town of Southampton encourages the Town to pursue affordable housing. The following quotes constitute action items from various adopted plans:

“Encourage and incentivize a variety of affordable housing . . . , especially in Hamlets where it is most scarce.” (*Southampton 400+ Sustainability Element: Addendum to the Town of Southampton Comprehensive Plan – 2013*)

“Provide and equitably disperse affordable housing in all parts of the town, focusing on hamlet centers where various uses and densities are to be encouraged.” (*Southampton Tomorrow: Comprehensive Plan Update Implementation Strategies – 1999*)

“[The] option of housing accommodations is to be further augmented by the provisions for transferring residential development rights into certain limited areas in the Speonk Hamlet center **to permit garden apartment construction**. [This type of housing] is well suited to accommodate single persons, such as school teachers, and others of modest income who are employed or have small businesses in the hamlets as well as senior residents who wish to continue living in the hamlets but no longer wish to maintain single-family homes, and younger married couples who are not yet ready to purchase a house.” (*Town of Southampton Master Plan – 1970*)

1. Introduction

The numerous studies on the affordability of housing on Long Island reflect what many working people in Southampton already know: there are no good housing options if you work in the Town. This is not simply an issue of convenience; the high rental and housing prices across the East End in particular have led to an exodus of residents under 35. This means losing the teachers, retail workers, firemen and medical staff that are essential to any community.

This document represents a request for a public work session to consider a change of zone for a split-zoned parcel (Village Business/R-20) to change the R-20 portion to Multi-Family 44 (MF-44) and a request for an increase in residential density pursuant to Town Code §330-8 to establish affordable housing for fifty-one (51) community benefit units. §330-8 of the Town Code states:

Since there is a limited supply of standard housing available at purchase prices of rentals commensurate with the incomes of low- or lower-middle-income residents in the Southampton community, these provisions are enacted to implement the Town of Southampton Master Plan of 1970 community planning objectives with reference to encouraging a wide variety of housing types and, more particularly, to help make possible purchase and rental costs in keeping with the financial means of the Town’s residents who have low or lower-middle incomes.

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The purpose of §330-8 is to create affordable housing that allows for 12 units to the acre. The plan outlined in this document fully conforms to the standards outlined in §330-8 and §330-185 and does not require any variances or waivers of these standards.

This document was prepared by the co-developers, Georgica Green Ventures, LLC (“GGV”) and the Town of Southampton Housing Authority (“TSHA”), for the site known as “Speonk Commons” at 41 North Phillips Avenue, Hamlet of Speonk, Town of Southampton, NY 11972. GGV has come to be a local leader in the development of workforce housing across New York State. Our organization is unique given our excellent reputation and strong track record of working with housing authorities, not-for-profits, and municipalities to protect the interests of their residents while also providing much needed affordable housing. GGV continues to receive competitive funding awards yearly for projects throughout the state from New York State Homes and Community Renewal (“NYSHCR”) and New York State Housing Finance Agency (“NYSHFA”).

The Town Board of the Town of Southampton may authorize an increase in residential development density where:

...It shall be found that a bona fide nonprofit corporation guarantees to develop and maintain the resultant housing at a purchase price or rental cost within the low- or lower-middle income housing market in accordance with a contractual agreement between said non-profit corporation and the Town and further, that such authorization shall be found to be beneficial to the Town through serving to implement the Master Plan of 1970.

The Town of Southampton Housing Authority is a bona fide nonprofit corporation that is dedicated to developing affordable mixed-income housing opportunities.

All units on the premises will be maintained as community benefit rental units. In accordance with the provisions of Fair Housing, the rental units shall be publicly marketed and a waiting list generated. To the extent permitted by federal and state funding programs, including, but not limited to, the Tax Credit Program administered by NYSHCR, the units will be marketed as follows:

1. Income-eligible households residing year-round in the Town of Southampton in which at least one adult member is a qualified active member of fire/EMS volunteer community services in the Town, as defined in §216-2 of the Code of the Town of Southampton. Higher priority will be given to households residing in the Speonk/Southampton school district, zip code 11972.
2. Income-eligible households residing year-round in the Town in which one adult family member is an active-duty or honorably discharged veteran of the United States Armed Forces.
3. All other income-eligible applicants as prioritized in §216-4 of the Southampton Town Code.

The primary intent of the rezoning and increased residential density is to provide an economically viable multi-family residential use consistent with the goals of the 1970 Town Master Plan and the 1999 Comprehensive Plan Update. In recognition of the rising costs of housing and the increase in population growth, the proposed action to change the R-20 portion to Multi-Family 44 (MF-44) and the request for an increase in residential density under §330-8 to establish affordable housing is intended as a means to provide fifty-one community benefit units to the residents of the Town of Southampton. Establishment of the change of zone and increased residential density will also support implementation of the overall goals and recommended actions identified in the Town’s Comprehensive Plan by attaining the following objectives:

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- Promote an efficient and purposeful use of property currently housing dilapidated buildings;
- Create a planned residential community providing housing that meets the social and economic needs of the residents of the Town of Southampton;
- Increase the amount of quality affordable rental housing for Town residents or those working in the Town;
- Create affordable housing that is in keeping with the historic, architectural, and material qualities of Southampton and does not stigmatize affordable housing;
- Enhance property values in the Hamlet and surrounding areas.

The site formerly housed the “Old Speonk Hospital” and is a pre-existing non-conforming lot that consists of six buildings, two of which are apartment buildings. The existing structures have fifteen dwelling units with twenty-four total bedrooms. There are no fences or other security measures surrounding the property and the buildings’ extensive structural damage poses a serious hazard for anyone who enters the property. Despite the condition of the overall property, Building #5 (identified in Figure 1 below) has been occupied since 1985 by a local family. The current proposal would also cure existing Town Code property maintenance violations that exist on the property. Please refer to Figure 2 on Page 4 for a picture of the current site.

Figure 1 – Aerial Photograph with 6 Buildings Identified



Figure 2 – View of Property from North Phillips Avenue



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The Master Plan of 1970 specifically suggests building apartment communities in Speonk since “this type of housing is well suited to accommodate single persons, such as school teachers, and others of modest income who are employed or have small businesses in the hamlets as well as senior residents who wish to continue living in the hamlets but no longer wish to maintain single-family homes, and younger married couples who are not yet ready to purchase a house.” The Master Plan also notes that “the Speonk center location in these hamlets is within convenient walking distance of the shopping facilities and the railroad station.” Speonk Commons is adjacent to the Speonk LIRR Station and down the block from a major shopping center. Please see Figure 3 below for the proximity of community services to Speonk Commons.

Figure 3 – Community Service Proximity

SPEONK COMMONS COMMUNITY SERVICES		
COMMUNITY SERVICES	NAME	TRAVEL DISTANCE* FROM SITE (IN MILES)
MAJOR HIGHWAY(S)	Sunrise Highway	2.5
PUBLIC BUS STOP	Suffolk County Transit Bus: Route S90	0.07
SUBWAY/RAIL STATION	LIRR: Speonk Station	0.04
MAJOR EMPLOYERS / EMPLOYMENT CENTERS	Village Square Plaza	0.08
PHARMACY	Rite Aid	1.8
GROCERY: NEAREST MARKET	Peppercorn's Country Market	0.07
NEAREST LARGE MARKET	King Kullen	1.8
DISCOUNT DEPARTMENT STORE	Walmart & Target in Riverhead	10
SCHOOLS:		
ELEMENTARY	Remsenburg-Speonk Elementary School	1
MIDDLE / JUNIOR HIGH	Westhampton Beach Middle	3.4
	Eastport-South Manor Middle	8.2
HIGH	Westhampton Beach High	3.4
	Eastport-South Manor High	8.2
HOSPITAL	Peconic Bay Medical Center	9
URGENT CARE	First Choice Medical	1.8
POLICE	Suffolk County Police Precinct #7	12
FIRE	Eastport Fire Dept	1.7
POST OFFICE	USPS: 323 Montauk Hwy	0.1
BANK	Capital One Bank	0.7
LIBRARY	Westhampton Free Library	4
VILLAGE SQUARE PLAZA	All State Insurance	0.8
	Bagels & Brunch Restaurant	0.8
	Village Square Fine Wine & Spirits	0.8
	Paul's Dry Cleaners	0.8
	Lift Gym	0.8
	Salon Echelon	0.8
	Michelangelo's Pizza	0.8
	Brewology	0.8
	East End Dance	0.8
	Pearl Restaurant	0.8
	Paul's Dry Cleaners	0.8

* CALCULATED ALONG DEDICATED ROADWAYS

GGV and the TSHA are dedicated to designing the 100% community benefit units to match the community character of Speonk and to maintain and enhance the residential character of the area. Speonk Commons fully conforms to the Town of Southampton Code and will provide 100% community benefit units, thereby fulfilling goals outlined in numerous Town planning documents, including the Master Plan of 1970.

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2. Public Work Session for a Change of Zone Requirements (§330-185, Item C-2 of the Town of Southampton Code)

a. Name and address of owner of record:

Daphne Sanborn
 Sanborn Land, LLC
 3106 Riverside Drive
 Wantagh, NY 11793

b. Location and owners of all adjoining lands, as shown on the latest tax records:

Table 1 below represents all owners of lands adjacent to the proposed Speonk Commons site (SCTM#: 900-350-2-18), as shown on the latest tax records. The table below also includes the multiple property owners located adjacent to the property. Please refer to Exhibit B for a Title Report including a last owner’s search conducted for the parcels located on the property.

Table 1 – Adjoining Land Owners

	SCTM No.	Property Owner	Address
1	473689 350.000-0002-012.000	Robert C. Maggio	P.O. Box 341 Speonk, NY 11972
2	473689 350.000-0002-012.000	Maribel Aprea	P.O. Box 156 Speonk, NY 11972
3	473689 350.000-0002-019.000	Walter L. Brown	P.O. Box 148 Speonk, NY 11972
4	473689 350.000-0002-020.000	Donald A. Metcalf	41 Old Country Rd. Westhampton, NY 11977
5	473689 350.000-0002-021.000	Long Island Railroad Company	Sutphin Blvd. Jamaica, NY 11435
6	473689 350.000-0002-023.000	Rodney Way	P.O. Box 54 Speonk, NY 11972
7	473689 350.000-0002-024.000	Demetrio Yac	P.O. Box 83 Speonk, NY 11972
8	473689 350.000-0002-009.003	Jeffrey A. Minihane	P.O. Box 93 Speonk, NY 11972
9	473689 350.000-0002-009.005	Centre View Development Corp.	155 Lake Shore Dr. Copake, NY 12516
10	473689 350.000-0002-009.004	Richard Lo Braico	P.O. Box 526 Speonk, NY 11972
11	473689 350.000-0002-009.002	Centre View Development Corp.	155 Lake Shore Dr. Copake, NY 12516

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d. Complete outline of existing easements, deed restrictions or covenants applying to the property:

The property has one easement agreement dated August 31st, 1998 between Sanborn Land and Development Corp. and Davis Homes, Inc. Please see Exhibit B for a title report, including easements and a last owner search.

e. Statement setting forth the specific community benefits or amenities to be offered or incorporated in the project, and the specific zoning incentive or benefit sought:

§330-240 of the Town of Southampton Code defines community benefits or amenities as:

Open space, housing for persons of low or moderate income, parks, elder care, day care, or other specific physical, social or cultural amenities, or cash in lieu thereof, of benefit to the residents of the affected community or communities and commensurate with the benefit to the applicant.

By providing 100% community benefit units, Speonk Commons fits the definition of a community benefit as defined by the Town Code.

The following are potential community benefits that GGV and TSHA have considered.

Community Benefit Units

- 100% of units designated for moderate-income households¹ in perpetuity.

A Transit-Oriented Development

- 100% affordable housing directly adjacent to the Speonk LIRR Station.

Amenities

- Community room, including kitchen;
- Fitness facilities;
- Laundry facilities;
- Bulk storage;
- On-site manager;
- Community room open to public use, such as for Speonk-Rensenburg Civic Association and Westhampton-Speonk-Rensenburg-Eastport-Quogue Citizen Advisory Committee meetings.

Remediation of a Blighted Site

- Purposeful use of a site with numerous code violations.

¹ As per Town of Southampton Code §216-2, a moderate-income household is defined as: “According to the U.S. Department of Housing and Urban Development (HUD), a household whose gross annual income is greater than 50%, but does not exceed 80% of the median gross household income for households of the same size within the housing region in which the housing is located, or as determined from time to time by Town Board resolution.”

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Environmental Benefits

- Designed to meet New York State Energy Research and Development Authority (“NYSERDA”) Low-Rise Residential New Construction Program standards;
- Qualify for Leadership in Energy and Environmental Design (“LEED”) for Homes Program;
- Integration of top-of-the-line wastewater management system (“WWMS”).

Property Value Enhancement

- Remediation of a site with numerous code violations;
- Encourage further construction and economic activity, thereby increasing property values.

Public/Private Partnership

- Project will generate millions in public revenue from all levels of government to the Town of Southampton.

Economic Stimulation

- Increased patronage of local businesses by community residents.

Job Creation

- Creation of temporary local construction, legal, architectural, surveying, engineering, and consulting jobs;
- Creation of several permanent jobs plus retail jobs from the property’s commercial space.

f. Preliminary market or demographic analysis that supports the project’s feasibility:

The Town of Southampton has a high percentage of residents who are unable to afford decent housing as prices have become prohibitive and continue to increase. As stated in the numerous Town and County planning documents referenced in Exhibit A, this shortage of housing is creating a major economic and demographic problem for the Town, as the number of municipal employees, teachers, emergency service technicians, police officers, and other core personnel is far outpacing the supply of reasonably-priced housing. The extremely limited housing options for the local workforce as well as for seniors in the area who wish to “age in place” has led to an exodus of both young and elderly residents.

The Suffolk County Workforce Housing Needs Assessment and Responses report prepared at the Center for Urban Policy Research at Rutgers University in 2008 identifies the immense need for workforce housing across Suffolk County. Specifically, according to this report, 66% of Southampton households are defined as “income restrained” and 26% of the total are defined as “Low Income.” The projected total demand for workforce housing in Southampton will be 7,735 households by 2020. For 50% to 80% of the median households there will be a projected supply of 189 units and a projected demand of 1,101. This will only cover 17% of the demand. With a change in zoning from the R-20 portion to MF-44 and an increase in residential density under §330-8 to establish affordable housing, Speonk Commons will provide 51 community benefit units of workforce housing, which is greatly needed in the community.

Please see additional documentation of community need attached as Exhibit A.

3. Procedure for an Applicant for Increased Residential Development Density (§330-8, Item C-1 of the Town of Southampton Code)

a. Location, land area, proposed residential density and general development concept and physical characteristics of the development.

i. Location:

41 North Phillips Avenue, Speonk, NY 11972 (SCTM#: 900-350-2-18)

ii. Land Area:

The site has a total area of 4.28 acres or 186,407 square feet. The property is split-zoned between R-20 (123,285 sq. ft.) and VB (63,122 sq. ft.).

iii. Proposed Residential Density:

Speonk Commons fully conforms to the requirement that “the resultant number of dwelling units per gross acre of land on the development site shall not exceed 12 units” from Item D-1 of §330-8 of the Southampton Town Code.

iv. General Development Concept:

We are proposing to convert the site into a moderate-income affordable mixed-use development with provisions for veterans and the disabled. GGV and TSHA guarantee to develop and maintain 100% of the rental housing as community benefit units, in perpetuity, which are defined in §216-2 of the Town of Southampton Code as:

Housing unit(s) which is (are) intended to provide a long-term benefit to the community as an affordable housing unit(s) for income-eligible households.

We are proposing to build 51 units of workforce housing within five buildings. One of the units will be reserved for an on-site manager. The development will include a 2,932 sq. ft. community building, which will include a fitness area, kitchen, manager’s office, laundry room, and bulk storage area. Our vision for Speonk Commons also includes a 3,882 sq. ft. retail space. Please see Table 2 below for unit mix and size.

Table 2 – Unit Mix & Size

Unit Type	#	Minimum Size	Maximum Size
Studio	10	450 sq. ft.	550 sq. ft.
One-Bedroom	25	600 sq. ft.	725 sq. ft.
Two-Bedroom	16	750 sq. ft.	950 sq. ft.

One issue that is critical to the East End of Long Island is the need for a WWMS. GGV will ensure that the WWMS installed at Speonk Commons is the best available high-performance system that reduces the nitrogen content of the wastewater to drinking water standards or better. The sanitary engineer engaged for this project recommends the “BESST” (Biologically Engineered Single Sludge Treatment) System.

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v. *Physical Characteristics:*

Building design and construction plans reflect the traditional Hamlet architecture with consideration to the special character of Speonk as a rural and resort community, with vistas, green spaces, and better connectivity to key adjacencies as well as fundamental massing styles and materials that are characteristic of this stretch of North Phillips Avenue. Extreme care was taken to avoid the appearance of a development in which all units appear exactly the same. Exterior facades of dwelling units were designed to avoid blank walls through the use of building modulation, changes in materials, windows, and other design features. All building and utility appurtenances will be screened. No effort was spared in selecting appropriate indigenous plantings and creating walkable community spaces, with tree lined sidewalk streetscapes that extend a welcoming village feel.

All aspects of the proposed development will conform with the Southampton Town Code in perpetuity. The development will conform to the provisions of the Americans with Disabilities Act (“ADA”) and the Fair Housing Act (“FHA”) and Chapter 123 of the Southampton Town Code. In compliance with the ADA, certain dwelling units have been designed with sensitivity for a convenient, safe, and secure environment for physically challenged persons. As such, 20 units are designed to be “visitable,” 5 units are designed to be fully accessible/adapted, and 2 units are designed to be hearing/visually impaired adapted units.

The preliminary renderings on Page 12 and Page 13 were designed to complement the residential character of Speonk.

Rendering Option 1



Rendering Option 2



b. Organizational characteristics, legal basis and financial status of the nonprofit corporation sponsoring the proposed housing.

i. Organizational Characteristics:

The TSHA's mission is to develop affordable mixed-income housing opportunities while keeping with the rural character of the hamlets and villages of the Town of Southampton. The goals and objectives of the TSHA are to:

- Assist in providing greater housing opportunities for home ownership;
- Preserve and improve existing affordable housing;
- Pursue opportunities to develop additional mixed income housing;
- Provide safe, secure, and affordable rental housing and prepare residents for future home ownership;
- Educate the community on all facets of home ownership as an ambassador for first time homebuyers.

The TSHA's daily operations are managed by its Executive Director, Curtis Highsmith, Jr. The TSHA has a Board of Commissioners consisting of five members, each appointed to a staggered five-year term by the Town Board. A member is appointed or reappointed in December of each year. An annual reorganization meeting occurs each January with the members electing a Chair, Vice-Chair, Secretary and Treasurer. The present Commissioners of the TSHA are: Michelle Cannon (Chairperson), Barbara Fair (Vice-Chair/Treasurer), Ronald Fisher (Secretary), Dan Gasby (Board Member), and Paula Godfrey (Board Member).

ii. Legal Basis:

The TSHA was established by Chapter 611 of the Laws of the State of New York in 2002 (Section 466 of the Public Housing Law) and signed by Patrick Heaney, then-Supervisor of the Town of Southampton, on December 9, 2003. It was created and established in the Town of Southampton under the purposes specified in Article 18 of the Constitution of the State of New York to provide affordable, decent, safe and sanitary housing for persons of limited income and other related purposes. The address of the TSHA is P.O. Box 799, 57 Springville Road, Unit 34A, Hampton Bays, New York 11946.

iii. Financial Status:

An annual operating budget is proposed and formally adopted by the Authority's Board of Commissioners. The accounts of the Authority are subjected to audit each year by an independent Certified Public Accountant. The Town of Southampton receives copies of financial statements annually.

c. Projected development costs, the resultant capital and operating costs, the detailed elements of the purchase price or rental costs to be charged and the proposed income limitations to be placed on owners or tenants.

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i. *Projected Development Costs:* Please see below.

SPEONK COMMONS PRELIMINARY DEVELOPMENT BUDGET

	Total Dev. Cost
Construction Cost	
Contractor Price	
Site Work	\$1,029,766
Demolition	\$30,000
Other Construction	\$1,260,608
Residential	\$7,313,072
Commercial	\$270,794
General Contractor's Insurance	\$148,016
Performance Bond Premium	\$117,014
Builder's Fees	
General Requirements	\$610,156
Builder's Overhead	\$203,385
Builder's Profit	\$610,156
Total Hard Cost	\$11,592,968
Soft Cost	
Appraisal(s)	\$15,000
Survey	\$20,000
Soil Borings	\$16,500
Asbestos/Lead Based Paint Test	\$12,250
Architect/Engineering Fee	\$750,000
Construction Manager Fee	\$75,000
Legal Fees	\$182,500
Cost Certification/Accounting	\$32,000
Insurance(s)	\$168,000
Taxes	\$25,000
Interim Interest	\$715,721
Closing Costs (Breakout Below)	\$265,232
Title and Recording Fees	\$206,000
Market Study	\$10,000
Credit Application Fee	\$6,000
Credit Allocation Fee	\$110,745
Other DHCR/HTFC Fees	\$2,000
Other Soft Costs (Breakout Below)	\$340,500
Total Soft Costs	\$2,952,448
Closing Costs Breakout	
Construction Loan Fee	\$114,898
Perm Loan Fee	\$33,021
SONYMA Application Fee	\$3,302
SONYMA MIP Fee	\$16,510
Bank Closing Legal	\$65,000
Misc Bank Expenses	\$25,000
County Legal Fees	\$7,500
Closing Costs Subtotal	\$265,231
Other Soft Costs Breakout	
Environmental Reports	\$39,000
Inspection Fees	\$39,000
Special Engineering	\$127,000
Lender's Engineer	\$35,000
Permits/Expediting	\$17,500
Energy Consulting/Monitoring	\$68,000
Draw Fees	\$5,000
Filing/Permit Fees	\$10,000
Other Soft Costs Subtotal	\$340,500
Contingency	
Hard Cost Contingency	\$579,648
Soft Cost Contingency	\$147,622
Total Contingency	\$727,271
Working Capital	
Initial Operating Deficit	\$45,300
Supplemental Management Fee	\$74,700
Other Working Capital	\$80,000
Total Working Capital	\$200,000
Reserves	
Capitalized Replacement Reserve	\$50,000
Capitalized Operating Reserve	\$171,542
STP Reserve	\$110,000
Total Reserves	\$331,542
Preliminary Development Cost	\$15,804,229

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ii. Capital and Operating Costs: Please see below.

<u>Administrative Expense</u>					
Manager	1	Manager	\$65,000	\$65,000	Annual+Fringe
Management Fee	6.00%	of ERI	\$41,766	\$819	per Unit
Accounting & Audit			\$11,000	\$11,000	per Project
Legal			\$7,650	\$150	per Unit
Advertising			\$2,040	\$40	per Unit
Office Supplies & Equipment			\$2,550	\$50	per Unit
Monitoring Fee			\$5,796	\$114	per Unit
Other Admin.			\$1,500	\$29	per Unit
Total Administrative Expense			\$137,302	\$2,692	per Unit
<u>Maintenance & Operating Expense</u>					
Maintenance and Cleaning Supplies			\$1,250	\$25	per Unit
Exterminating			\$1,500	\$29	per Unit
Garbage and Trash Removal			\$9,180	\$180	per Unit
Security			\$3,600	\$71	per Unit
Ground Expense			\$23,347	\$458	per Unit
Maintenance and Repair Payroll			\$31,750	\$623	per Unit
Maintenance and Repair Materials			\$6,500	\$127	per Unit
Maintenance and Repair Contracts			\$9,000	\$176	per Unit
Snow Removal			\$7,000	\$137	per Unit
Painting and Decorating			\$3,750	\$24	per Room
Other M & O			\$1,000	\$20	per Unit
Total M & O Expense			\$97,877	\$1,919	per Unit
<u>Utility Expense</u>					
Electricity (Common Areas/Site)			\$5,000	\$98	per Unit
Water			\$28,620	\$180	per Room
Heat (Common Areas)			\$7,000	\$137	per Unit
Sewage Treatment Plant	1	STPs	\$46,500	\$46,500	per STP
Total M & O Expense			\$87,120	\$1,708	per Unit
<u>Insurance Expense</u>					
Property and Liability Insurance			\$58,500	\$1,147	per Unit
Total Tax & Insurance Expense			\$58,500	\$1,147	per Unit
<u>Annual Reserve Contributions</u>					
Replacement Reserve			\$12,750	\$250	per Unit
Total Annual Reserve Contributions			\$12,750	\$250	per Unit
TOTAL ANNUAL PROJECT EXPENSES			\$393,549	\$7,717	per Unit

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iii. Rental Costs: Please see Table 3 below.

Table 3 – Proposed Monthly Rents

	Tier 1 Rent	Tier 2 Rent	Tier 3 Rent
Studio	\$930	\$1,116	\$1,434
1 Bedroom	\$996	\$1,195	\$1,500
2 Bedroom	\$1,195	\$1,434	\$1,750
Proposed Total Units	5	40	6

iv. Proposed Income Limitations:

The AMI standard required by the State Tax Credit Agency combines the AMIs for Nassau and Suffolk Counties and is currently \$106,200 for a family of four. The AMI of solely the Town of Southampton and/or Suffolk County cannot be used per NYSHCR requirements. Qualifying income is calculated as a resident’s income when they move into a property. Please see Table 4 below for the proposed unit mix.

Table 4 – Proposed Qualifying Income

Unit Type	# of Units	Approximate Income Limit Range
Studio	10	\$37,200-\$57,420
1 Bedroom	25	\$39,850-\$71,730
2 Bedroom	16	\$47,800-\$86,040
Total	51	

In order to ensure true affordability, all of the proposed rental units will be built to the highest standards of energy efficiency and designed to exceed the minimum energy efficiency requirement, thereby reducing heating and electricity costs to the residents.

d. Details of any program whereby such owners or tenants may acquire equity in housing without changing the future market value of the proposed housing units and any proposals to overcome economic hardship for those eventually moving out of the proposed nonprofit housing.

Speonk Commons will be a rental community for the local workforce. TSHA resources will be available to residents who require assistance with overcoming economic hardship for those moving out of the community. GGV and TSHA are committed to consistently holding tenant meetings to hear resident input and discuss their concerns.

e. Instrument or instruments by which the objectives of this program are to be guided and enforced legally.

Major penalties exist for operating the property in non-compliance of the approved management plan. If the developer does not follow the strict guidelines set by NYSHCR, this can ultimately lead to the recapture of the tax credits awarded to finance the property (recapture guarantee). In such a case, the developer will be held personally liable. Also, the developer will no longer be eligible for future tax credit awards, thereby damaging their ongoing business. In addition, NYSHCR, the developer, and the tax credit investor will sign a regulatory agreement that ensures the property will remain affordable for at least 50 years.

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The TSHA and GGV will create a limited liability company to act as the beneficial owner of the project. TSHA will then create a housing development fund company (“HDFC”), a not-for-profit corporation organized under both the New York State Not-For-Profit and Private Housing Finance Laws to facilitate the creation of affordable housing. The Company will use the HDFC as the entity to hold title to the Property solely as nominee of the Owner.

The operations and management of the proposed development will be performed and supervised by an experienced management company that is fully vetted and approved by all relevant stakeholders, including, but not limited to: owner and co-developers, the Town of Southampton, construction loan lender, permanent loan lender, Suffolk County Office of Community Development, Raymond James Tax Credit Funds, Inc., and NYSHCR.

Please see below for the required submission items for resident eligibility:

- Name and address of employer and 6 most recent pay stubs;
- Previous rental history;
- Name, Social Security number, and date of birth for all occupants;
- If any member of household has engaged in the illegal use or distribution of any controlled substance;
- If any member of household has been convicted of a felony or misdemeanor;
- If any member of household is subject to lifetime sex offender registration;
- Detailed banking information;
- Detailed asset information;
- Personal references;
- Landlord references;
- Authorization of credit report;
- Criminal background check.

f. Presentation as to the reasonable and beneficial results anticipated from the authorization applied for with respect to the implementation of the Master Plan of 1970.

Speonk Commons will provide 100% community benefit units for members of the community who are employed but still struggle to find affordable housing. Speonk Commons will integrate the best wastewater management system available.

Speonk Commons fulfills numerous goals of the Master Plan of 1970, listed below and provided in Exhibit A, Community Need Documentation.

i. Community Planning Objectives (Section II)

1. *With Reference to Population – Every effort shall be made to recognize the fact that many people employed within the community and in nearby communities have limited incomes; that there will be households composed of single individuals or couples; and that there will be young and old people as well as middle aged people making up some of the community’s households.*
2. *With Reference to Highways, Roads and Other Transportation Facilities – Although public transportation is nominal at this time, consideration should be given to encouraging at least some service connecting the major hamlets and passenger traffic*

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generators inside and outside the Southampton Community as year round population grows.

3. ***With Reference to Utilities*** – *Developed areas having a gross population density of five persons per acre or more and concentrated residential units such as commercial housing facilities and apartment groups shall have a sewage disposal plant which provides secondary treatment.*
4. ***With Reference to Housing*** – *The Master Plan and the related regulations and ordinances should encourage a wide variety of housing types and purchase or rental costs appropriate for the anticipated population’s needs. They should also encourage for flexibility and innovation in the planning of housing groups or developments.*
5. ***With Reference to Housing*** – *Existing substandard housing shall be eliminated gradually through housing code enforcement.*
6. ***With Reference to Implementation*** – *It is evident that there will be a need for the support of compatible zoning, subdivision regulation, housing code and sand and gravel regulations among other controls if these objectives are to be realized.*
7. ***With Reference to Implementation*** – *The public improvements noted in such a Master Plan obviously calls for coordinated Town, County, State and Federal programming and action.*

ii. Detail Hamlet Master Plans – The Eastport-Remsenburg-Speonk-Westhampton Beach Detail Master Plan (Section VII)

1. *The Village Residence areas reflect two situations: residential centers in the Hamlets of Eastport, Speonk and Westhampton; and isolated older subdivisions of land into smaller lots that preclude Suburban Residence standards. Since there are still many vacant lots of less than an acre in both these situations, the Master Plan does offer the option of smaller lots, either there or possibly in planned residential developments, as an alternate to low density Suburban Residence.*
2. *This option of housing accommodations is to be further augmented by the provisions for transferring residential development rights into certain limited areas in the Speonk Hamlet center to permit garden apartment construction. The overall community-wide population capacity would not be increased by such a transfer of residential development rights. Further, this type of housing is well suited to accommodate single persons, such as school teachers, and others of modest income who are employed or have small businesses in the hamlets as well as senior residents who wish to continue living in the hamlets but no longer wish to maintain single-family homes, and younger married couples who are not yet ready to purchase a house.*
3. *The Speonk center location in these hamlets is within convenient walking distance of the shopping facilities and the railroad station. It is also at an important crossroad in the community which is served by bus transportation. Such conveniences are relatively important both for these of limited physical strength and for those of limited financial means.*

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In addition to the Master Plan of 1970, Speonk Commons provides affordable housing that meets the goals of numerous Southampton and Long Island Planning documents and news articles, listed below and provided in Exhibit A, Community Need Documentation.

- i. Long Island’s Needs for Multifamily Housing: Measuring How Much We Are Planning to Build vs. How Much We Need for Long Island’s Future (2016)**
 1. *Long Island’s high housing costs are largely a result of insufficient housing production over the past several decades. (Page 20)*
 2. *Multifamily housing production on Long Island has lagged behind regional competitors and is not affordable to large sections of the region’s population. (Page 20)*

- ii. Op-Ed: Give Millennials Housing Options They Need to Stay Here (Nancy Rauch Douzinas, Long Island Index, March 8, 2016)**
 1. *Long Island’s housing outlook can be bright if we address collectively this growing need for multifamily housing and we take the relatively conservative steps of opening up our downtown areas – especially those with Long Island Rail Road Stations – to more multifamily housing. (Page 1)*

- iii. Hamptons Housing Crunch: Workers and Their Families Squeezed Out in Sky-High Market (Will James, Newsday, May 24, 2015)**
 1. *Housing officials said the seasonal rental trend is worsening an already serious affordable-housing shortage and is pushing year-round residents to less pricey communities in Riverhead and Brookhaven towns, adding more commuters to traffic congestion on South Fork roadways. (Page A2)*
 2. *Of Long Island’s 13 towns, East Hampton and Southampton have the highest poverty rates after Riverhead, according to data compiled by Suffolk County. (Page A3)*

- iv. NY Fed President to LI: Keep Innovating, Focusing on Housing Near LIRR (James Madore, Newsday, November 24, 2015)**
 1. *New York’s top banker [New York Federal Reserve Bank President William Dudley] said Long Island’s leaders should continue to back apartment housing near LIRR stations... (Page 1)*

- v. Housing Choice and Affordability on Long Island & Beyond: A Survey of Suburban NY Metro Area Residents (2015)**
 1. *The high cost of life on Long Island continues to fuel a desire to leave. (Page 3)*
 2. *Long Island residents view a lack of affordable housing as a more serious problem than residents of the other two suburban NY metro area (New Jersey and northern NY and CT) ...This perception was widely shared across age groups, income level, education, and among homeowners and renters. (Page 6)*

vi. Richest Communities on Long Island and in Westchester Experiencing Demographic Collapse of Young Adult Workforce (2014)

1. *Westhampton Change in Age Cohort between 2000 and 2007-2011 (ACS): -57% for Ages 25-34 and -45% for Ages 35-44. (Page 1)*
2. *For over 20 years, business and good government groups on Long Island and in Westchester County have warned of dire consequences of the exodus of their young workforce due to increasingly expensive single family houses and suburbia's resistance to multifamily housing. (Page 1)*
3. *The greatest population losses of 25-34 year olds since 2000...are in the least diverse communities with the most expensive housing, which happen also to be those that have almost no affordable multifamily housing. (Page 1)*

vii. Workers Struggle in Hamptons Playground for Rich (Associated Press, Frank Eltman, July 13, 2014)

1. *Studies show the wealth gap separating the rich from everyone else is widening, and few places in the country illustrate that as starkly as Long Island's Hamptons – America's summer playground for the haves and have-mores, where even middle-class workers struggle with the high cost of living. (Page 1)*
2. *At Southampton Hospital – the region's primary medical facility that has 25,000 emergency room visits annually – administrators wrestled for years with staffing shortages because qualified applicants could not afford the cost of living. (Page 1)*

viii. Southampton 400+ Sustainability Element: Addendum to the Town of Southampton Comprehensive Plan (2013)

1. *Increase efforts to provide workforce housing, including Town Board oversight of workforce housing initiatives. Seek alternatives with private/public partnerships. (Page 56)*
2. *Encourage and incentivize a variety of affordable housing (both rentals and for sale to include the rehabilitation of existing structures for housing stock), **especially in Hamlets where it is most scarce**. Assemble a working group of stakeholders to collaborate on an affordable housing plan. (Page 100)*
3. *Explore additional and alternative ways to finance affordable housing as recommended in the 1999 Comprehensive Plan Update. (Page 100)*

ix. A New Vision for Long Island's Economy: The Strategic Economic Development Plan for Nassau and Suffolk Counties (2011)

1. *Critical Issue #4: Creating Affordable Housing – The region urgently needs more affordable, multi-family, and transit-accessible housing stock if it hopes to meet shifting consumer demand. (Page 41)*

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2. *New housing opportunities will not only keep our young, educated population from moving away, but will create immediate construction and long-term employment opportunities.* (Page 41)
3. *If the region does not focus on improving the affordability and desirability of its housing stock, it stands to lose the labor force and industries that it needs to recapture its dynamism.* (Page 43)
4. *Long Island needs to build new affordable, rental, and multi-family housing for youth, empty-nesters, and low-income households. Government needs to also work with members of the community to building consensus for affordable rental housing. Affordable housing projects are economic engines in their own right, leveraging public and private dollars. These new housing opportunities should:*
 - *Create multi-family rental housing opportunities at varying levels of affordability (below 120 percent, 80 percent, and 50 percent AMI).*
 - *Site and affirmatively market new housing to provide access to new living-wage jobs and reduce racial segregation.* (Page 49)

x. Places to Grow: An Analysis of the Potential for Transit-Accessible Housing and Jobs in Long Island’s Downtowns and Station Areas (2010)

1. *Long Island already has a persistent shortage of workforce and rental housing. Without providing more housing that is affordable to younger families and low- and moderate-income workers, we will not be able to retain either the people or jobs that are already here.* (Page 4)

xi. Long Island Regional Comprehensive Sustainability 2035 Plan: Sustainable Strategies for Long Island 2035 (2010)

1. *Equitable communities: Expanding access to housing, jobs and high quality education for all, regardless of income, ethnicity or race, through increased inter-jurisdictional collaboration, diversity of housing choice, access to public transit, and linkages to job creation opportunities.* (Page 15)
2. *Stimulate development and preservation of mixed-income workforce housing options.* (Page 18)
3. *Older neighborhoods near railroad stations are the primary setting for less costly housing on Long Island.* (Page 56)

xii. Long Island 2035: Visioning Initiative Final Report (2009)

1. *Workforce housing as an economic priority.* (Page 13)
2. *However, as land becomes increasingly scarce and expensive, building at higher densities can sometimes be the only economical way to construct units that are affordable to moderate income households.* (Page 51)

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3. *Since renting a unit does not require the capital and credit history that purchasing a home requires, rental units can be more attainable for younger adults and for low and moderate income households. (Page 51)*

xiii. Suffolk County Workforce Housing Needs Assessment and Responses (2008)

1. *Existing workforce housing demand is the most severe in the East End (Southampton and Riverhead) and Huntington... (Page 22)*
2. *There will be a total demand for workforce housing in Southampton of 7,735 households by 2020. (Page 30)*
3. *The towns of Babylon, Brookhaven, Southampton, and Smithtown have the largest future [workforce housing] need responses. (Page 47)*
4. *For 50% to 80% of the median households there will be a projected supply of 189 units and a projected demand of 1,101. This will only cover 17% of the demand. (Table 2.20)*
5. *66% of Southampton households are defined as “income restrained” and within that, 26% of the total are defined as “Low Income.” (Page 11)*

xiv. Transit-Centered Development: The Long Island Mayors and Supervisors’ Institute on Community Design (2008)

1. *With a number of redevelopment prospects around a popular rail station, the Town of Southampton has a great opportunity to bring about an evolution in the image and function of Speonk. (Page 18)*
2. *[The resource team] recommended that the Town follow through on its plans to convert the “Old Speonk Hospital” site into affordable housing and storefronts, but with greater density. This site, along with the nearby rail station café, would serve as a catalyst to transition N. Phillips Avenue into a mixed-use main street. (Page 18)*

xv. Southampton Tomorrow: Comprehensive Plan Update Implementation Strategies (1999)

1. *Southampton should pursue regulatory and financial incentives that promote affordable housing. Although Southampton offers a high quality of life for its residents, it lacks housing opportunities that are affordable for many first-time buyers; young and seasonal workers; and many seniors and others who are hard-pressed to maintain their homes. (Page 31)*
2. *Vision Goals*
 - a. *Increase the amount of homeowner and rental affordable housing in the town; not only for low-moderate income households, but also for working middle-income households that are priced out of the market.*
 - b. *Provide and equitably disperse affordable housing in all parts of the town, focusing on hamlet centers where various uses and densities are to be encouraged.*

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- c. *Create affordable housing that is in keeping with the historic, architectural and natural qualities of Southampton, and does not stigmatize affordable housing tenants.*
 - d. *Leverage private sector financing resources to create affordable housing opportunities. (Page 31)*
3. *Four population groups were identified as being particularly affected by the lack of affordable housing:*
 - a. *Young couples, with or without children, who are attempting to buy their first house in a town where the median value of a single-family home in 1990 was \$196,000.³ Young adults often find it very difficult, if not impossible, to raise a family in the community in which they grew up. Also, more seasonal workers are putting down roots in Southampton.*
 - b. *Town residents as well as seasonal workers, who find renting adequate housing in the town prohibitively expensive or difficult to obtain. The peak summer season for visitors coincides with the peak period for the demand for seasonal workers such as hotel and restaurant employees. Also, more seasonal visitors are staying more months, thus reducing the availability of affordable year- round rental units.*
 - c. *Town residents who own their homes, but are confronted with substandard conditions in their units and do not have sufficient income to afford repairs.*
 - d. *As a subset of the prior group, seniors who own their homes but are confronted with an affordable housing problem in the sense that their home is too large for them, and that the cost of maintenance, taxes and insurance may demand much of their social security and pension income. (Page 33)*
4. *Residents recognize the affordable housing need all too well. Six out of ten respondents to a Telephone Survey for the Southampton Plan favor an increase in affordable housing: **“Affordable housing is the only development that receives a clear mandate from the public for increased activity.** Full-time residents and long-time residents are particularly strong in this support. (Page 34)*

4. Conclusion

This concludes our request for a public work session for a change of zone for a split-zoned parcel (Village Business/R-20) to change the R-20 portion to Multi-Family 44 (MF-44) and a request for increase in residential density under §330-8 to establish community benefit units at 41 North Phillips Avenue, Speonk, NY 11972. The need for affordable housing in Southampton is well documented in the Master Plan of 1970, the Comprehensive Plan Update of 1999, and the Addendum to the Comprehensive Plan of 2013, among others. Housing costs in the Town continue to rise and are forcing residents to leave their hometowns and Long Island. The 2013 Addendum states a critical goal to “increase efforts to provide workforce housing, including Town Board oversight of workforce housing initiatives.”

We are proposing to build 51 community benefit units (10 studios, 25 one-bedrooms, 16 two-bedrooms). The property will be under strict surveillance and management oversight and all residents will be fully vetted during the application process. Speonk Commons includes a 2,932 sq. ft. community space with a manager’s office, kitchen, fitness facilities, and bulk storage, a 3,882 sq. ft. retail space, and a top-of-the-line WWMS. The development was designed to maintain the residential character of Speonk and will be built to the highest energy efficiency and green building standards. All units on the premises will be maintained as community benefit rental units. In accordance with the provisions of Fair Housing, the rental units shall be publicly marketed and a waiting list generated. To the extent permitted by federal and state funding programs, including, but not limited to, the Tax Credit Program administered by NYSHCR, the units will be marketed as follows:

1. Income-eligible households residing year-round in the Town of Southampton in which at least one adult member is a qualified active member of fire/EMS volunteer community services in the Town, as defined in §216-2 of the Code of the Town of Southampton. Higher priority will be given to households residing in the Speonk/Southampton school district, zip code 11972.
2. Income-eligible households residing year-round in the Town in which one adult family member is an active-duty or honorably discharged veteran of the United States Armed Forces.
3. All other income-eligible applicants as prioritized in §216-4 of the Southampton Town Code.

Speonk Commons consists of 100% community benefit units in perpetuity and fully conforms to the requirement that the resultant number of dwelling units per gross acre of land shall not exceed 12 units to the acre in §330-8 of the Southampton Town Code. The 2009 Long Island Visioning Initiative Final Report acknowledged that “as land becomes increasingly scarce and expensive, building at higher densities can sometimes be the only economical way to construct units that are affordable to moderate income households.”

The proposed site of Speonk Commons is currently occupied by pre-existing non-conforming multi-family buildings that are in need of repair and updating. The property is directly adjacent to the Speonk LIRR Station and is down the block from a shopping center, providing the opportunity for a walkable, transit-oriented development. In fact, a former Town official, upon the advice of the Town Planning Department in 2008, “recommended that the Town follow through on its plans to convert the “Old Speonk Hospital” site [at 41 North Phillips Avenue] into affordable housing and storefronts, but with greater density.”

Town employees, firefighters, nurses, and teachers deserve quality housing that fits well within their budget, and we envision that these are the future residents of Speonk Commons. GGV and TSHA are eager to continue our discussions with the community to ensure that the development is the best-suited project for Speonk and the Town of Southampton.