

**PLANNING COMMISSION
VILLAGE OF SOUTHAMPTON
MAY 17, 2018**

Due notice having been given, the public hearing of the Planning Commission for the Village of Southampton was held in the Board room of the Municipal Building, 23 Main Street, Southampton, NY on Thursday, May 17, 2018 at 5:00pm.

Board members Chair Paul Travis, Edward Simioni, Marc Chiffert and Laura Devinney were present. Edward Corrigan and Eldon Scott were absent.

The new GFA calculations were approved by the Trustees at the last public hearing. But the R75 area north of the Long Island Railroad was removed from that change. The Planning Commission and the Trustees will be meeting with local residents, studying the built conditions, and presenting zoning options.

The mayor asked the board to evaluate work force housing. The town and the county have more control over this than the Village, however there is a purview that this under the Village. There is a trend in the Village of more attached housing getting building as there is an aging population.

Marc Chiffert made a presentation on affordable housing in summary. Curtis Highsmith and Bonnie Cannon are both present tonight. The concept of affordable housing means that the cost of the housing doesn't exceed 30% of your income. There are 3 types of subsidized affordable housing, 1) Public housing 2) Project based allocation LIHTC and 3) Privately built affordable housing. The AMI(Average median income) in Suffolk is \$116,000. Suffolk is one of the highest AMI there is. The rent for a fair market rental was reviewed. Those that are eligible pay 30% of the rent and the remainder is paid by the government. This is how it is done for Section 8 housing. Another way to get into an affordable unit is instead of paying income tax they are able to invest this low income tax credit in a low income residential project. The affordable rents will carry the debt, it becomes self sustaining.

Some units are made to be affordable when you do a multi family plan. Affordable housing provides relief with zoning, or parking requirement, sometimes real estate tax abatements, this becomes an incentive. There are various type of affordable housing, workforce, supportive, senior, qualified income, transition and veterans as well as homeless shelters. The agencies that are involved are Federal, State, and county and Town level. There has been some changes with HUD that would change the percent from 30% to 35%. HUD also takes care of Indian housing.

Michael White asked where this would be put in the Village. Mr. Chiffert stated that this is needed to serve the Village. The placement is unknown, maybe it would be outside the Village. Paul Travis stated that the land in the Village is very expensive and that there are not many sites left. An area in the village that will change ie Southampton Hospital. So if moving forward there is a chance to do something, then the Board would like to capitalize on that. The biggest change is that we are competing with different economics. Curtis Highsmith stated that the Southampton Village Housing Authority is the only agency that has been awarded tax credits. The two projects have to be combined together in order to get more bang for the buck. This is extremely competitive. NYS wants to see where they can get the most bang for the buck but also have interest in Southampton to balance things out, however this very difficult. Funding will be extremely difficult. Bonnie Cannon stated that the Village will need to look out of the box. Work force housing could be made to be exclusively rentals. Possibly using the apartments

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over the stores in the Villages as rental properties was suggested. NYC 421a is a 23 year tax exemption is an incentive for developers. There are density issues as well in the Village. Mr. Chiffert stated that the compound of the problem is the lack of transportation. It is limited as opposed to other areas, this is why other ways are needed.

Mr. White stated that he does affordable projects. He moved a house from N. Main Street to the reservation. It cost them \$70,000 to move this and put a foundation under it and heat it. No one would help him with the cost. Mr. White stated that the 10 acre piece on Moses was available and no one did anything to move it along. Mr. White feels that this will never happen.

Bishops Pond was built with no affordable housing. There was a \$500,000 donation voluntarily given by the builder, \$250,000 was given to finish Bailey Road. The other \$250,000 is still allocated to 11968 zip. A fund needs to be established and it should be done. Ms. Devinney stated that there was a fund but it was closed. Bonnie Cannon stated that it was there but no one donated.

The next step would be to establish a fund and a committee that would work on the fund and the Town would be interested in helping with that. This is a community issue and it should be partnered with the Town. There is already one at the town. This would be a discussion with the Mayor as to the direction this should head.

Zoning should be evaluated to see what is available to create opportunities. A rezoning of North Sea road to be a multifamily area is for consideration in the future. Bonnie Cannon feels that there should be some sort of village entity that is actually focused on affordable housing, she doesn't want this to get lost in the Village. Ms. Devinney stated that this needs to be organized. Jeff Brodlieb asked if there is an opportunity for a private investor who might want to do this. Mr. Brodlieb related that he had a positive experience with section 8. The answer to this would be yes, private investors would be able to work this. Curtis Highsmith stated that affordable housing is not Section 8, it is a work force from here that can't afford to live here and also a senior base. A fair housing attorney will also be needed for this to work. Trustee Allen stated that home health aides, receptionist, office managers, all these people need it. The economics in this Village are so tough. Mr. White suggested that the affordable housing department should buy into the Hampton Bays area, this is the last place you are going to find any affordable housing. It should be incentivized there. The government is not made to give them housing where you want to live. This Village is built and its expensive. Chair stated that the Fair Housing Act does not allow this to happen Mt. Laurel case was cited in order to explain this to Mr. White. The legal principal is that you need to provide it within that community. T

he Boards job is solve this problem. Trustee Allen suggested piloting a program with attached housing. Laura DeVinney suggested having Diana Ware from SH Town to come and speak with the board. The LI Housing partnership could be another to speak with the Board. Mr. White stated that Curtis and Bonnie have done more in 5 years than in 100 in the Town. These are the two people who will get it done. Ms. Cannon offered any assistance as well as Mr. Highsmith. Municipalities can't be landlords, it has to be non-profit.

Chair Travis also spoke to environmental and sustainable issues. The mayor has asked the board to evaluate this as well. Nick Palumbo has been involved in this issue in the town and he has professional expertise in this area and the Board will be working him. He was introduced to the Board and he explained that he's a resident of SHV and has been working with the town in sustainability and these things could be applied to the Village. He will share these ideas with

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the Planning Commission. The waste water in the Village district is a concern of Marc Chiffert. A central system was studied but that wasn't effective, however 5 separate systems are something that is now being looking into. Mr. Palumbo is familiar with this and has ideas that will be shared with the Board. Air quality and transportation is another study that he has a part of and would like to share those thoughts. An agenda will be circulated with the Board to see specifically which direction the Board wants to head in. Waste water is a major concern. Leaf blower use was discussed already with the Trustees by Mr. Palumbo. The town has become a thought leader on how to maintain the properties sustainably.

Respectfully submitted by: Antoinette Edwards 5-17-18

Village Clerk