

East Hampton Town Community Housing Opportunity Fund Implementation Plan



March 11, 2015

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Introduction

In 2004, the Town adopted the East Hampton Town Community Housing Opportunity Fund Implementation Plan. This plan included a thorough background on existing housing conditions and provided data on various issues related to the population of the Town and its housing situation. This report is an update to that plan and provides more current data.

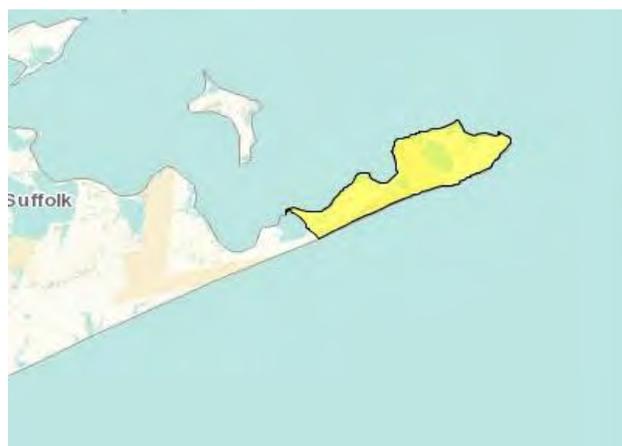
Most of this information is taken directly from the United States Census Bureau, current through 2010. In addition to population, The Census Bureau maintains a database of information regarding age, households and sizes, housing units and types, home ownership, renting, and income. For the most part, this information is provided by “Census Designated Place” (CDP). The Amagansett and Napeague CDPs cover most of Amagansett, the East Hampton North, Northwest Harbor, and East Hampton Village CDPs cover most of East Hampton, and the individual CDPs of Montauk, Wainscott and Springs cover most of the areas of Montauk Wainscott and Springs, respectively. These CDPs are a unique designation created by the Census Bureau. The boundaries of these CDPs can be seen on the illustrations included in this section. As with any statistics, the information supplied by the U.S. Bureau is not 100% accurate and provides for a reasonable margin of error. However, it serves as a standardized source for the wide variety of data included herein.

The other primary source for information is the United States Department of Housing and Urban Development (HUD). Additionally some of the figures were compiled by the East Hampton Town Planning Department using Town resources such as the ArcGIS mapping software or Govern property database as well as from other independent sources.

Note: many percentages from the tables, graphs and charts are approximated or rounded in the text. For ease of reading, this report will not indicate every time that is the case.



Wainscott CDP



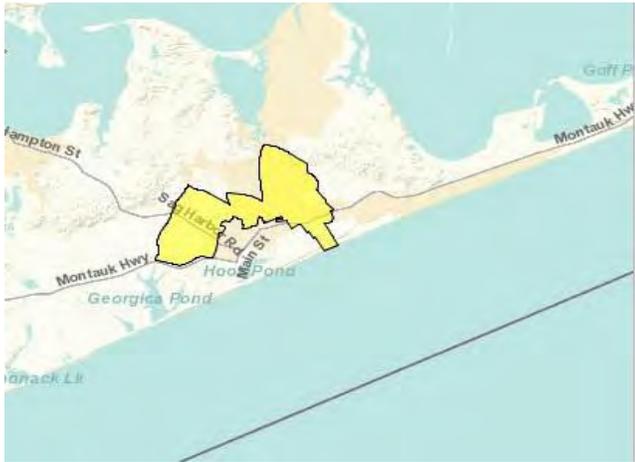
Montauk CDP



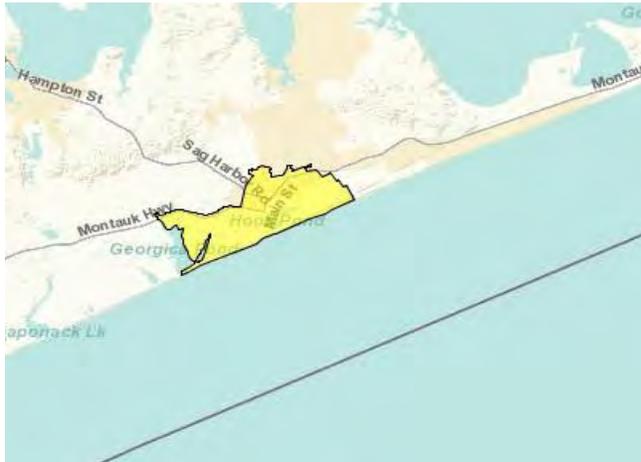
Northwest Harbor CDP



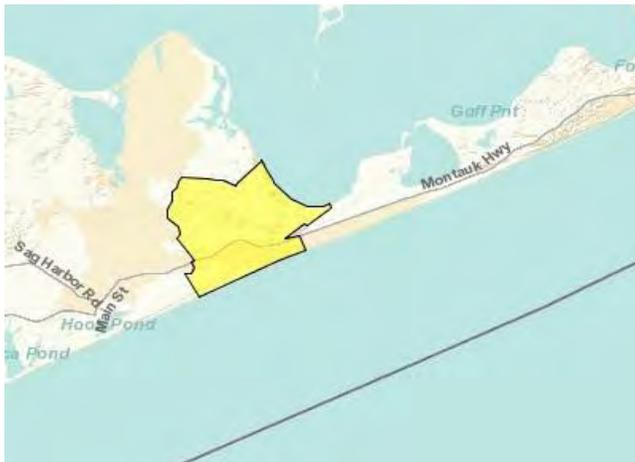
Springs CDP



East Hampton North CDP



East Hampton Village CDP



Amagansett CDP



Napeague CDP

Basic Demographics

Population

Between 1990 and 2010, the Town of East Hampton has seen a decrease in the rate of population growth, while a 22% increase in population between 1990 and 2000 and a 9% increase between 2000 and 2010. This trend, however, has not been consistent throughout the individual Census Designated Places as can be seen in Table 1. For example, between 2000 and 2010, three areas, East Hampton Village, Napeague and Montauk saw an overall drop in population, with Montauk the most dramatic such drop, going from 3,851 persons to 3,326, a 14% decrease. Conversely, six areas (Wainscott, Sag Harbor (part of), Springs, Northwest Harbor, East Hampton North, & Amagansett) saw an increase in total population, Springs experiencing the most dramatic increase from 4,950 persons to 6,592, a 33% increase.

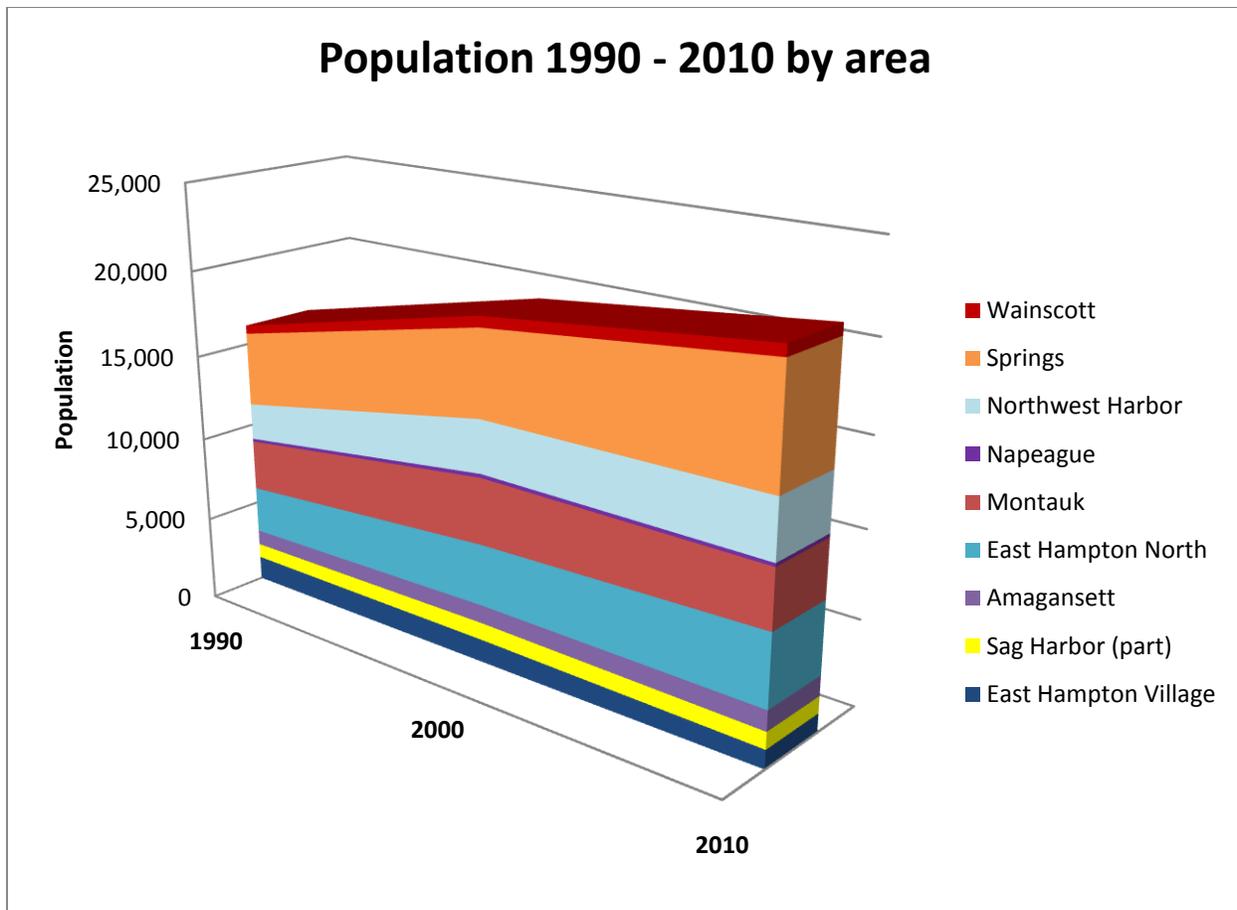
Table 1. Population of the Town of East Hampton 1990 - 2010

	1990	2000	%Diff.	2010	%Diff.
East Hampton Village	1,402	1,334	-5%	1,083	-19%
Sag Harbor (part)	858	948	+10%	982	+4%
Amagansett	894	1,067	+19%	1,165	+9%
East Hampton North	2,780	3,587	+29%	4,142	+15%
Montauk	3,001	3,851	+28%	3,326	-14%
Napeague	177	223	+26%	200	-10%
Northwest Harbor	2,167	3,059	+41%	3,317	+8%
Springs	4,355	4,950	+14%	6,592	+33%
Wainscott	487	628	+29%	650	+4%
Remainder of Town*	11	72	+655%	0	-
TOTAL	16,132	19,719	+22%	21,457	+9%

All information taken from the U.S Census Bureau

*This represents a small segment within the Town boundaries not included in a Hamlet CDP

Bolded figures represent the largest category values



Age

As Table 2 and Table 3 illustrate, the Town of East Hampton, both as a whole and for each individual Census Designated Place, is significantly older in terms of median age than both the national estimate and the estimate for Suffolk County, with the sole exception of Springs, which has a slightly lower median age than the County as a whole. Some of the individual areas of East Hampton Town are significantly higher in median age, including East Hampton Village, which is nearly 16 years older than the County median. These figures only pertain to year-round residents and do not factor in the multitude of summer workers who tend to be disproportionately young compared to the Town median age.

Table 2. Median Age by Area

	Median Age
East Hampton Village	55.5
Amagansett	52.2
East Hampton North	40.0
Montauk	47.9
Napeague	55.4
Northwest Harbor	47.0
Springs	38.5
Wainscott	44.1
TOWN TOTAL	43.8
United States	37.2
Suffolk County	39.8

All information taken from the U.S Census Bureau

Table 3. Distribution of Age Groups by Area

	<9	10 to 19	20 to 29	30 to 39	40 to 49	50 to 59	60 to 69	70 to 79	80+
East Hampton Village	7.8%	7.7%	6.4%	7.3%	13.5%	13.8%	17.2%	13.3%	13.0%
Sag Harbor (part of)	9.0%	9.7%	10.0%	9.7%	15.7%	17.3%	12.6%	8.5%	7.4%
Amagansett	9.5%	9.6%	7.7%	7.0%	12.6%	16.4%	16.3%	13.0%	8.0%
East Hampton North	11.8%	11.8%	11.2%	15.2%	14.7%	14.0%	10.3%	6.4%	4.7%
Montauk	8.9%	10.2%	8.7%	9.2%	17.5%	17.6%	13.7%	9.1%	5.1%
Napeague	10.0%	5.0%	5.5%	11.0%	9.0%	22.5%	21.0%	10.5%	5.5%
Northwest Harbor	9.7%	12.7%	8.5%	8.5%	16.4%	19.2%	14.8%	6.7%	3.6%
Springs	12.8%	11.2%	13.0%	15.4%	15.4%	13.8%	10.3%	5.4%	2.8%
Wainscott	10.2%	15.7%	8.4%	9.0%	13.5%	15.8%	12.5%	9.8%	4.9%
Suffolk County	12.4%	14.3%	11.6%	12.2%	16.4%	14.3%	9.8%	5.5%	3.9%

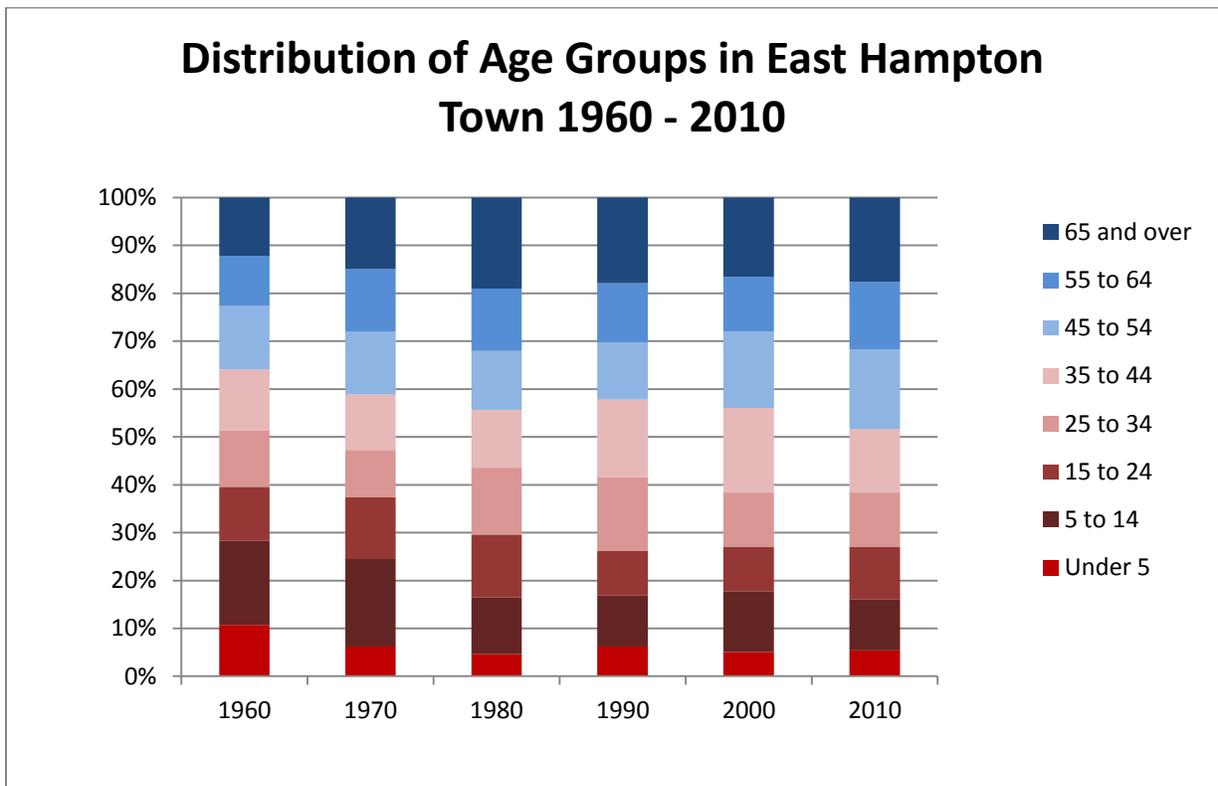
All information taken from the U.S Census Bureau

Additionally, as can be seen in Table 4, the portion of the Town's population which is within the highest age groups (45 to 54, 55 to 64 and 65 and older) has increased over the past 50 years compared to the rest of the population. The population within these three age groups currently represents almost half of the total population whereas they were only about one third of the total population in 1960.

Table 4. Distribution of Age Groups in East Hampton Town 1960 - 2010

	1960	1970	1980	1990	2000	2010
Under 5	10.7%	6.2%	4.6%	6.2%	5.1%	5.4%
5 to 14	17.6%	18.3%	11.8%	10.6%	12.7%	10.7%
15 to 24	11.3%	12.9%	13.2%	9.3%	9.3%	11%
25 to 34	11.8%	9.9%	13.9%	15.4%	11.3%	11.3%
35 to 44	12.7%	11.6%	12.1%	16.2%	17.7%	13.3%
45 to 54	13.2%	13.1%	12.3%	12%	16%	16.5%
55 to 64	10.5%	13.1%	13%	12.3%	11.4%	14.2%
65 and over	12.2%	15%	19%	17.9%	16.6%	17.6%

All information taken from the U.S Census Bureau



Households and Families

The 2010 Decennial Census provides an estimate of the total number of both households and families. The term “households” includes both “family households” and “nonfamily households”. Family households consist of a householder and one or more other people related to the householder by birth, marriage, or adoption and nonfamily households consist of people living alone and households which do not have any members related to the householder. Within the figure of total family households is the total number of family households with children (under the age of 18) as well as the total number of such families that are headed by a single parent.

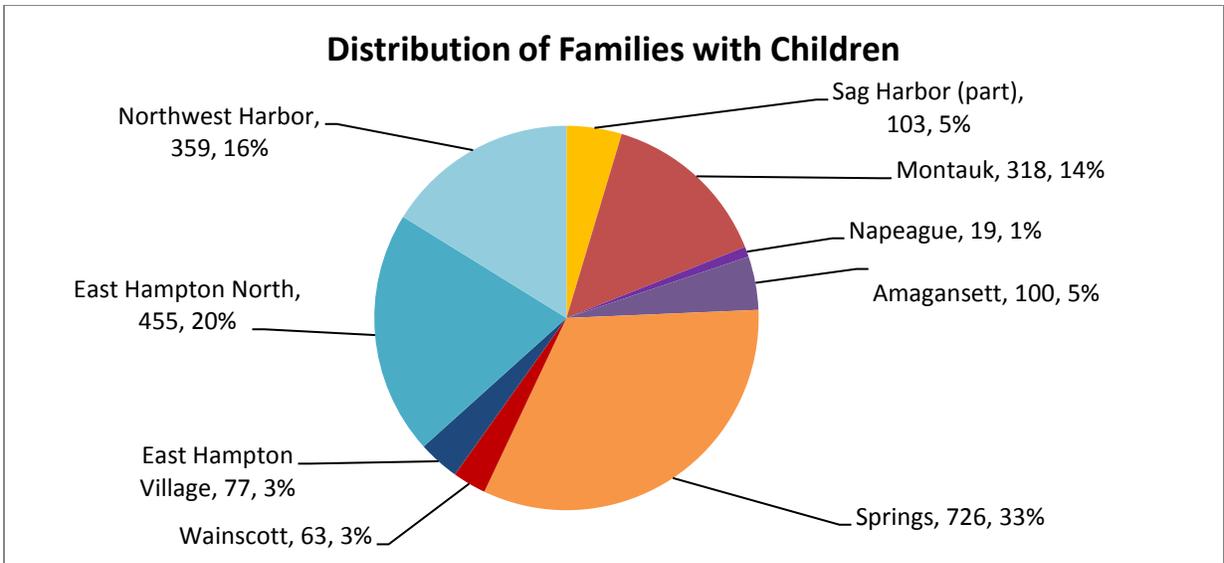
Table 5. Households and Family Households throughout East Hampton Town

	Households	Average Household Size	Family Households	Average Family Size	Families with Children	Single-Parent Families with Children
East Hampton Village	533	2.03	277	2.68	77	25
Sag Harbor (part)	404	*	239	*	103	32
Amagansett	513	2.27	309	2.8	100	34
East Hampton North	1,536	2.69	951	3.25	455	152
Montauk	1,422	2.3	898	2.81	318	91
Napeague	107	1.87	60	2.45	19	8
Northwest Harbor	1,313	2.52	875	2.98	359	87
Springs	2,318	2.84	1,500	3.27	726	170
Wainscott	264	2.3	148	2.91	63	18
TOTAL	8,410	2.54	5,257	3.05	2,220	617

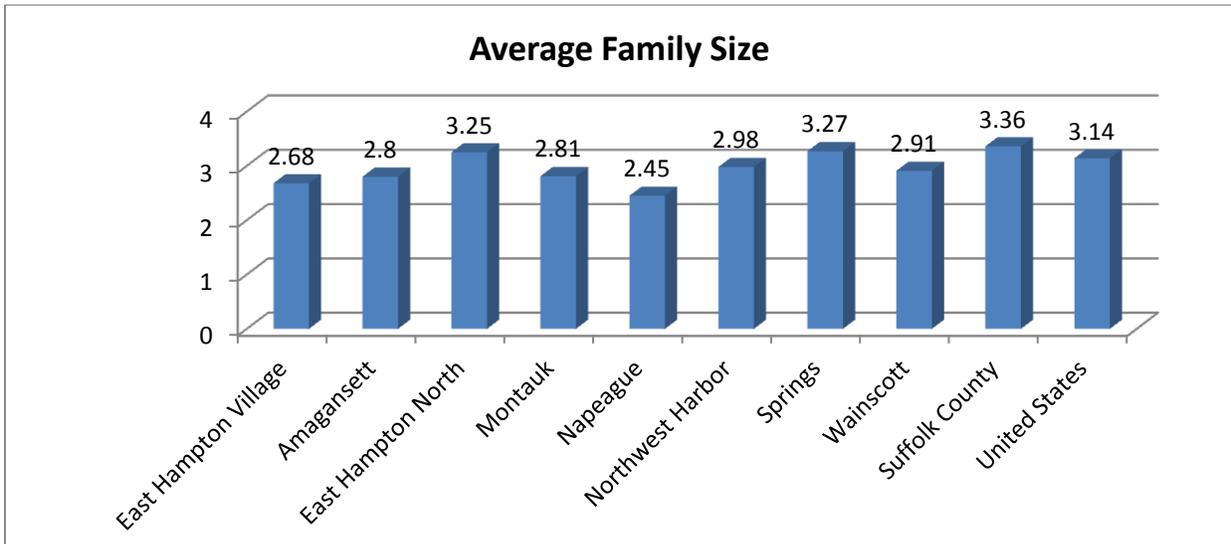
All information taken from the U.S Census Bureau 2010 Decennial Census

*Information not available

As seen in Table 5, the distribution of total families, families with children and single-parent families with children is not uniform throughout the individual areas of the Town, with East Hampton North, Northwest Harbor, Springs and Montauk containing over 80% of the total in each category.



Additionally, it can be seen that there is a large fluctuation in the average household and family size between the individual areas of Town with Springs and East Hampton North having relatively large average family sizes (3.27 and 3.25, respectively) and with Napeague and East Hampton Village having significantly smaller average family sizes (2.45 and 2.68, respectively).



Basic Housing Data

Housing Units

Table 6 shows the total number of housing units within East Hampton has risen steadily between 1990 and 2010. However, this progression has not been mirrored in all individual area of Town. Sag Harbor (part of) and Montauk have seen a decline in the number of housing units, with Montauk the most reduction, 149 less housing units.

Table 6. Total Number of Housing Units within East Hampton Town 1990 - 2010

	1990	2000	%Diff.	2010	%Diff.
East Hampton Village	1,684	1,745	+4%	1,836	+5%
Sag Harbor (part)	782	848	+8%	827	-2%
Amagansett	1,504	1,664	+11%	1,790	+8%
East Hampton North	1,889	2,251	+19%	2,545	+13%
Montauk	3,996	4,815	+20%	4,666	-3%
Napeague	803	624	-22%	762	+22%
Northwest Harbor	2,310	3,008	+30%	3,394	+13%
Springs	3,459	3,878	+12%	4,340	+12%
Wainscott	631	764	+21%	876	+15%
Remainder of Town	10	43	+430%	2	-95%
TOTAL	17,068	19,640	+15%	21,038	+7%

All information taken from the U.S Census Bureau 1990, 2000 & 2010 Decennial Census

As part of the Town's Comprehensive Plan, an estimate on additional potential build-out was performed by the Planning Department in 2004. This estimate utilized Town records and the Town's mapping system at that time (MapInfo) to provide an estimate of potential additional housing units that could be created based upon current zoning and Town Code regulations. These figures did not include potential affordable housing developments, although Town zoning allowing for such projects is currently limited. This information was collected by Town School Districts, rather than by Census Designated Places. Therefore these figures include all areas within each individual school district, including villages and parts thereof. The Planning Department also performed an updated estimate of these figures in 2011 using the same method as the 2005 Comprehensive Plan but instead utilizing the Town's newer ArcGIS mapping system as shown in Table 7. According to this estimate, the Town could see a 13% increase in the total number of existing housing units if future development is consistent with current zoning.

Table 7. Estimate of Potential Additional Residential Build-Out

	2005 Estimate of Potential Additional Housing Units	2011 Estimate of Potential Additional Housing Units
Wainscott	348	178
East Hampton	1,583	908
Springs	1,677	631
Amagansett	758	403
Montauk	1,020	623
TOTAL	5,386	2,743

All information derived from the Town of East Hampton Planning Department MapInfo in May of 2004 and ArcGIS in August 2011, respectively

Types of Housing Units

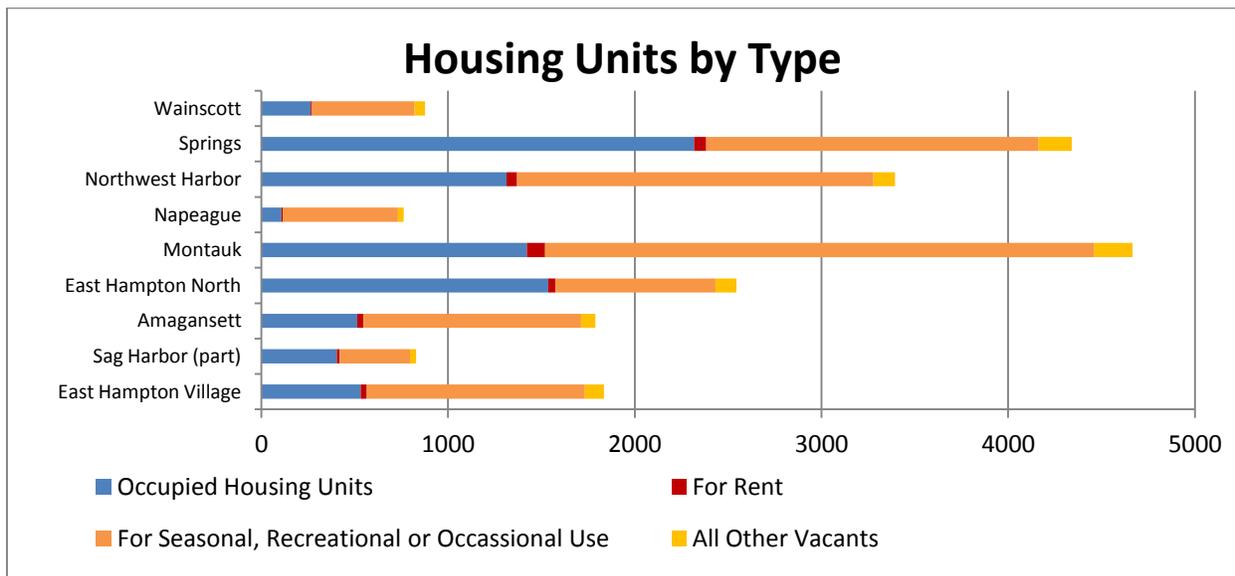
The U.S. Census Bureau collects data for housing units within a number of sub-categories. “Occupied Housing Units” consists of housing units which are currently actively lived in year-round. “Vacant Housing Units” are housing units which fall into one of a number of other sub-categories, including those which are for rent, rented but not occupied, for sale, sold but not occupied, and those which are for seasonal, recreational or occasional use. This last category represents the most substantial sub-category of vacant housing in the Town of East Hampton. This classification includes what is commonly referred to as second homes or summer homes. As seen in Table 8, vacant housing outnumbers occupied housing by 20% throughout the Town as a whole, with the sub-category of seasonal, recreational or occasional use outnumbering the total number of all occupied housing units. However, the ratio of vacant to occupied housing varies widely within each individual area with Napeague having the highest percentage of vacant housing units at 86% and East Hampton North having the highest percentage of occupied housing units at 60.4%.

Table 8. 2010 Housing Units by Type throughout East Hampton Town

	Occupied Housing Units	Percentage of All Housing Units	Vacant Housing Units	Percentage of All Housing Units	For Rent	Seasonal, Recreational or Occasional Use	All Other Vacant
East Hampton Village	533	29.0%	1,303	71.0%	32	1,168	103
Sag Harbor (part)	404	*	423	*	15	377	31
Amagansett	513	28.7%	1,277	71.3%	34	1,166	77
East Hampton North	1,536	60.4%	1,009	39.6%	40	857	112
Montauk	1,422	30.5%	3,244	69.5%	98	2,942	204
Napeague	107	14.0%	655	86.0%	7	617	31
Northwest Harbor	1,313	38.7%	2,081	61.3%	56	1,909	116
Springs	2,318	53.4%	2,022	46.6%	64	1,781	177
Wainscott	264	30.1%	612	69.9%	8	549	55
Remainder of Town	0	0%	2	100%	0	0	2
TOTAL	8,410	40.0%	12,628	60.0%	354	11,366	908

All information taken from the U.S Census Bureau 2010 Decennial Census

*Information not available



Home Ownership and Renting

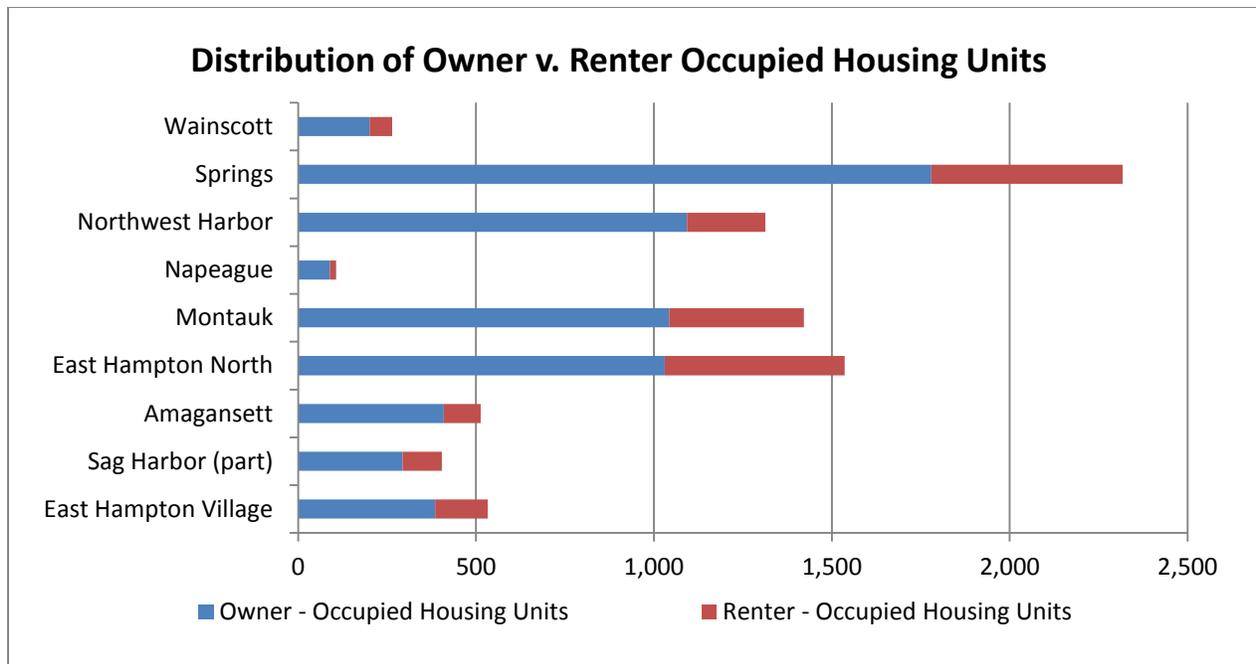
The rate of home ownership and the rental rate both represent a component of “occupied housing units”. The ratio of ownership versus renting throughout the whole of East Hampton Town is 3 to 1, meaning 75% of occupied housing units are owner occupied. This varies substantially depending upon the individual area in Town. As can be seen on Table 9, the highest rate of renter - occupied housing is present in East Hampton North at 33%, whereas the highest rate of owner-occupied housing, 84%, is Napeague. It is also important to note that the average household size also varies greatly between individual areas, impacting the total population present in rental versus owner - occupied housing units. Springs has a significantly larger average renter - occupied housing unit household size than any other area at 3.63 persons, whereas Napeague has the smallest such number at 1.82 persons. Springs also has nearly the largest owner - occupied housing unit household size at 2.61 (East Hampton North is the largest at 2.62), with Napeague also having the smallest owner - occupied housing unit average household size at 1.88.

Table 9. Ownership and Rental Rate throughout East Hampton Town

	Owner - Occupied				Renter - Occupied			
	Owner - Occupied Housing Units	Percentage of All Occupied Housing Units	Population	Average Household Size	Renter - Occupied Housing Units	Percentage of All Occupied Housing Units	Population	Average Household Size
East Hampton Village	385	72.2%	748	1.94	148	27.8%	335	2.26
Sag Harbor (part)	294	72.8%	673	*	110	27.2%	300	*
Amagansett	409	79.7%	913	2.23	104	20.3%	252	2.42
East Hampton North	1,030	67.1%	2,701	2.62	506	32.9%	1,433	2.83
Montauk	1,043	73.3%	2,406	2.31	379	26.7%	864	2.28
Napeague	90	84.1%	169	1.88	17	15.9%	31	1.82
Northwest Harbor	1,093	83.2%	2,649	2.42	220	16.8%	657	2.99
Springs	1,780	76.8%	4,638	2.61	538	23.2%	1,954	3.63
Wainscott	201	76.1%	438	2.18	63	23.9%	170	2.70
TOTAL	6,325	75.2%	15,335	2.42	2,085	24.8%	5,996	2.88

All information taken from the U.S Census Bureau 2010 Decennial Census

*Information not available



Substandard Conditions

East Hampton Town Ordinance Enforcement keeps records of housing violations such as overcrowding of dwelling units and excessive vehicles on properties, and those related to violations of the New York State Uniform Code (building code) which mostly pertain to housing conditions. Although this information does not represent a summary of substandard housing conditions in the Town, it does provide some insight into such situations. Between 2011 and 2013 a total of 566 such cases were handled by Ordinance Enforcement with nearly half of them, 281, occurring in Springs.

Table 10. Ordinance Enforcement Cases 2011 - 2013

	Housing Violation	Building Code Violation	Total
Amagansett	13	8	21
East Hampton	126	49	175
Montauk	59	20	79
Springs	219	62	281
Wainscott	7	3	10
Total	424	142	566

Income and Cost Burden

The median household income for East Hampton Town according to the 2000 Decennial Census was \$52,510. Although updated figures for the 2010 Decennial Census are not available, the 2008 - 2012

five-year American Community Survey produced by the U.S. Census Bureau estimates median household income at \$74,895.

The United States Department of Housing and Urban Development (HUD) maintains data for a figure known as HAMFI, which stands for HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made. This figure shows how households compare to the median income of other households within a given area. For 2014, the HAMFI value for the Nassau County - Suffolk County area is \$105,125 for a family of four. HUD defines a household with an income of less than 80% of this value as “low to moderate income”. Households which earn less than 50% of this value are “low income” and those which earn only 30% or less of this value are deemed “very low income”.

As can be seen in Table 11, in East Hampton Town a total of 2,140 households out of 8,720 identified households, or 25%, have an income of less than 50% of the median income for the area. This figure is even more pronounced for renting households, of which 45% have incomes of less than 50% of the median family income.

Table 11. Income of East Hampton Households versus HUD Area Median Family Income (HAMFI)

	Income for a Family of 4	Owner	Renter	Total	Percentage
Very Low Income (Household Income <= 30% HAMFI)	< \$31,550	640	385	1,025	12%
Low Income (Household Income >30% to <=50% HAMFI)	\$31,550 - \$52,550	750	365	1,115	13%
Low to Moderate Income (Household Income >50% to <=80% HAMFI)	\$52,550 - \$84,100	945	375	1,320	15%
Average Income (Household Income >80% to <=100% HAMFI)	\$84,100 - \$105,125	735	215	950	11%
Higher Than Average Income (Household Income >100% HAMFI)	> \$105,125	3,985	320	4,305	49%
Total Number of Households		7,060	1,660	8,720	

Information taken from 2006 – 2010 Comprehensive Housing Affordability Strategy (CHAS) data provided by the United States Department of Housing and Urban Development and based on the 2006 – 2010 American Community Survey (ACS) prepared by the United States Census Bureau. Income guidelines for a family of four are from 2014.

Another way to estimate cost burden upon homeowners is to consider standard calculations for mortgage qualification. As a standard method, housing costs or PITI (principal, interest, taxes,

insurance) should not exceed 33% of the total income of the mortgagee(s) and total debt should not exceed 38% of total gross income. Different programs have different requirements but these figures represent a basic and standard guideline.

Under these calculations, a family making \$75,000 a year, assuming an interest rate of 4.25% and no other debt, can afford a mortgage of \$321,691. When expenses of \$500 per month are added (examples: vehicle financing, credit card debt) and the affordable mortgage amount drops to \$281,035. Total income of \$120,000 and \$500 per month expenses, the affordable mortgage amount increases to \$555,460. Income of \$50,000 drops the affordable mortgage amount to \$128,602, including the hypothetical \$500 a month expenses.¹

Affordability for renting families can also be estimated. Generally, costs for affordable housing should be approximately 30% of income, with housing costs consisting of utilities plus rent. A typical house has a utility bill of \$343 for a family of four or \$299 for a family of three². Using 30% as a guideline for housing costs; a family making \$25,000 can afford \$625 a month; a family making \$50,000 can afford \$1,250 monthly and a family making \$75,000 can afford \$1,875 per month in housing costs.

The U.S. Department of Housing and Urban Development maintains figures for both owners and renters for the total number of households by cost burden, with cost burden being defined as the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “selected monthly owner costs” which includes mortgage payments, utilities, association fees, insurance and real estate taxes.

When cost burden is expressed as a percentage of a household’s income, 1,600, or 23% of all owning households in East Hampton Town, spend greater than 50% of their income on housing costs, and 505, or 30% of all renting households in East Hampton Town spend greater than 50% of their income on housing costs. Compared with the Suffolk County estimate of 19% of owning households and 28% of renting households, and the New York statewide estimate of 15% of owning households and 26% of renting households, respectively, the Town of East Hampton is noticeably more cost burdened. This information is provided in Table 12.

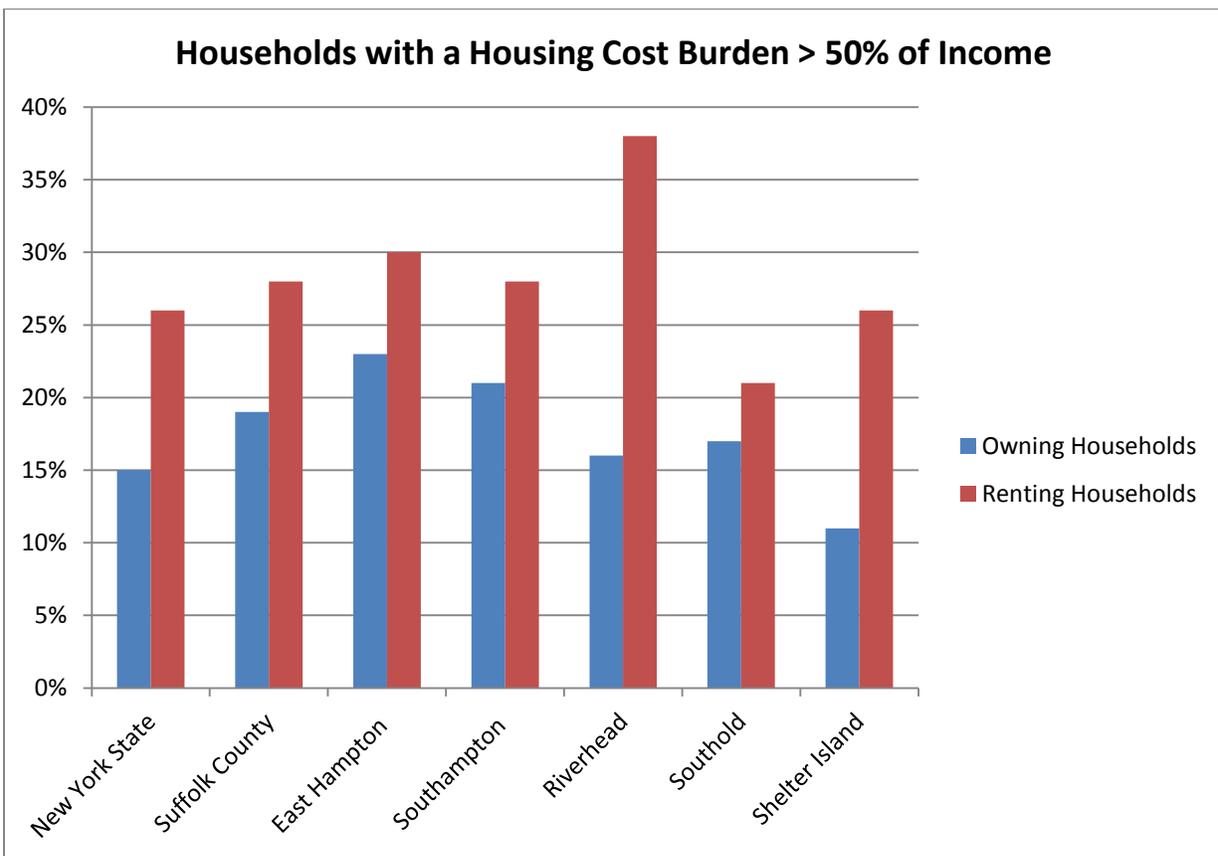
¹ Source: bankrate.com “how much can your house afford” calculator

² Source: Town of East Hampton Department of Housing and Community Development, Section 8 HCV Utility Schedule

Table 12. Owner & Renter Households with Housing Cost Burdens >50% of Income

	Owning Households	Renting Households
New York State	15%	26%
Suffolk County	19%	28%
East Hampton	23%	30%
Southampton	21%	28%
Riverhead	16%	38%
Southold	17%	21%
Shelter Island	11%	26%

Information taken from 2006 – 2010 Comprehensive Housing Affordability Strategy (CHAS) data provided by the United States Department of Housing and Urban Development and based off of the 2006 – 2010 American Community Survey (ACS) prepared by the United States Census Bureau



Housing Costs

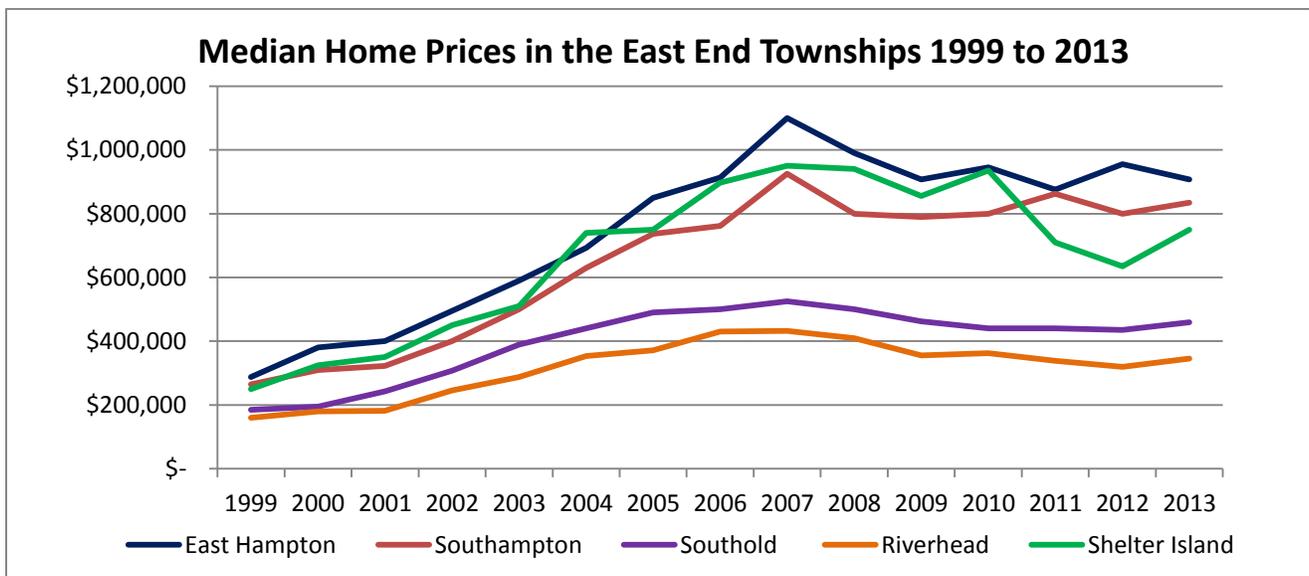
From 1999 to 2013, housing costs have risen across all of the five East End towns, especially in East Hampton Town, which had the largest median home price based upon data for single – family residences using records of real estate transactions prepared by the private firm Suffolk Research

Services, Inc. This information can be seen in Table 13. East Hampton Town had the highest median home price of all five East End Towns. Median home prices have increased 300% since 1999.

Table 13. Median Home Price for Selected Townships 1999 - 2013

	East Hampton	Southampton	Southold	Riverhead	Shelter Island
1999	\$288,000	\$265,000	\$185,000	\$160,000	\$250,000
2000	\$380,000	\$310,000	\$195,000	\$180,000	\$325,000
2001	\$400,000	\$323,000	\$242,500	\$182,000	\$350,000
2002	\$495,000	\$400,000	\$307,500	\$246,000	\$450,000
2003	\$590,000	\$500,000	\$389,000	\$288,000	\$510,000
2004	\$692,500	\$630,000	\$440,000	\$353,500	\$740,000
2005	\$849,000	\$737,000	\$490,000	\$371,380	\$750,000
2006	\$913,000	\$762,000	\$500,000	\$430,000	\$897,500
2007	\$1,100,000	\$925,000	\$525,000	\$432,500	\$950,000
2008	\$990,000	\$799,900	\$500,000	\$409,000	\$940,000
2009	\$907,721	\$789,144	\$462,500	\$355,000	\$855,000
2010	\$945,000	\$800,000	\$440,000	\$362,560	\$935,750
2011	\$875,000	\$862,500	\$440,000	\$338,000	\$710,000
2012	\$955,000	\$800,000	\$435,000	\$320,000	\$635,000
2013	\$907,000	\$835,000	\$459,500	\$345,000	\$750,000

All information provided by Suffolk Research Services, Inc.



Housing Costs v. Income

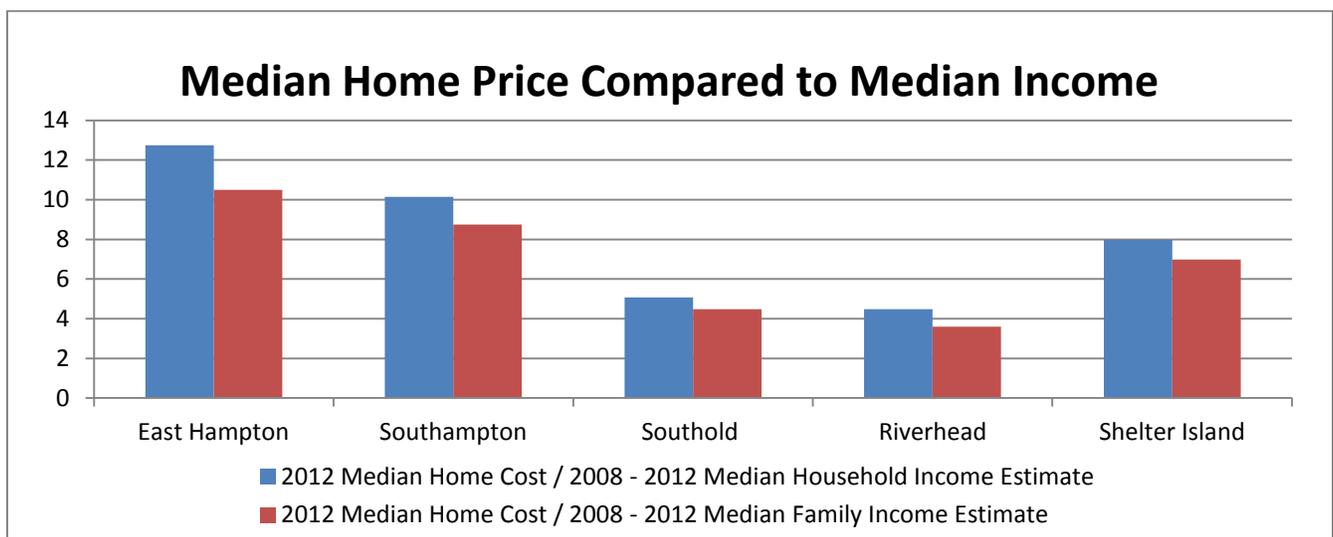
As seen in Table 13, housing costs in East Hampton Town are the highest among the East End Townships. However, as can be seen in Table 14, both the median household and median family incomes for East Hampton Town are not similarly greater than those of the other Townships. In fact, East Hampton Town is second to last in Median Household Income and barely third in Median Family Income. This means that when median income is compared to the median home price, East Hampton becomes a significantly less affordable place to buy a home compared to the other Townships.

Table 14. Median Household and Family Incomes for Selected Townships

	East Hampton	Southampton	Southold	Riverhead	Shelter Island
Median Household Income	\$74,895	\$78,815	\$85,650	\$71,452	\$79,639
Median Family Income	\$90,990	\$91,532	\$97,186	\$88,776	\$90,938

All information taken from the U.S. Census Bureau's 2008 – 2012 American Community Survey (ACS) Five – Year estimates

The representation of median home prices from 2012 compared to the American Community Survey (ACS) estimates of median household and median family income for each of the five (5) East End Townships has been graphed below.



Property values out-pacing household income

Vertical Y-axis represents home values as a multiple of household income, e.g. in East Hampton the median home price is almost 13 times greater than the annual, median household income.

General Summary:

- **The population of East Hampton Town is increasing, becoming older on average while the percentage of the population aged 34 years or younger is decreasing**
- **A large proportion of the Town's housing inventory is in the form of seasonal housing with fewer housing units available for year-round ownership or rental (60% to 40%). Of the Town's occupied, year-round housing units, 75% are owner-occupied and 25% are renter occupied.**
- **A significant percentage of both homeowners and renters in East Hampton are income constrained and greatly burdened by housing costs, more so than in most other areas of the East End and Suffolk County.**
- **The average home price in East Hampton Town has risen dramatically since 1999 (215%) relative to the increase in median family income (43%) and has become the most expensive - both in absolute terms and in comparison to median income - of any East End Township.**
- **Demographics between the individual hamlets differ in varying degrees in distribution of total population, median age and the spread of different age groups among the population, number and size of households, families, families with children, single-parent families, housing units year-round and renter occupied and ordinance enforcement cases; as described on the following pages.**

Amagansett

- **Second lowest total population (1,365)**
- **Highest median age (>52)**
- **Second lowest total number of households (620) and families (369)**
- **Lowest average household size (<2.2)**
- **Second lowest total number of families with children (119)**
- **Second lowest total number of single-parent families with children (42)**
- **Second lowest total number of housing units (2,552)**
- **Lowest percentage of housing units which are occupied year-round (24.3%)**
- **Lowest percentage of occupied, year-round housing units which are renter-occupied (19.5%)**
- **Second lowest number of 2011-2013 Ordinance Enforcement cases (21)**

The figures for this summary represent a combination of those from the Napeague CDP and the Amagansett CDP (where applicable) as the boundaries of these two Census Designated Places (CDP) correspond roughly to those of the Amagansett as a hamlet.

East Hampton

- **Highest total population (8,542)**
- **Third highest median age (~47)**
- **Highest total number of households (3,382) and families (2,103)**
- **Second highest average household size (~2.5)**
- **Highest total number of families with children (891)**
- **Highest total number of single-parent families with children (264)**
- **Highest total number of housing units (5,883)**
- **Second highest percentage of housing units occupied year-round (43.5%)**
- **Second highest percentage renter-occupied, year-round housing units (25.8%)**
- **Second highest number of 2011-2013 Ordinance Enforcement cases (175)**

The figures for this summary represent a combination of those from the East Hampton North CDP, Northwest Harbor CDP and the East Hampton Village CDP (where applicable) as the boundaries of these two Census Designated Places (CDP) correspond roughly to those of the East Hampton as a hamlet.

Montauk

- **Third highest total population (3,326), with the largest drop (-526 or 14%) between 2000 and 2010**
- **Second highest median age (47.9)**
- **Third highest total number of households (1,422) and families (898)**
- **Third highest (tie) average household size (2.3)**
- **Third highest total number of families with children (318)**
- **Third highest total number of single-parent families with children (91)**
- **Second highest total number of housing units (4,666)**
- **Third highest percentage of housing units occupied year-round (30.5%)**
- **Highest percentage renter-occupied, year-round housing units (26.7%)**
- **Third highest number of 2011-2013 Ordinance Enforcement cases (79)**

Springs

- **Second highest total population (6,592), with the largest increase in population (+1,642 or 33%) from 2000 to 2010**
- **Lowest median age (38.5) and the only hamlet in East Hampton Town with an average age lower than that of Suffolk County (39.8)**
- **Second highest total number of households (2,318) and families (1,500)**
- **Highest average household size (2.84)**
- **Second highest total number of families with children (726)**
- **Second highest total number of single-parent families with children (170)**
- **Third highest total number of housing units (4,340)**
- **Highest percentage of housing units occupied year-round (53.4%)**
- **Second lowest percentage renter-occupied, year-round housing units (23.2%)**
- **Highest number of 2011-2013 Ordinance Enforcement cases (281)**

Wainscott

- **Lowest total population (650)**
- **Second lowest median age (44)**
- **Lowest number of households (264) and families (148)**
- **Third highest (tie) average household size (2.3)**
- **Lowest total number of families with children (63)**
- **Lowest total number of single-parent families with children (18)**
- **Lowest total number of housing units (876)**
- **Second lowest percentage of housing units occupied year-round (30.1%)**
- **Third highest percentage renter-occupied, year-round housing units (23.9%)**
- **Lowest number of Ordinance Enforcement cases (10)**

Affordable Housing Programs and Local Resources

The Office of Housing and Community Development (OHCD, The Office) is a full time department created in 1990, by the Town of East Hampton. The Office currently has four full-time staff members devoted to the provision of affordable housing and oversees programs involving the sale of affordable units or lots and the operation of rental assistance and community development programs.

There is also the East Hampton Housing Authority (EHHA), a separate entity created by the New York State Legislature in 1983. Their Board members are appointed by the East Hampton Town Board. The Housing Authority develops and manages affordable rental housing and employs a full time executive director and four other staff members.

Chapter 160 of the East Hampton Town Code established a “Community Housing Opportunity Fund,” which may be used for the provision of no-interest or low-interest loans to eligible residents of the Town for the purchase of a first home; the actual production of community housing for sale to eligible residents of the Town, which may be done in conjunction with a private or other public partnership; the actual production and maintenance of rental housing for rent to eligible residents of the Town; the rehabilitation of existing buildings and structures for use as community housing for sale or rental to eligible residents; and the provision of housing counseling services by not-for-profit corporations.

Chapter 160 also provides for the adoption of a Town Housing Implementation plan for the provision of community housing opportunities by the Fund and the adoption of a revised plan every five (5) years. An Advisory Board, comprised of seven members, offers suggestions and provides advice to the Town Board regarding expenditures from this fund.

Notwithstanding all of these efforts as well as a reduction in amount of poverty in East Hampton the fact remains that East Hampton has the second highest poverty rate in all of Suffolk County.

Public and Private Non-Profit Housing Agencies in East Hampton Town

There are currently 267 affordable rental units managed by various public and private non-profit housing agencies with 127 units designated senior housing apartments (Windmill Village, aka Windmill I, Windmill II and St. Michael’s) for tenants age 62 and older. The remaining 140 rental units have no minimum age restrictions.

Also out of the 267 rental units, 26 are non-subsidized fair market apartments where the rents are kept at reasonable rates to meet the needs of median income households with good credit who would not qualify for rental assistance subsidies. The remaining 241 rental units are subsidized by various levels of government and reserved for very low to moderate income households. There are approximately 140 project based subsidies, where assistance runs with the rental unit and tenants who move out do not take the subsidy with them. Approximately 100 are tenant based subsidies. Tenants can transfer their Housing Choice Vouchers rental assistance with them to any location in the U.S., subject to applicable rules.

Local Public Housing Agency

East Hampton Housing Authority (EHHA)

New York State Chartered Housing Authority

Office Location: Fishelson Building, 316 Accabonac Road, East Hampton

Accabonac Apartments, 316 Accabonac Highway, East Hampton (1999)

Low Income Housing Tax Credit (LIHTC) Project.

The Accabonac Apartments contains fifty 1-, 2- and 3-bedroom apartments with Section 8 eligibility required. There are both tenant and project based subsidies. Apply on-site for Project Based units through Community Development Corporation of Long Island (CDCLI). Section 8 Housing Choice Vouchers holders may submit a Request for Tenancy at any time as units become available. Indoor pets only, no dogs are allowed. Tenants are required to re-certify annually to determine continued eligibility.

Avallone Apartments, 21 Fort Pond Road, Montauk (1993)

New York State Housing Community Renewal (HCR) subsidized.

The Avallone Apartments contains fifteen 1-bedroom and two 2-bedroom apartments. Section 8 voucher holders are accepted, but it is not required. Tenants must be low-moderate income qualified. Apply at the EHHA office. Annual recertification is required.

Springs Fireplace Apartments, 140 Springs Fireplace Road, East Hampton (2008)

The Springs Fireplace Apartments contains thirteen 1-bedroom and thirteen 2-bedroom apartments, none of which are subsidized. Households must demonstrate the ability to pay and have good credit. Applications are available at the EHHA office.

Private Local Housing Agencies

Whalebone Village, 147 Boatheader's Lane, East Hampton (1989)

Private Non-profit Housing Development Fund Company (HDFC).

United States Department of Agriculture/Rural Development financed.

Section 8 Housing Choice Vouchers and Project Based subsidized units

Whalebone Village consists of forty-seven 1-, 2- and 3-bedroom apartments. Tenant eligibility is based on income. At initial lease up households must be at or below Nassau-Suffolk Very Low Income as calculated annually by The United States Department of Housing and Urban Development (HUD). Pets including dogs are permitted. Tenants are required to re-certify annually to determine continued eligibility.

Non-Senior Apartment Housing		
Apartments	# of Units	Year
Accabonac	50	1999
Avallone	17	1993
Springs Fireplace	26	2008
Whalebone Village	47	1989
Total	140	

Senior Citizen Housing

Windmill Village (a.k.a. ***Windmill I***), 207 Accabonac Road East Hampton (1987)

Private non-profit HDFC.

Project Based Section 236 Rental Assistance Program subsidized units.

Windmill I contains ten studio and thirty 1-bedroom apartments. Tenant eligibility is based on income and residents must be age 62 or older. At initial lease up households must be at or below Nassau-Suffolk very low income as calculated annually by HUD. Small dogs and indoor pets are permitted. Tenants are required to re-certify annually to determine continued eligibility.

Windmill II, 219-49 Accabonac Road, East Hampton (2002)

Private non-profit HDFC.

Section 8 Housing Choice Vouchers eligibility requirement.

Waiting list through the Town of East Hampton

Windmill II consists of forty-seven 1-bedroom apartments. Tenant eligibility is also based on income and residents must be age 62 or older. At initial lease up all households must be Section 8 Housing Choice Vouchers holders. Small dogs and indoor pets are permitted. Tenants are required to re-certify annually to determine continued eligibility.

St. Michael's Senior Housing 488 Montauk Highway, Amagansett (2012)

Private non-profit HDFC.

Project Based Section 202 Project Rental Assistance Contract (PRAC) subsidized units

St. Michael's has forty 1-bedroom apartments. The office for St. Michael's is located at Windmill Village. Tenant eligibility is based on income and residents must be age 62 or older. At initial lease up all households must qualify for Section 8 Rental Assistance Program. Small dogs and indoor pets are permitted. Tenants are required to re-certify annually to determine continued eligibility.

Senior Citizen Apartment Housing		
Apartments	# of Units	Year
Windmill Village (a.k.a. I)	40	1987
Windmill II	47	2002
St. Michael's	40	2012
Total	127	

Town of East Hampton Single Family Housing

***Olympic Heights* (1980)**

Fourteen half-acre lots were sold at reduced prices to eligible first-time buyers to build single family homes. The Town retains 78% interest in the value of the land.

***Camp Hero Estates* (1984)**

The Town acquired 27 houses from the federal government in Montauk. These houses were then rehabilitated and sold to eligible buyers for \$41,500. The Town retains the right of first purchase. In the coming years the majority of the homes will be exiting the program.

***Whalebone Woods* (1986)**

In this 78-lot subdivision, the Town built 32 new single-family houses and rehabilitated two other existing houses. The remaining 44 lots were sold through a lottery to eligible buyers who then built their own homes. The Town retains a right of first purchase and 60% of the value of the land is recaptured by the Town if the home is sold on the open market; i.e., resale.

***Whalebone Woods North* (1989)**

Thirty-two single-family houses built on half-acre lots and ranged in price from \$47,600 to \$73,700. The Town retains the right of first purchase and 60% of the value of the land is recaptured upon resale.

***Lots for purchase* (1991)**

Five lots to eligible moderate income families through a lottery and each family built their own home. The Town retains right of first purchase and 35% of the value of the land is recaptured upon resale.

***Accabonac Woods* (1996)**

Five new homes for low and moderate income families ranged in price from \$69,884 - \$ 88,984. The Town retains the right of first purchase and 50% of the land value is recaptured upon resale.

***Maidstone Homes* (1999)**

The Town sold five new homes to low-moderate income families ranged in price from \$86,000 to \$98,000 and retains right of first purchase and 50% of the land value recaptured upon resale.

***King's Town Heights* and scattered lots (2003)**

Ten new construction homes sold to low-moderate income families. The cost to the buyers ranged from \$140,000 - \$183,000. The Town retains full ownership of the land, which the home buyer leases.

***King's Town Heights North* (2005)**

This nine-unit subdivision was developed by the Town. Prices ranged from \$180,900 to \$230,500. Full ownership of the land was retained by the Town who issued ground leases to the buyers.

***Green Hollow Woods* (2008)**

Twenty-six single family lots created by subdivision of land, with ownership of the land by the Town who issued ground leases to the buyers of newly constructed homes.

***Lots for purchase* (2010)**

The Town leased three lots to eligible moderate income families through a lottery and each family built their own home under the same terms as Green Hollow.

Single Family Housing Units, 1980-2010				
Location	1980's	1990's	2000's	Total
Olympic Heights	14			14
Camp Hero	27			27
Whalebone Woods	78			78
Whalebone Woods North	32			32
Scattered Lots		5		5
Accabonac Woods		5		5
Maidstone Homes		5		5
King's Town Heights			10	10
King's Town Heights North			9	9
Green Hollow			26	26
Scattered Lots			3	3
Habitat			1	1
Total	151	15	49	215

Total Housing Units 1980 – 2010	
Single-Family Homes	215*
Senior Apartments	127
Apartments Non-Senior	140
Accessory Apartments	19
Section 8 on Open Market	49
Total Unique	550
* does not include losses from the program	

Previously Proposed Affordable Housing Implementation Techniques (2004 Plan)

The following is a discussion of the recommendations made in the 2004 plan, which is the last adopted plan for the Community Housing Opportunity Fund. The recommendations of the plan are in italics.

Seasonal Employees Housing Overlay District-not enacted

Proposal to allow conversion of existing motels to provide for seasonal housing:

Revise regulations to allow motels in certain locations, delineated by an overlay district to rebuild at their existing density provided that all units are for seasonal housing or all units which exceed that allowable by Resort zoning are for seasonal housing. The seasonal housing must be closed for a portion of the year, must have common bathroom facilities, common cooking facilities, and small bedrooms.

This proposal met with significant resistance and was subsequently shelved. The opposition focused on the use of existing motels though it is unknown if opposition would also present itself if new construction was involved. The need for seasonal housing remains a challenge.

Apartments Over Stores-enacted

Proposal to facilitate the construction of apartments over stores:

East Hampton has an aggressive open space acquisition program, which successfully protects environmentally sensitive land. To facilitate the construction of second story affordable apartments, the Town should allow the development rights from the environmentally sensitive land it purchases to be transferred to applicants for apartments over stores for the purpose of meeting the Suffolk County Health Department standards. The Town will provide these development rights to an applicant in exchange for the applicant agreeing to provide affordable housing in perpetuity.

Another problem identified with constructing apartments over stores is the Town zoning requirement that one parking stall be provided for each apartment. While this is a reasonable provision for new construction, sites with existing one story retail buildings often do not have the land area needed to meet this requirement. Yet, existing on-site parking may be adequate to meet the parking need for the apartment. To solve this problem it is recommended that the schedule of off-street parking (Sec. 255-11-45) be amended to grant the Planning Board discretion in deciding the parking requirement for apartments over existing stores.

It is recommended that the zoning code be clarified to correspond to the existing Planning Board policy regarding apartments over stores. Accordingly, apartments over stores should be explicitly classified as an accessory use to the main business rather than a separate use.

This recommendation was implemented by Local Law number 31 of 2005, which greatly simplified the process of building apartments over stores and permitted them in previously prohibited commercial structures. There are now nine such apartments.

Provisions of Suffolk County Health Department Transfer Development Rights (TDR):

This recommendation was enacted by Local Law number 17 of 2007, and is now incorporated as Chapter 250 of the East Hampton Town Code. It has been utilized in both the Springs Fireplace Road Apartments and St. Michael’s Senior Housing as well as in a small number of apartments over stores applications.

Apartments in Residences enacted

The requirement for obtaining site plan and special permit approval from the Planning Board should be replaced with the requirement for obtaining a permit from the Division of Public Safety. Input from the Building Inspector, Housing Office, Health Department and Planning Department should be obtained before a permit is granted, but no public hearing or Planning Board review would be required. The regulation which restricts apartments within residences to homes built before the year 1984 should be changed to the year 2004 to allow more of the existing housing stock to be eligible, while assuring that the residence is owner occupied. However, this provision should be periodically revisited to allow owner occupied homes built after 2004 to be eligible for an apartment within the residence. The restriction which limits the expansion of a residence to 200 square feet to accommodate an apartment should also be eliminated but all clearing, coverage and setback regulations should still apply.

This recommendation was implemented by Local Law number 18 of 2007, and has resulted in the construction of ten new apartments.

Accessory Apartments	
In Single Family	10
Over Stores	9
Total	19
Approved, Unbuilt	Approx. 17

Town Purchase of Existing Homes-enacted

The Town could use the approach most cost-efficiently repurchasing homes built in prior affordable housing programs such as Whalebone Woods where the Town has a right of first purchase.

The Town has re-purchased eight homes and resold seven homes since 2004.

Equity Interest in New Residential Construction-not enacted

Similar to the program described above, the Town could develop a program to purchase an equity interest in new residential construction. Since the price of vacant land and new residential construction has soared, this

program may not be as cost effective as the one cited above. However, this program could target the homebuilder who already owns the land or has found a reasonably priced property. The builder would receive fair value, yet have an opportunity to provide housing for the year round population.

None have taken place.

Inclusionary Zoning-enacted

Currently, a bill which has passed the New York State Assembly and is likely to be adopted, will mandate on a subdivision or site plan of five or more lots that 10 percent of the lots be set aside for the provision of affordable housing (rounding up) and further provides for density bonuses to developers to accomplish this goal. It also allows for under certain circumstances payments into a trust fund in lieu of the provision of affordable housing.

This has been enacted into law as the Long Island Workforce Housing Act. The program is being administered through the Community Housing Opportunity Fund by the appropriate Town agencies.

Tax Incentives-not enacted

There is a myriad of different tax exemption programs the Town can develop to promote new affordable housing and to help keep housing affordable. One program could target existing homeowners. As home values continue to rise every year, some homeowners may be interested in selling or donating a permanent affordable deed restriction on their home in exchange for property tax relief while they live in their home. Another program could offer reduced property tax options for low and moderate income housing projects, depending on how they are financed.

Not enacted and no interest was expressed by the private sector.

Donations-not enacted

Encourage people to donate property, houses and/or money to the “East Hampton Community Housing Opportunity Fund” which will be segregated from regular Town funds. In addition, the Town can help facilitate the creation of a community land trust to privately raise money for affordable housing.

No donations were made or interest exhibited.

Expedited Planning Review-enacted

Require all Town agencies and departments to give an expedited, priority review to all affordable housing projects.

This was enacted as a policy by Resolution 806 of 2004.

Existing successful programs to be continued and/or expanded:

New Affordable Single Family Housing Developments

The Town should continue to purchase land to develop additional home ownership programs. It is imperative that the Town develops restrictions to maintain the long-term affordability of new ownership opportunities.

King's Town Heights and scattered lots, King's Town Heights North, Green Hollow and scattered lots were developed as an outgrowth from the adoption of the Plan. The Town also developed the 99 year lease template.

New Attached Dwelling Housing Developments

The Town and the Housing Authority developed and operate, respectively, the Springs Fireplace Apartments, adjacent to the Town's Senior Citizens Center, financed in part by the fund.

New construction whether by the Town or nonprofits could incorporate a variety of prototypes and layouts including multiple apartments in single-family homes designed to look like a Manor House wherein scattered site three- and four-family houses are interspersed. The second part of this recommendation has not been implemented although a considerable amount of work has gone into the concept.

Section 8 Rental Assistance Program

The Town currently operates a Section 8 Rental Assistance Program which is funded by HUD. Program participation is maximized to the highest extent practicable consistent with Federal funding and regulations.

Town of East Hampton				
Location	Zip Code	Total	Private Dwellings	Subsidized Housing Non-Profits, EHHA
Amagansett	11930	6	6	
East Hampton	11937	100	32	68
Montauk	11954	17	9	8
Sag Harbor	11963	2	2	
Other		6		
Total		131	49	76

Community Development Corporation of Long Island				
Location	Zip Code	Total	Private Dwellings	Subsidized Housing Non-Profits, EHHA
Amagansett	11930			
East Hampton	11937	31		31
Montauk	11954	1	1	
Sag Harbor	11963	1	1	
Other				
Total		33	2	31

Room Rentals

For some seasonal and other workers in East Hampton, housing needs can legally be met by renting a single room in a house. The Town Code allows owner occupied houses to rent up to two rooms per house, without any Town approvals or conditions (Section 255-11-63). Although there are a handful of rooms for rent advertised in the local weekly papers, many people in the community are unaware that this is legal housing. This technique has the potential to have additional benefits for senior citizens who own their homes coupled with the single 20-35 age group, looking for starter housing. Alternatively, this technique can help meet the seasonal housing needs.

In the past the Montauk Chamber of Commerce has maintained a registry of these rooms especially targeted to seasonal workers. Other organizations in the other hamlets could also maintain registries like this. It would also be possible for the Town to maintain a list either at its Housing Office or on its website. A public information campaign should be undertaken to inform the public of this permitted use.

The campaign has not happened.

Tax default and surplus properties

The Town should continue to aggressively pursue tax defaulted parcels owned by the County and other surplus government property for use as affordable housing or open space on a case by case basis. In the past this has proven to be a source of property for the Town which has been developed for affordable housing.

The Town continues to do so.

Affordable Housing Overlay (AHO) Districts

Since 1984, an 8 unit per acre Affordable Housing Overlay District (AHO) has allowed non-profit groups, governmental and quasi-governmental agencies to build higher density affordable housing than that which would otherwise have been possible under the underlying zoning. Affordable Housing Overlay districts have been incorporated on the zoning map in accordance with the following location and site characteristics criteria:

Public water is available to the site.

The site is reasonably convenient to public transportation.

The site is not within a flood hazard or erosion area.

The size and shape of the site is reasonably suited to the proposed development.

Development of the site is reasonably compatible with the surrounding use.

The AHO eight unit per acre density exceeds the current Suffolk County Health Department regulations without advanced sewerage treatment. In recent years, the Town has obtained approval for 5 unit per acre affordable housing development without on-site sewerage treatment by incorporating density credits from a nearby preserved land parcel. As discussed in the Apartments over Stores subsection, the Town should establish a Transfer of Development Rights Bank and Program to help meet the Suffolk County Health Department density requirements for acceptable affordable housing sites including those designated in the Affordable Housing Overlay Districts. In order to harmonize the Town's density regulations with those of the Health Department the maximum overall density should be set at five units per acre without sewerage treatment.

The Town should retain the Affordable Housing Overlay zoning designation, should seek to zone additional areas that meet the eligibility criteria accordingly, and should consider allowing additional land to be rezoned AHO upon application of a prospective developer.

This has happened except that the eight units per acre remains. The Affordable Housing Overlay designation was removed from one property on Oak View Highway. The TDR legislation was enacted.

Demand Analysis

One source for determining housing needs would be an analysis of waiting lists for the operational affordable housing complexes. It is clear both anecdotally and from the information on the existing waiting lists that the need for housing is critical.

The Office of Housing and Community Development maintains a waiting list for the Section 8 Housing Choice Voucher Program. **No new applications have been accepted since January, 2012, and the next person on the list applied March, 2010.**

Section 8 Housing Choice Voucher Waiting List				
1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
50	38	28	4	2

The Town currently spends approximately \$135,000 per month in rental assistance payments and receives approximately \$133,711 per month in Federal subsidies. The balance comes from reserves previously funded by HUD. There is very little room for additional vouchers to be issued by the Town as total funding is fixed.

The Office also maintains an affordable housing ownership list. There were originally 105 names on the list dating back to 2009. The Town is up to roughly number 20 on the list.

The Housing Authority operates a separate waiting list for each of their three apartment complexes. Avallone and Springs Fireplace are as of April 30, 2014, and Accabonac as of April 10, 2014. Below are the resident counts for each list.

Apartments	1 bedroom	2 bedrooms	3 bedrooms
Avallone	26	13	n/a
Springs Fireplace	16	20	n/a
Accabonac	41	69	31

Two senior citizen complexes, Windmill I and St. Michael's, maintain their own waiting lists. They are all studios and one bedroom units. The numbers below are as of May 5, 2014.

Senior Housing Waiting List			
Complex	1-Bedroom	Residents	Non-Residents
Windmill I	150	74	76
St. Michael's	115	67	48

Note: most of Windmill II's residents have Section 8 vouchers through the Town.

Whalebone Village Apartments is open to all ages and has a mix of units. These numbers are accurate as of May 21, 2014, and include nonresidents.

Apartment Complex	1 bedroom	2 bedrooms	3 bedrooms
Whalebone Village	62	94	60

All of the lists are constantly in flux and may represent people who no longer are eligible. They also do not represent a non-duplicated count; i.e., people may be and most likely are on multiple lists.

The table below is based on information provided by the Suffolk County Planning Department. The volume of commuters is obtained by taking the total workers in the area and subtracting from it the number of workers who live and work in the same area. With 4,461 workers that commute to work in East Hampton, assuming 80 percent, 3,569, own their home elsewhere, the balance, 892, are the commuters who rent and as such may fall under the “*Work in East Hampton*” preference category.

Demand Related to Commuters			
Commuter-Adjusted Daytime Population, 2006-2010 Nassau and Suffolk Counties, New York			
East Hampton Town		Commuters into East Hampton	Commuters Who Rent
Total Resident Population	21,168		
Total Workers Working in Area	10,872	4,461	892
Total Workers Living in Area	10,233		
Estimated Daytime Population	21,807		
Daytime Population Change due to Commuting	639 = 3%		
Workers who Live and Work in East Hampton	6,411 = 62.7%		
Employment/ Residence Ratio	1:06		

Poverty

Given the high land values and international reputation of East Hampton, it is unexpected but unfortunately true that the poverty rate in East Hampton is higher than all the other Suffolk Towns with the exception of Riverhead. The percentage has varied over the decades but the problem remains persistent.

PERSONS BELOW POVERTY LEVEL, SUFFOLK COUNTY											
<i>Town</i>	1969		1979		1989		1999		2007-2011		Change 1999- 2007/2011
Babylon	12,409	6.1%	13,937	7.0%	10,144	5.1%	13,914	6.7%	12,440	5.9%	-10.6%
Brookhaven	17,895	7.3%	27,006	7.6%	20,681	5.2%	26,045	6.0%	31,082	6.6%	19.3%
East Hampton	807	7.5%	1,388	10.0%	803	5.0%	1,755	9.0%	1,608	7.6%	-8.4%
Huntington	7,669	3.8%	7,192	3.7%	6,034	3.2%	8,881	4.6%	8,168	4.1%	-8.0%
Islip	14,653	5.3%	20,951	7.2%	14,980	5.1%	20,849	6.6%	18,458	5.6%	-11.5%
Riverhead	2,237	11.8%	2,167	11.0%	1,883	8.4%	2,336	8.6%	3,022	9.3%	29.4%
Shelter Island	54	2.9%	146	7.1%	85	3.8%	172	7.7%	46	1.9%	-73.3%
Smithtown	3,390	3.0%	4,516	4.0%	2,432	2.2%	3,397	3.0%	3,697	3.2%	8.8%
Southampton	3,718	10.3%	3,572	8.5%	3,350	7.6%	4,644	8.7%	4,044	7.4%	-12.9%
Southold	1,364	8.1%	1,212	6.4%	997	5.1%	1,178	5.8%	1,194	5.5%	1.4%
Total	64,801	5.7%	82,854	6.6%	61,389	4.7%	83,171	6.0%	83,759	5.7%	0.7%

Source: U.S. Census Bureau (Decennial Census, American Community Survey)
Prepared 11/7/13 by Peter Lambert, Suffolk County Planning

School Districts

Any discussion of affordable housing defaults to a discussion of which school district it is in. East Hampton contains six school districts within its boundaries. They are East Hampton, Springs, Montauk, Amagansett, Wainscott and Sag Harbor. East Hampton and Sag Harbor each have a high school. East Hampton accepts students from the other districts on a tuition basis particularly for their high school. The chart below shows the dramatic difference in rates on a theoretical \$500,000 house situated in each of the school districts.

Estimate of School Taxes					
Location	Tax Rate/Per 1000 avg*			Basic STAR 2% Cap	Total Tax Estimate
Montauk	929	3.650	3,391	247	3,144
Springs	1,294	3.650	4,723	406	4,317
East Hampton	877	3.650	3,201	216	2,985
Amagansett	665	3.650	2,427	131	2,296
Wainscott	539	3.650	1,967	81	1,886
Sag Harbor	918	3.650	3,350	303	3,048

*House valued at \$500,000 x .73% = 3650 assessed value

*School Tax Rate was averaged

One response has been to build senior housing and one bedroom units for rental housing with the logic being that this lessens the burden - perceived or real - on schools districts. The other has been to concentrate the development in the East Hampton School district.

Proposed Courses of Action 2014:

Public and Public-Private Partnerships

The Town must continue to buy vacant land, build new projects and continue to support a vibrant home ownership program. The bulk of the current affordable housing that has been created has been with the Town of East Hampton playing a key role either in directly building it, or partnering with non-profit organizations or the Housing Authority. This successful approach must continue going forward.

Creation of a mechanism for Multi-family Zoning

Consideration ought to be given to middle income rental units with restrictions that ensure the apartments cannot become luxury or second home housing.

This would be a zoning classification that caps income qualification requirements at 120 percent of median income and require year round leases and rent caps consistent with the standards for the Affordable Housing Overlay District. The apartments would only be open to year-round tenants, must be the tenant's sole residence and subject to strict enforcement. Proof of sole residence would be required annually at lease renewal.

The target group for this new class of housing would be the moderate income residents and seniors who wish or need to downsize. The Suffolk County Department of Health Services sewage treatment and density regulations would pose the greatest challenge. These districts should be near existing commercial areas.

Seasonal Housing Zoning

The current Comprehensive Plan contains a proposal to create a seasonal housing overlay district to help meet the housing needs for the “summer work force” in a legal and safe way. The units created could be open only from May until October. There is a clear need for this type of housing. Dormitories are one type of housing that would be permitted under this proposal. Recommended are en suite single or double occupancy rooms and communal cooking facilities

Apartments in Single Family Residences

The new regulations previously referenced have neither succeeded in dramatically creating more apartments nor resulted in the swamping of the neighborhoods. The numbers barely approach the caps in the law (100 apartments Town-wide and 20 apartments per school district). Their supporters are distressed; their detractors are relieved. There must be an examination of the law and efforts made to liberalize its requirements to facilitate the creation of more legal accessory apartments, and legalize some of those already in existence.

Recommended changes include allowing affordable apartments in certain detached structures that meet the principal yard setbacks in the zone they are in. Consideration should be given to a Town Code change to bring the Town Code into harmony with the New York State Building Code for designated affordable living space only. This approach would allow multi-generational housing to be created legally. Another change is to permit larger apartments if wholly contained within the existing structure.

Down Payment Assistance Program

A substantial down payment assistance program should be created to assist first time home buyers. Depending on the level of the assistance, the funds can either be secured by a lien or an equity interest in the property. The program would lower the effective cost of open market properties to local buyers.

Maintenance of Existing Stock

The Town must keep previously created affordable housing such as Whalebone Woods and Green Hollow as part of the affordable housing program. The Town needs to establish some mechanism like the transfer tax to fund a meaningful purchase program of open market properties.

Affordable Housing Credit Program

Three projects, including St. Michael's affordable housing complex have gained approval from the Suffolk County Department of Health Services (SCDHS) by transferring allowable sanitary flow from Town open space properties. The 12-unit Manor House (Tennis Court) complex will utilize this program. The Town needs available credits in every school district to use in various housing programs and should do what it can to maximize the number of credits. At the time of an open space purchase and prior to the public hearing, the Town Board should consider and notice the future disposition of the credits. In general, no property should be placed into the Nature Preserve Program until the sanitary flow credits have been secured. Additionally, only two credits have been used for apartments over commercial buildings since 2007. An effort should be made to facilitate and increase use of the program on commercial properties.

Housing Counseling Program

The Office of Housing and Community Development had provided pre-purchase and foreclosure prevention counseling for no fee to Town residents. Due to a staffing reduction in the Housing Office this service has been suspended. The reestablishment of the program would require the hiring of an additional staff member who would be dedicated to the counseling program and the funding of their training to become a certified counselor.

Efforts have been made and can continue to be made to provide outreach to the community on these issues through mediums such as LTV and the Internet as well. Certain other counseling activities may be able to be provided by volunteers.

Public Transportation

The Town should support efforts to expand public transportation opportunities, both in terms of the diversity of types and the geographic availability of these opportunities, as public transportation is vital to many moderate to low income households and is intrinsically linked to the cost of living.

Current Projects

There is a proposal to redevelop the Accabonac Tennis Club property on Accabonac Highway for the twelve condominium units in three manor houses. The design entails the concept of a "manor house," a single family farmhouse design that actually is four apartments. It is a flexible modular design that can be rearranged in a variety of different layouts. It is hoped to be a template for future affordable housing projects.

A Housing Development Fund Corporation associated with Windmill I and II and St. Michael's, is proposing to develop 48 units of affordable housing divided into 20 one-bedroom, 20 two-bedroom, and 8 three-bedroom units. It is proposed on Town property in the Wainscott School District.

The Sag Harbor Community Housing Trust has acquired a property off of Route 114 in East Hampton. It currently consists of 8 units, one three-bedroom house, two one-bedroom cottages and five

two-bedroom cottages. They propose to rehabilitate and rebuild the property and maintain it as affordable housing. It too is located in the Wainscott School District.

Planning Concerns for Future Affordable Housing Projects

The bulk of the existing affordable housing is located in the East Hampton School District. The most recent project built, St. Michael's, is in the Amagansett School District. There are two proposed projects in the Wainscott School District, so there appears to be at least the beginnings of an effort to diversify the development into the other parts of the Town.

The Springs and to a lesser degree Montauk school districts, have operated as de facto affordable housing areas because of the lower cost of houses and higher densities (in developed areas). Montauk, however, is in the midst of an unprecedented real estate boom that has seen prices rising rapidly. There certainly needs to be an affordable housing project in Montauk. The creation of seasonal housing in Montauk would free up other rental properties thus making available existing year-round affordable units.

A number of de facto affordable housing projects have been lost due to changing demographics and economic conditions. For example, the former Lakeside Inn in Montauk, which provided year round rentals, is now The Surf Lodge. Going forward it may become necessary to preserve some of those existing de facto affordable housing as year-round housing. The Sag Harbor project is a step in that direction.

The Town should remain open to progressive ideas in public and private sector housing including partnering with CPF acquisitions to develop joint preservation and affordable housing programs.

These recommendations are in addition to a generic recommendation to continue the Town's existing efforts and programs.