Town of East Hampton

Peconic Bay Region Community Housing Fund

Community Housing Fund Project Plan

January 19, 2023

East Hampton Town
159 Pantigo Road
East Hampton, New York, 11937

Community Housing Fund Project Plan

Executive Summary

The creation of affordable housing opportunities is essential to the economic and social viability of the East Hampton community. Rapid growth in real estate prices, conversion of rental and affordable housing to vacation homes, short-term rentals, luxury development, and the impacts of pandemic-driven relocations have further reduced a waning supply of affordable housing and rental opportunities. Longtime residents are forced to leave the area; businesses cannot find or retain employees; emergency services cannot recruit volunteers; traffic has increased as workers must commute from elsewhere, and many residents are forced to live in illegal or substandard conditions. Of the Town's 21,655 housing units, only 617, roughly three percent, are confirmed as affordable. The lack of community housing impacts all sectors of the Town's economy with essential services, schools, municipal and business operations, and social and family networks all strained as a result.

The Peconic Bay Region Community Housing Fund would finance the creation of affordable housing units in East Hampton Town through a half-percent real estate transfer tax paid exclusively by the buyers of real estate within the Town. Existing property owners would pay nothing to the Fund. In addition, first time homebuyers would be completely exempt from paying any transfer tax and all purchasers of homes valued at under one million dollars would pay less than they currently do, thanks to reduced transfer taxes. (Due to expanded exemptions that would eliminate transfer taxes on the first $400,000 of home purchases – current exemptions max out at $250,000.) In order to take effect, the Community Housing Fund (CHF or the Fund) requires voter approval in a November 2022 referendum, with the program commencing in January of 2023.

The Community Housing Fund may be used to:

1. Buy land or buildings to provide affordable housing
2. Fund Town-led projects that design and build affordable housing for sale or rent
3. Fund public/private partnerships that design, build and maintain affordable housing
4. Rehabilitate and maintain existing buildings for use as affordable housing
5. Provide down payment or other financial assistance to homebuyers
6. Provide loans to construct Accessory Dwelling Units (ADU) that are occupied or rented for affordable housing
7. Create housing for employees of local businesses
8. Buy individual units within existing multi-unit housing complexes
9. Provide housing counseling

Prior to being implemented, the CHF Project Plan (this document) must be approved by the Town Board following a public hearing. Then, beginning in January of 2023, specific funding applications will be reviewed and rated by the Community Housing Fund Advisory Board, a committee of experts, all Town residents, from various backgrounds: housing advocacy, construction, banking, legal and real estate, as prescribed by town law. Committee

recommendations are strictly advisory and go to the Town Board for a public hearing and a final vote. At each step of the process, the public will have the chance to share ideas, support, or concerns and to contribute to the official record before recommendations or decisions are made. Similar to the provisions of the Community Preservation Fund (CPF) which collects a two percent real estate transfer tax for the protection of land, East Hampton Village and Sag Harbor Village may join the East Hampton Town Fund and appoint a member to the Advisory Board if they choose. Finally, an annual independent audit of the CHF provides additional oversight of both expenditures and procedural compliance, also as required by law.

Protecting and fostering a sustainable community benefits all residents and visitors to our Town. Creating high-quality affordable housing for residents and workers from across the economic spectrum requires addressing the housing crisis from multiple angles, creating a range of housing options that put financial stability and well-being within reach. The housing crisis has many causes. By making existing housing accessible for purchase or rent, expanding the percentage of housing that is affordable and incentivizing the creation of new and accessory housing, the CHF empowers the community to address the housing crisis head on.

As of 2020 nearly a quarter of all households in East Hampton had "severe housing problems" as defined by the US Census Bureau. Over a third of all homeowners with mortgages and nearly three-quarters of all renters qualified as "cost burdened," meaning they pay more than thirty-five percent of their income for housing. For many the percentage is much higher.

Between 2010 and 2020, East Hampton experienced its fastest population growth since federal record keeping began in 1790, roughly one-third to over 28,000 people. Growth in the number of families was slower, eleven percent, while the number of single-parent families fell sharply, down twenty-five percent. During the same period, the percentage of young adults decreased and the median age – already significantly higher than that of Suffolk County and the Nation – has risen steadily.

Over the same ten years, just over 600 new houses were built, skewing heavily toward second homes, adding to the sixty-plus percent of housing stock that is occupied seasonally or part time.

Rebalancing the percentage of housing that is available and affordable for working individuals and families – both year-round and seasonal residents – is essential to strengthening our community. Addressing this crisis requires new approaches to creating affordable opportunities and maintaining existing housing stock.

East Hampton's unparalleled natural beauty and the vibrant community of people that live and work here are the Town's greatest assets. Young people growing up in East Hampton that are seeking to remain; multi-generational families living near enough to support each other and to contribute to their community; a diverse makeup of residents that form a robust local workforce; and access to safe and affordable housing is key to maintaining the fabric of a healthy, sustainable, resilient community and the businesses that thrive here.

-- --

BACKGROUND

Purpose [The Purpose section is quoted directly from East Hampton Town's law permitting the creation of the Community Housing Fund and is included here to ensure consistency between this plan and the enabling legislation.]

The East Hampton Town Board finds the provision of a variety of housing opportunities for community members across the economic spectrum to be key to maintaining the fabric of a healthy, sustainable community, allowing for a diverse makeup of residents along with a robust local workforce and viable businesses.

A lack of affordable housing has resulted in a housing shortage, the impacts of which are increasingly evident, and Town participation is needed to provide new housing options and make existing housing accessible for moderate and low-income working residents.

East Hampton Town's unique demographics and economics contribute to this dynamic. The area's environment and beauty, along with its relative proximity to a major metropolitan area, make it a sought-after locale for luxury and seasonal vacation housing,

The recent pandemic exacerbated the already high demand for existing housing as a growing number of people sought to relocate to East Hampton from more urban areas.

This demand has reduced the housing available to year-round community members and is reflected in real estate values across the spectrum, including those for moderately priced housing.

The availability of rental housing has been further diminished by property owners' increased use of online short-term rental agencies to make what once may have been year-round residents' housing available only for vacation, seasonal, or other short-term rentals.

As a result of the housing crisis and high cost of housing for local individuals and families, longtime residents are forced to leave the area; employers are having difficulty finding and retaining employees; local volunteer emergency services agencies face difficulty in recruitment; traffic has increased as many who work in East Hampton must commute from elsewhere, and residents of the Town may be forced to live in illegal or substandard conditions.

The Town Board wishes to sustain and strengthen our community by providing opportunities for our local workforce to both live here and work here; for young people who have grown up in East Hampton to remain, continue to live near their families, and become contributing residents of their hometown; and for the people who make up our East Hampton community to have access to safe and affordable housing.

It is the purpose of this Local Law to implement the authority given to the Town of East Hampton to establish a dedicated local fund to provide a variety of needed housing opportunities as authorized by Chapter 445 of the Laws of 2021 entitled "AN ACT to amend the town law and the tax law, in relation to authorizing towns in the Peconic Bay region to establish community housing funds to be funded by a supplemental real estate transfer tax."

Comprehensive Plan
The Town of East Hampton's most recent Comprehensive Plan was prepared in the early 2000s and adopted in 2005. This plan set as one of its primary goals the provision of adequate housing to meet the needs of the community:

"*Provide housing opportunities to help meet the needs of current year-round residents, their family members and senior citizens, seasonal employees, public employees, emergency services volunteers, and other local workers*."

Since the adoption of the 2005 Comprehensive Plan, the Town has grown and changed in numerous ways. Many of the goals of the Plan, if not fully met, have been advanced since its adoption. However, it is obvious to the Town Board as well as to the people of the Town that the Comprehensive Plan's goal of meeting the housing needs of the people, particularly those of low and moderate incomes and working-class families, is not being met.

Community Housing Opportunity Fund (CHOF)
The East Hampton Town Community Housing Opportunity Fund was established by the Town Board in 2003 for the purposes of promoting community housing through various methods such as low or no interest loans for first time homebuyers, building community housing and fostering public/private partnerships. The Fund includes revenues of the Town from various sources, including General Fund balances and surpluses, funds received from the Long Island Workforce Housing Act and gifts. This legislation also created an Advisory Board, which currently oversees distribution of monies in the Fund, advises the Town Board on various housing related matters, and is responsible for updating the Town's housing implementation plan every five years.

The East Hampton Town Community Housing Opportunity Fund Advisory Board released an Implementation Plan in 2015. This Plan was later adopted by the Town Board as an update of the Town's Comprehensive Plan's goals regarding adequate quantities of affordable housing. The Plan outlined in considerable detail the housing challenges faced by the population of the Town including the disproportionate cost of housing within the Town and the East End compared to broader Suffolk County, Long Island, New York State, and the Country as a whole. This Plan also identified the exorbitant cost of housing within the Town for low and middle-income households and the significant problems the community faces as a result.

The Advisory Board provided a progress report to the Town Board in October 2018 with specific recommendations to meet, or continue to meet, its goals. Among the specific recommendations was that the Town should support and promote a Peconic Bay Region Community Housing Fund Act.

Peconic Bay Region Community Housing Fund Act
The Peconic Bay Region Community Housing Fund Act establishes a Community Housing Fund (CHF) which may be established within East End Townships, including East Hampton. Under the legislation, the Fund can be used for various purposes that provide, maintain, improve, or increase affordable housing opportunities.

The Community Housing Fund may be used to:

1. Buy land or buildings to provide affordable housing
2. Fund Town-led projects that design and build affordable housing for sale or rent
3. Fund public/private partnerships that design, build and maintain affordable housing
4. Rehabilitate and maintain existing buildings for use as affordable housing
5. Provide down payment or other financial assistance to homebuyers
6. Provide loans to construct Accessory Dwelling Units (ADU) that are occupied or rented for affordable housing
7. Create housing for employees of local businesses
8. Buy individual units within existing multi-unit housing complexes
9. Provide housing counseling

The Peconic Bay Region Community Housing Fund proposes to finance the creation of affordable housing units in East Hampton Town through a half-percent real estate transfer tax paid exclusively by the buyers of real estate within the Town. Existing property owners would pay nothing to the Fund. In addition, first time homebuyers would be completely exempt from paying any transfer tax and all purchasers of homes valued at under one million dollars would pay less than they currently do, thanks to reduced transfer taxes.

This new tax, paid only by purchasers, would be in addition to the existing two-percent real estate transfer tax that funds the Community Preservation Fund. First time homebuyers whose income is below limits set in State law (currently $174,360) and are purchasing a house priced at less than $1,209,805 are exempt from paying either tax. (The purchase price limit for the exemption for first-time homebuyers would be increased from 120% to 150% of the purchase price limit as defined by the State of New York Mortgage Agency, SONYMA, currently set at $806,590.)

Additionally, anyone buying a house for less than two million dollars is exempt from paying either the CPF or Housing Fund tax on the first $400,000 of the purchase (increased from $250,000), effectively reducing the total tax burden for all home buyers under one million dollars. Purchases above two million dollars would pay the full two and half percent tax on the entire purchase price.

For the Fund to be established, voters will need to approve a local referendum in November 2022 with the program commencing in January of 2023. Additionally, as required by the Act, the Town of East Hampton must develop a housing plan which details the implementation of the Fund.

Goals

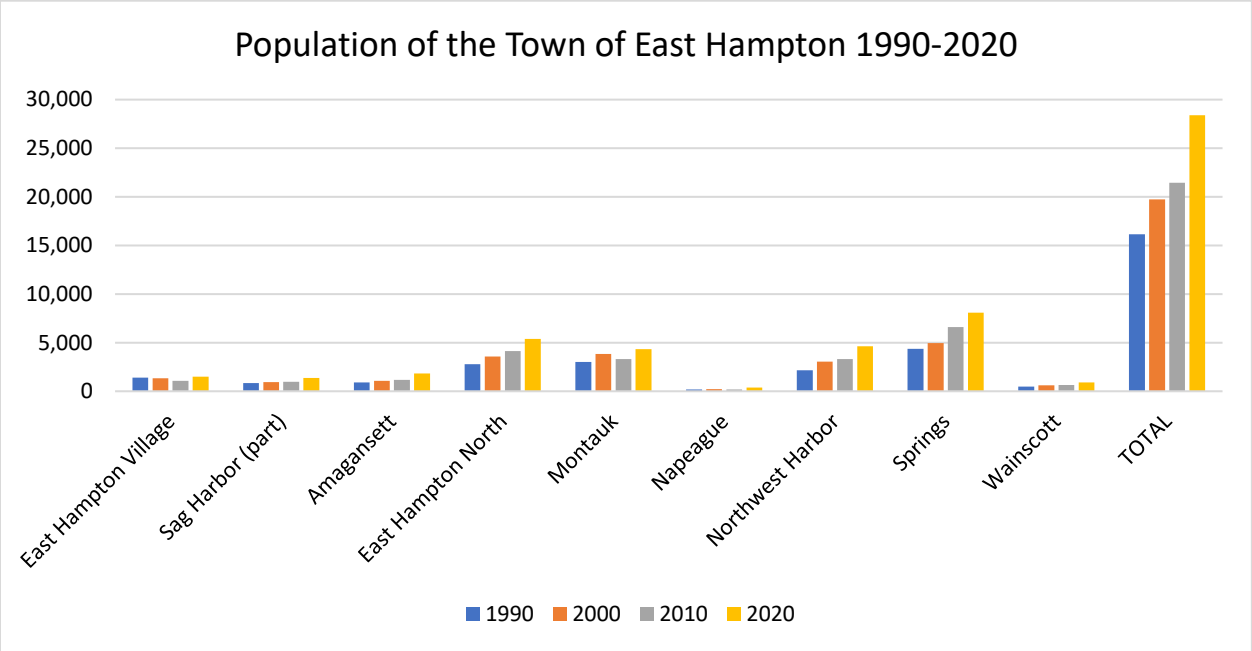
This plan seeks to achieve the mandates of the Peconic Bay Region Community Housing Fund Act as well as update the Town of East Hampton regarding a number of housing related issues. The last update of the housing section of the Comprehensive Plan occurred nearly seven years ago. The Town has seen significant changes since that time. This Plan establishes the Town's vision for providing future affordable housing, describes current and emerging conditions and needs, and makes recommendations for implementing effective housing programs.

EXISTING CONDITIONS

Population

Over the last thirty years, the Town of East Hampton has seen a population increase of roughly seventy-six percent. Notably, according to the US Census Bureau, the Town's population grew nearly one-third between 2010 and 2020, going from 21,457 to 28,385.

This increase has not been evenly distributed throughout the Town. Table 1 in the Appendix provides United States Census Bureau Decennial Census data for the Town between the periods of 1990 and 2020 for all Census Designated Places (CDP) within the boundaries of East Hampton Town.



U.S Census Bureau 1990, 2000, 2010, 2020 Decennial Census

The largest population increase occurred in Springs, growing by 3,731 or roughly 86%. The smallest net increase occurred in Napeague, which added 191 residents, although due to the CDP's area's small population this represents a roughly 107% increase.

Analysis: *According to the Census data, the past ten years, between 2010 and 2020, saw the largest population increase in the Town for any ten-year span since such records have been maintained. As the population of the Town increases, the quantity of affordable housing opportunities will also need to increase.*

Age

East Hampton has a significantly higher median age than Suffolk County as the Town's median age of 46.8 years old is over five years the median age in the County. The median age of East Hampton is also significantly higher than the median age for the Nation at over eight and a half years higher. These figures can be seen in Table 2 in the Appendix.

There is also a wide range of median ages between hamlets. As can be seen in Table 2 in the Appendix, the median age of an East Hampton North resident in 2020 was thirty-eight years old, the youngest of the Census Designated Places, whereas in 2020 the median age of an Amagansett resident was sixty-three, the oldest.

The "young workforce" portion of the population is also less than in the County as a whole. In East Hampton Town only about twenty-five percent of the population is aged twenty to forty-five whereas in Suffolk County, that figure is thirty percent.

East Hampton's population under the age of twenty, which includes school children up to and a couple years past high school, is roughly twenty percent of the total population, also a lower percentage than Suffolk County, which has over twenty-four percent of its population represented by individuals of twenty years or less.

Analysis: *East Hampton has an older population when compared to Suffolk County or the United States. This trend is continuing as the median age of the Town has increased for four straight Decennial Census. Although the high median age of the population is not inherently negative, it suggests that young people cannot afford to move to East Hampton or remain in East Hampton. The cost of housing is almost certainly a contributing factor.*

Race

According to the Census Bureau, roughly sixty-seven percent of East Hampton residents identify as "white (alone)." This has been the largest ethnicity in terms of percentage of the population in East Hampton since the Census began maintaining records. For example, in 1990, roughly ninety percent of the population identified as "white" while all other ethnicities combined made up the remainder of the population.

However, over the past few decades, the Town has seen a substantial demographic shift as the population identifying as Latino or Hispanic has grown exponentially. The 1990 Census listed 812 people as Hispanic or Latino, roughly five percent of the Town's population. In 2020 that number was 7,531 individuals, roughly twenty-seven percent of the population, or a growth of roughly 927% over thirty years. The breakdown of the population by reported race or ethnicity can be found in Table 3 in the Appendix.

Analysis: *The Town in undergrowing numerous demographic changes, among them being changes in the race or ethnicity of the population. In particular, the Hispanic or Latino population has been increasing significantly for over thirty years. Although many people and families of Hispanic descent have been residents of the Town for many years, the population figures suggest that many are also new residents. Many of these new residents face unique challenges such as language barriers and added economic hardships from relocating.*

Households and Families

The United States Census Bureau defines "households" and "families" as the following:

Household: All people living in a housing unit. Members of a household can be related (see "Family") or unrelated.

Family: Related individuals living in the same household.

Over the past ten years increases in the total number of households (five percent) and families (eleven percent) lagged significantly behind the thirty-two percent rise in total population. Household size decreased slightly, down three percent to an average of 2.47 people while average family size grew one percent to 3.07 people. Both measures were slightly lower than Suffolk County where household size averaged 2.93 and families averaged 3.45 people.

A starker contrast with the broader County is seen in single-parent families, a group that decreased town wide by twenty-five percent from 2010 to 2020. Only Springs saw an increase in single-parent families with children, growing by twenty-five percent. Taken together, Springs and East Hampton North are home to 330 of the Town's 460 single-parent families with children, or seventy-two percent. These figures can be found in Table 4 in the Appendix.

Analysis: *Although East Hampton's population has increased substantially over the past decade, the modest increase in the number of households and families in Town has been comparatively low. This suggests that a lower percentage of the overall population is within a family. Additionally, the significant exodus of single-parent families with children suggests that residents within this portion of the Community, which often faces economic hardships, may no longer be able afford to live in East Hampton.*

Housing Stock

There are 617 registered affordable housing units (rental and ownership) in the Town, roughly three percent of the Town's 21,655 total housing stock. A breakdown by Census Designated Place of total housing units can be found in Table 5 in the Appendix.

As in prior decades, in 2020, roughly forty percent of the Town's housing units were counted as "occupied housing" (typically primary residences) with sixty percent being "vacant housing" (mainly seasonal houses). A breakdown by Census Designated Place of occupied and vacant housing units can be found in Table 6 in the Appendix.

The Census Bureau distinguishes between "occupied" and "vacant" housing as follows:

"Occupied Housing Unit: A housing unit is occupied if a person or group of persons is living in it at the time of the interview or if the occupants are only temporarily absent, as for example, on vacation. The persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere. The count of occupied housing units is the same as the count of households."

"Vacant Housing Unit: A housing unit is vacant if no one is living in it at the time of the interview, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere."

Renters & Owners
The majority of the occupied housing units in East Hampton are owner-occupied, roughly 80% with approximately 20% rented. The average household size for an owner-occupied housing unit is significantly less than those which are renter occupied. A breakdown by Census Designated Place of renter versus owner-occupied housing units can be found in Table 11, in the Appendix.

Affordable Housing Stock
(See APPENDIX I for a list of affordable housing developments in East Hampton Town.)

In 1990, East Hampton Town established the Office of Housing and Community Development (OHCD) with four full-time staff members dedicated to creating affordable housing. The OHCD oversees programs involving the sale of affordable units housing and building lots, as well as rental assistance and community development programs.

The East Hampton Housing Authority (EHHA), a separate entity created by the New York State Legislature in 1983, has a Board of Directors appointed by the East Hampton Town Board with one additional member elected by residents of EHHA owned properties. The Housing Authority develops and manages affordable rental housing and employs a full-time executive director and five other staff members.

Throughout the Town there are currently 303 affordable rental units managed by various public and private non-profit housing agencies. In addition, the Town oversees the Housing Choice Voucher (HCV) program and has oversight responsibility for ensuring affordable guidelines are met for apartments in single-family homes and in commercial structures.

Of these 303 rental units:

- 127 are senior housing apartments for age 62 and older
- 176 have no age restrictions

Of these 303 rental units, 277 rental units are subsidized, reserved for very low to moderate income households. Many of the subsidized units, approximately 177, are so-called project-based subsidies, meaning assistance runs with the rental unit and tenants who move out do not take the subsidy with them. Alternatively, roughly 100 of the current subsidies are tenant-based, often allowing transfer of their rental assistance to other U.S. locations.

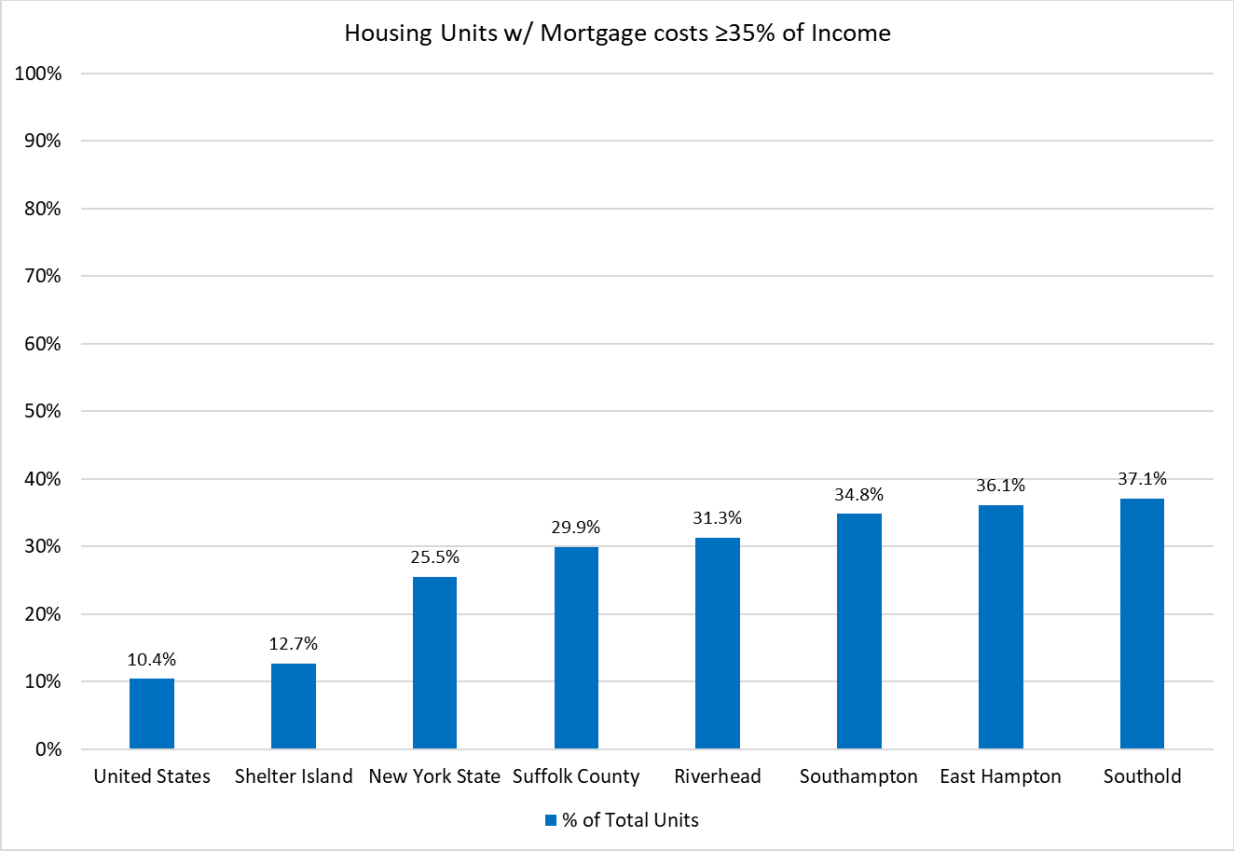
The Town also currently has a total of 207 individual single-family residences or vacant residential lots that were sold at an affordable rate to private owners.

Income
East Hampton Town's median household income and median family income are higher than other East End Townships, Suffolk County, New York State and United States. Higher incomes, however, are more than offset by disproportionately high housing costs. Table 7 in the Appendix provides the median household and family incomes of East Hampton compared to those of the five East End towns as well as the County, State and Nation.

Housing Cost Burden
Despite the Town's relatively high median income, the cost to buy or rent a house or apartment, along with additional housing costs, have resulted in significant cost burdens for the community. The United States Department of Housing and Urban Development (HUD) compiles Comprehensive Housing Affordability Strategy (CHAS) data which is a measure to determine Fair Market rents as well as to ascertain whether certain groups are cost burdened by housing needs, have identified housing related problems, etc. The CHAS data utilizes a metric known as HAMFI – HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, which in the case of East Hampton includes all of Nassau & Suffolk Counties. HUD uses the following terms as well that should be familiar when reading this Plan:

Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities). For owners, *Housing Cost:* is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

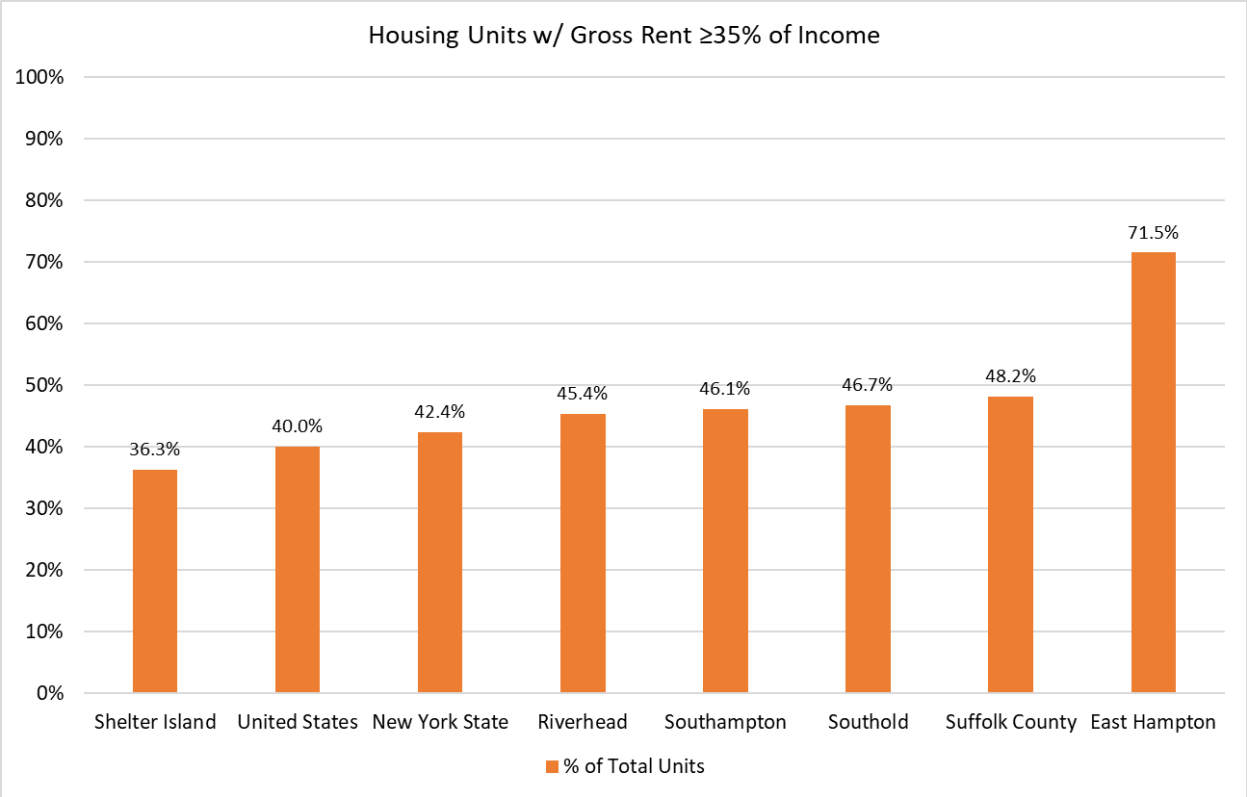
Owner Housing Costs
Of the owner-occupied housing units in East Hampton, roughly half have a mortgage. As seen in Table 15 in the Appendix, the majority of homeowners with mortgages (fifty-six percent) spend $3,000 or more per month on housing costs. For owner-occupied housing units, housing costs include the mortgage plus utilities and other associated costs. As can be seen in Table 16 in the Appendix, roughly thirty-six percent of all owner-occupied housing units with a mortgage also spend thirty-five percent or more of their income on housing costs.



U.S Census Bureau 2020 American Community Survey 5 – Year Estimate

Renter Housing Costs

As can be seen on Table 14 in the Appendix, roughly ten percent of renters spend $3,000 or more per month on housing costs, whereas thirty-three percent of renters spend $2,000 or more on housing costs. For renter-occupied housing units, housing costs include the rent plus utilities and other associated costs. As can be seen in Table 12, roughly Seventy-two of all renter-occupied housing units spend thirty-five percent or more of their income on housing costs.



U.S Census Bureau 2020 American Community Survey 5 – Year Estimate

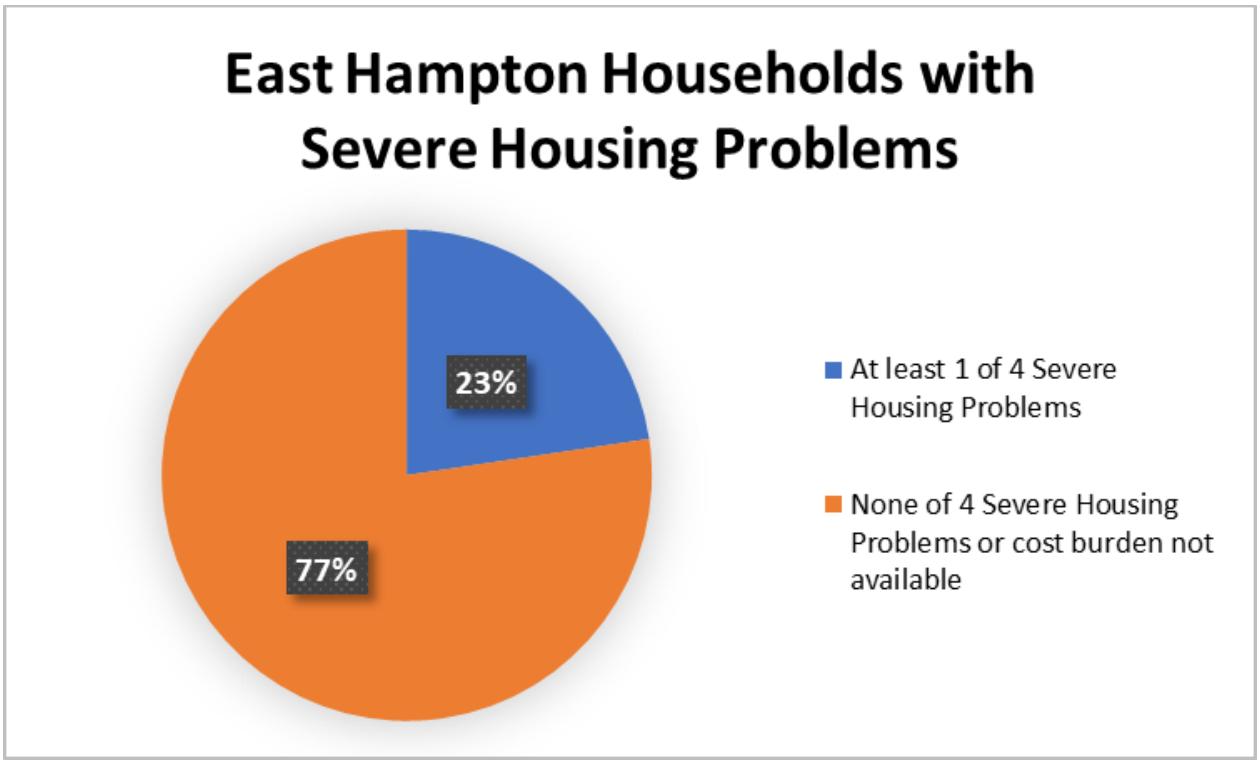
Housing Problems

Four housing problems are identified in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is said to have a housing problem if they have any one or more of these four problems.

A household is determined to be cost burdened if greater than 30% of income is required for housing costs. A household is determined to be severely cost burdened if greater than 50% of income is required for housing costs.

Tables 9 & 10 in the Appendix provide the number of housing units/households in East Hampton which have housing problems, and which have severe housing problems, respectively.

Analysis: *When both owner and renter-occupied housing units are combined, United States Census Bureau and United States Department of Housing and Urban Development (HUD) data finds that nearly a quarter of all households in the Town of East Hampton currently have severe housing problems.*



United States Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS)

Summary of Existing Conditions

- The population of the Town has grown 32% between 2010 and 2020
- The median age of the Town is significantly higher than that of Suffolk County and the Nation and has risen steadily over the past decade
- The percentage of young adults has decreased and families with children, particularly single-parent families with children, have begun to represent less and less of the population
- The most significant demographic shift in population is the growth of the Latino and Hispanic population.
- Housing units in the Town remain, as they have been for the past few decades, primarily owner-occupied (as opposed to rental) and majority seasonal residences (as opposed to year-round)

- There are 617 registered affordable housing units in Town, roughly 3% of the Town's 21,655 total housing units.

- Despite the relatively high median household income in East Hampton, a large portion of both owner-occupied (36%) and renter-occupied (72%) households spend 35% or more of their income on housing.

- East Hampton has a higher percentage of households spending 35% or more of their income on housing costs than any of the five East End Towns, Suffolk County, New York State or the United States.

- Nearly twenty-five percent of all households in the Town of East Hampton currently have severe housing problems.

NEEDS ASSESSMENT

Availability of Affordable Housing
A large portion of households in the Town face housing costs burdens with nearly a third of owner-occupied households paying over thirty-five percent of their income on housing and nearly three quarters of renter-occupied households spending thirty-five percent or more on housing. Additionally, roughly a quarter of all households within the Town face severe housing problems, as defined by the United States Department of Housing and Urban Development (HUD).

Although the Town of East Hampton has created and maintained numerous affordable housing units since the 1980s, the number of people within the community who face severe housing problems, who are burdened by housing costs, and who have had to leave due to the unavailability of affordable homes or rent is evidence that the quantity of such housing is not adequate.

The Town, although having taken important steps to provide additional affordable housing units, still does not have an adequate quantity of affordable housing units to meet current or future demand.

Diversity of Housing Types
The Town maintains various types of affordable housing. These primarily include apartment complexes and single-family residential developments. The current affordable housing stock also provides senior housing units, apartments in commercial structures, apartments on residential properties, and more. Each types fulfills distinct needs with no one type meeting all of these needs.

Due to the varying needs and experiences of families and individuals within the community, a diversity in the stock of affordable housing needs to be maintained. Housing stock should include, but not be limited to: rentals, home ownership opportunities, apartment complexes, single-family residences, multiple residences, apartments within commercial structures,

apartments within single family residences, detached apartments on single-family properties, senior only housing.

Location of Housing
The location of affordable housing units is a significant determinant on how beneficial they will be. The Town Board must consider various characteristics of a property when adding an Affordable Housing Overlay District (AHO) designation to it, or when transferring sanitary credits for an affordable housing project through the Town's Affordable Housing Credit Program. The Town Planning Board must consider various standards related to location when reviewing requests for site plan and/or special permit approval for all types of affordable housing. These include, but are not limited to:

- Neighborhood character
- Proximity of public transportation
- Proximity to downtowns or commercial centers which provide access to goods and services as well as employment opportunities
- Availability of public water
- Proximity of protected natural features (e.g., wetlands, bluffs, dune land, etc.,)
- Groundwater elevation and protection of the Town's sole-source aquifer.

All of these factors and more need to be considered in conjunction with any new affordable housing projects to mitigate or eliminate potential adverse impacts and to maximize their efficacy at addressing the housing needs of the community.

Future affordable housing units need to be situated in areas where they will provide the maximum benefit while creating the minimum, if any, adverse impacts on the surrounding neighborhood or natural resources. Principles of sound planning should govern the siting of new affordable housing units including, situating housing near town centers, in multi-use buildings, near public transportation, and in locations which prevent sprawl and maintain community character.

As can be seen in the Existing Conditions section of this Plan, the five hamlets of the Town of East Hampton have varying numbers of affordable housing units. Although this is due to a number of factors (e.g., population, public transportation, opportunity), each hamlet has significant housing needs both now and in the future.

An equitable distribution of affordable housing throughout the Town is needed. The unique characteristics of each site and its surrounding neighborhood need to be understood and considered.

Young Adults
East Hampton has seen a steady increase over the past few decades in the median age of the population. Although this has been partially a result of the increase in the population, as a whole, it also reflects the challenges for young people seeking to remain here or take up residence. Housing costs play a large role in where young professionals can live, particularly for those new to the workforce who typically do not have the same means as older individual. East Hampton,

like every community, needs a diverse workforce which can adapt to changing conditions as well as provide the goods and services needed to keep it going. This includes maintaining opportunities for young people to live and work here.

The Town needs to be able to retain young people for numerous cultural and economic reasons. Adequate housing for young people and families helps provide vital goods and services to the Town by retaining people of various fields such as civil servants, medical professionals, police, teachers, etc.,

Senior Citizens
The Town has an older population when compared the County, State, and the Nation. This trend has increased over the past few decades. Senior citizens, particularly retirees, often face cost burdens as a result of fixed incomes, medical needs, etc. Much like young people in the workforce, housing costs can make it difficult for the older members of the community to remain. Although the Town has created multiple affordable housing complexes which have been reserved for seniors, the stock of such housing opportunities does not meet the current demand, or the increased demand anticipated in the future based on population age trends.

The aging of the population indicates that affordable housing opportunities for senior citizens are needed now and will be in the future.

Families & Children
Families with children make up an important part of the community but are becoming a smaller percentage of the Town's overall population. Although such trends are certainly due to numerous factors, the lack of affordable homes, including those for young families, have likely contributed to their continued exodus. The trends for single parents with children leaving Town are alarming.

Families with children, particularly single-parent families with children, are becoming a smaller portion of the community. An adequate stock of affordable housing for families, particularly those with income constraints, needs to be provided in order for the Town to maintain this aspect of community character.

Ethnic Diversity
The most significant ethnographic shift since 2010 is the growth in the Hispanic or Latino population. These communities face distinct challenges that can contribute to being cost burdened, even in communities with adequate affordable housing sometimes including challenges associated with markedly lower incomes, language barriers, and issues stemming from legal status.

The Town must provide adequate affordable housing as well as services to its largest growing demographic to alleviate their housing cost burdens.

Local Businesses
Many local businesses have recently found a deficit of available workers. This has occurred for a range of industries spanning both seasonal to year-round businesses. The lack of affordable

housing in the Town is certainly a large contributing factor that has adversely impacted the ability of local businesspeople to hire qualified staff.

Affordable housing, for the full range of incomes, needs to be provided for local businesses to be able to prosper and for local people to find employment

Seasonal Economy
The Town's tourism industry and the seasonal nature of the economy have created unique difficulties for local businesses. Many require large staffs to meet the demand of the summer season but require far fewer staff during other months of the year.

The Town currently requires registered affordable housing units to offer rents on an annual basis and registers landlords and tenants on an annual basis. As a result, there is no established provision for "seasonal" affordable housing units. Although the Suffolk County Department of Health Services (SCDHS) permits so called "dormitory" housing, the Town Code does not currently have a use definition or associated standards.

The Town needs to consider making provisions within the Town Code and other areas to provide affordable seasonal housing opportunities for both employers and employees to maintain its seasonal economy.

Traffic
The volume of traffic on Montauk Highway, the Town's main thoroughfare, has long since passed the point of overwhelming its capacity. Expanded capacity is not an appropriate option and would violate decades of deliberate planning, including multiple comprehensive plans, and set the community down an unwanted path.

As the Town's economy grows, more and more people will begin to and want to work and live in it. However, the lack of affordable housing within East Hampton requires that these individuals find housing in municipalities to the west, such as Riverhead and Brookhaven. This situation has resulted in a significant portion of those working within the Town being commuters as they cannot afford to live within the Town, resulting severe traffic congestion.

This situation is particularly evident during the summer months when second-home owners, tourists and some new seasonal commuters join the year-round commuters, or "trade parade".

Traffic congestion on Montauk Highway could be mitigated by providing adequate affordable housing within the Town of East Hampton, reducing the need for workers to commute long distances.

Public Safety
East Hampton, like all municipalities, has issues with unsafe housing. This includes buildings not being up to Code, overcrowding, etc. The figures in Table 10 of the Appendix identify that many households in town have "sever housing problems" such as incomplete plumbing and kitchen facilities and overcrowding. These figures indicate that nearly one-quarter of all households in East Hampton Town currently have sever housing problems.

The East Hampton Town Ordinance Enforcement Department receives numerous complaints every year regarding a wide variety of housing issues. According to the Ordinance Enforcement Department they received 154 complaints about housing in 2018 and 168 such complaints in 2019, the last year figures were last published. Although not all these reports are found to be accurate, the Town is still required to respond, making the presence of substandard housing in the Town not only a matter of public safety but also a burden on the taxpayers.

Overcrowding and other dangerous substandard housing conditions exist in East Hampton and the Town must eliminate these conditions and ensure that all housing in the Town is safe.

Energy Sustainability
In May 2014, the Town Board adopted energy goals based on the Comprehensive Energy Vision of the Town of East Hampton intended to establish the community as a leader in sustainable energy policies and practices. The Comprehensive Energy Vision seeks significant energy cost savings for residents and local businesses, in addition to environmental and public health benefits.

The Town should remain focused on the goal of 100% of community wide electricity consumption being supplied by renewable energy sources and to meet the equivalent of 100% of economy wide energy consumption such as electricity, heading, and transportation with renewable energy sources by the year 2030. Future affordable housing projects should seek to incorporate renewable energy, green infrastructure, appropriate siting and design and energy sustainability, wherever possible.

IMPLEMENTATION PLAN

Approval
The Peconic Bay Region Community Housing Fund Act (the Fund) requires approval by referendum of the voters of East Hampton Town to take effect. Collection of the new half-percent (0.5%) tax could begin 60 days after approval. Existing property owners are unaffected by the law and are not taxed. Applicable taxes would be collected from affected buyers similar to the existing two percent (2%) Community Preservation Fund (CPF) Transfer Tax. Revenues could be used only to pay for and administer affordable housing projects and services within East Hampton Town, East Hampton Village or the portion of Sag Harbor that falls within East Hampton Town.

Purposed Uses
Proceeds of the Fund, established pursuant to § 160-3 of the Town Code, shall be utilized for:

1. The acquisition of interests in real property for the purpose of creating affordable housing

2. The design and production of affordable housing for sale to eligible individuals

3. The design, production, and maintenance of affordable housing for rent to eligible individuals

4. The design and production of affordable housing for sale or rent in conjunction with a public/private partnership where the private partner agrees to comply with the profit guidelines of the New York State Affordable Housing Corporation and the provisions of the Town Code

5. The production and maintenance of rental housing with units to be developed either by the Town, the Town Housing Authority, or in conjunction with a public/private partnership, where the private partner agrees to comply with the profit guidelines of the New York State Affordable Housing Corporation and the provisions of the Town Code

6. The rehabilitation of existing buildings and structures in the Town for the purpose of restoration or conversion to community housing for sale or rent to eligible individuals

7. The provision of down payment assistance or other financial assistance to qualifying homebuyers. Assistance may be in the form of a grant or a loan and shall not exceed fifty percent (50%) of the purchase price of the home

8. Loans to construct Accessory Dwelling Units (ADU) occupied or rented in compliance with affordable guidelines and the Town Code

9. To provide financial assistance for affordable housing in conjunction with a public/private partnership for employer assisted housing

10. The acquisition of interest in real property in existing housing units, which will result in the production of affordable housing for sale or rent to eligible individuals

11. The provision of housing counseling services by not-for-profit corporations who are authorized by the U.S. Department of Housing and Urban Development to provide such services

12. Additional eligible expenses relating to the production of affordable housing and the rehabilitation of existing buildings, including but not be limited to land acquisition, planning, engineering, construction, and other hard and soft costs directly related to the construction, rehabilitation, purchase, sale or rental of housing pursuant to this section. All revenues received by the Town from the sale or rental of community homes, or the repayment of loans shall be deposited into the Fund

Transfer Tax Impacts

The Peconic Bay Region Community Housing Fund finances the creation of affordable housing units and programs in East Hampton Town through a half-percent real estate transfer tax paid exclusively by the buyers of real estate within the Town. Existing property owners would pay nothing to the Fund. Upon sale of a property, the buyer pays 100% of any transfer tax. In addition, first time homebuyers would be completely exempt from paying any transfer tax and all

purchasers of homes valued at under one million dollars would pay less than they currently do, thanks to expanded exemptions on current transfer taxes. Conversely, buyers of houses priced at two million dollars and higher do not qualify for exemptions and are required to pay tax on the full sale price. Table A, below, shows the differences between the tax impacts of the existing two percent Community Preservation Fund Transfer Tax and the (combined) two-and-a-half percent transfer tax. This is primarily the result of the increase in the initial exemption amount from $250,000 to $400,000. Home purchases of over one million would incur a larger transfer tax due to the additional half percent.

Table A. Comparison of Existing Community Preservation Fund tax to Proposed Community Preservation Fund Tax Plus 0.5% for Given Home Purchase Prices

Purchase Price	CPF	CPF + ½%
600k	7,000	5,000
700k	9,000	7,500
800k	11,000	10,000
900k	13,000	12,500
1M	15,000	15,000
1.1 M	17,000	17,500
1.3 M	21,000	22,500
1.5 M	25,000	27,500
1.7 M	29,000	32,500
2 M	35,000	50,000
2.5 M	45,000	62,500
3 M	55,000	75,000
4 M	75,000	100,000
5 M	95,000	125,000
10 M	195,000	250,000

Community Housing Fund Advisory Board

As required by the State law the Town of East Hampton will establish a Community Housing Fund Advisory Board ("Advisory Board") to oversee expenditures from the Community Housing Fund. The Advisory Board will review and rate funding requests then make recommendations to the East Hampton Town Board for funding approval. In accordance with the law and similar to the Community Preservation Fund, the Advisory Board's recommendations are strictly advisory. Final approval for expenditures under the fund will require a public hearing and a majority vote of the East Hampton Town Board.

The Advisory Board shall consist of not less than seven but no more than fifteen legal residents of the Town who shall serve without compensation. No member of the Town Board shall serve on the Advisory Board. Where a village has elected to participate in the Fund, as provided in § 160-7 of the Town Code, the Advisory Board shall include at least one resident of a participating village. The Advisory Board shall act in an advisory capacity to the Town Board and shall include a representative of: the construction industry, the real estate industry, the banking industry, and three representatives of local housing advocacy or human services organizations. The Advisory Board shall draft policies and procedures for governance, applications, meetings and other operational needs, coordination with professional staff of the Town, procedures and timelines for providing advisory recommendations to the Town Board, and other administrative tasks as required, then seek the approval of these policies and procedures by the Town Board. The Town Board may adopt, amend, or abandon policies and procedures of the Advisory Board as needed.

The Town Board may determine that some categories of Community Housing Fund expenditures are appropriate for administrative review and approval, similar to existing community housing programs typically managed by the Town's Housing Department, Planning Department, or other professional staff. Town staff, including the Town Attorney's Office, will develop standards and procedures for administrative reviews and approvals of funding applications and then seek the approval of the Town Board for same.

Application and Evaluation Procedures: Private Projects (Non-municipal)

Funding applications made by individuals, for-profit entities, not-for-profit or non-profit organizations are made in writing to the Town Office of Housing. Copies shall be forwarded to the Planning Department and Land Management Division. No action will be taken on the application by the Advisory Board until written reports are received from the Office of Housing Planning Department.

Once the Advisory Board has reviewed the application and reached a recommendation, the Advisory Board shall forward their recommendation to the Town Board for consideration. The Housing Office will be notified of formal determinations of the Town Board and shall inform applicants and interested parties of any determination.

Nothing herein shall be construed to limit the authority of the Town Board or any employees of the Town acting in their official capacities from discussing any application outside of the process described here.

Only the Town Board by resolution following a properly noticed public hearing is authorized to fund a project and authorize the execution of a contract by the Supervisor on behalf of the Town. All contracts shall be created and approved by the Town Attorney.

All funds shall be expended only by purchase order pursuant to the Town's adopted purchasing process. The originating department for all purchase orders shall be the Town's Housing Department.

The Town may choose to seek Requests for Proposals seeking the best opportunity to use funds. The responsibility for the letting shall rest with the Town Purchasing department. That

department shall receive assistance from any department it requests including but not limited to the Housing Department. Responses to the RFP shall be routed to the Advisory Board for evaluation and recommendation to the Town Board.

Fiscal Administration of the Fund

As part of the regular budget process, the Town Board shall adopt a budget for the administration of the Fund. The first budget shall be adopted on or before the first meeting of the year after the adoption of the tax at referendum.

The Community Housing Fund shall be audited on a yearly basis with audit expenses paid for by the Fund.

The Town's existing Community Housing Opportunity Fund (CHOF) may be used to fund affordable housing projects and the proposed Act could serve as an additional funding source for CHOF.

Notwithstanding any other provisions of the Community Housing Opportunity Fund, the transfer tax Fund shall not contain the budget or any funds of the Section 8 Housing Choice Voucher Program, the HUD funded HOME program, the Community Development Block Grant or the Consortium Home Improvement Program. They shall continue to be accounted for as is required by the terms of the applicable grant(s). Any future grants of a similar nature shall be in conformance with the requirements of the grant.

Public Participation

The Town Board will hold no less than two public hearings on the Community Housing Fund Project Plan (this document). Beginning in January of 2023, specific funding applications will be reviewed and rated by the Advisory Board. The Advisory Board's recommendations are advisory only and are submitted to the Town Board for a public hearing and a final vote on applications. The public will have full opportunity to share ideas, support, or concerns and to contribute to the official record prior to final vote on applications. An annual independent audit of the CHF provides additional oversight of both expenditures and procedural compliance. Similar to the Community Preservation Fund (CPF), which collects a two-percent (2%) real estate transfer tax for the protection of land, East Hampton Village and Sag Harbor Village may opt in to the CHF by resolution submitted to the Town Board and appoint a member to the Advisory Board.

On or before March 31 of each year the Town Budget Office, in conjunction with the Town Housing Office, shall prepare for the Town Board a report of the revenues and expenses from the transfer tax for the previous fiscal year.

Every five years, the Town Board or its designee, shall update this plan. The Community Housing Advisory Board, assisted by the Panning Department and the Housing Office, may be tasked with providing information and drafts for review by the Town Board.

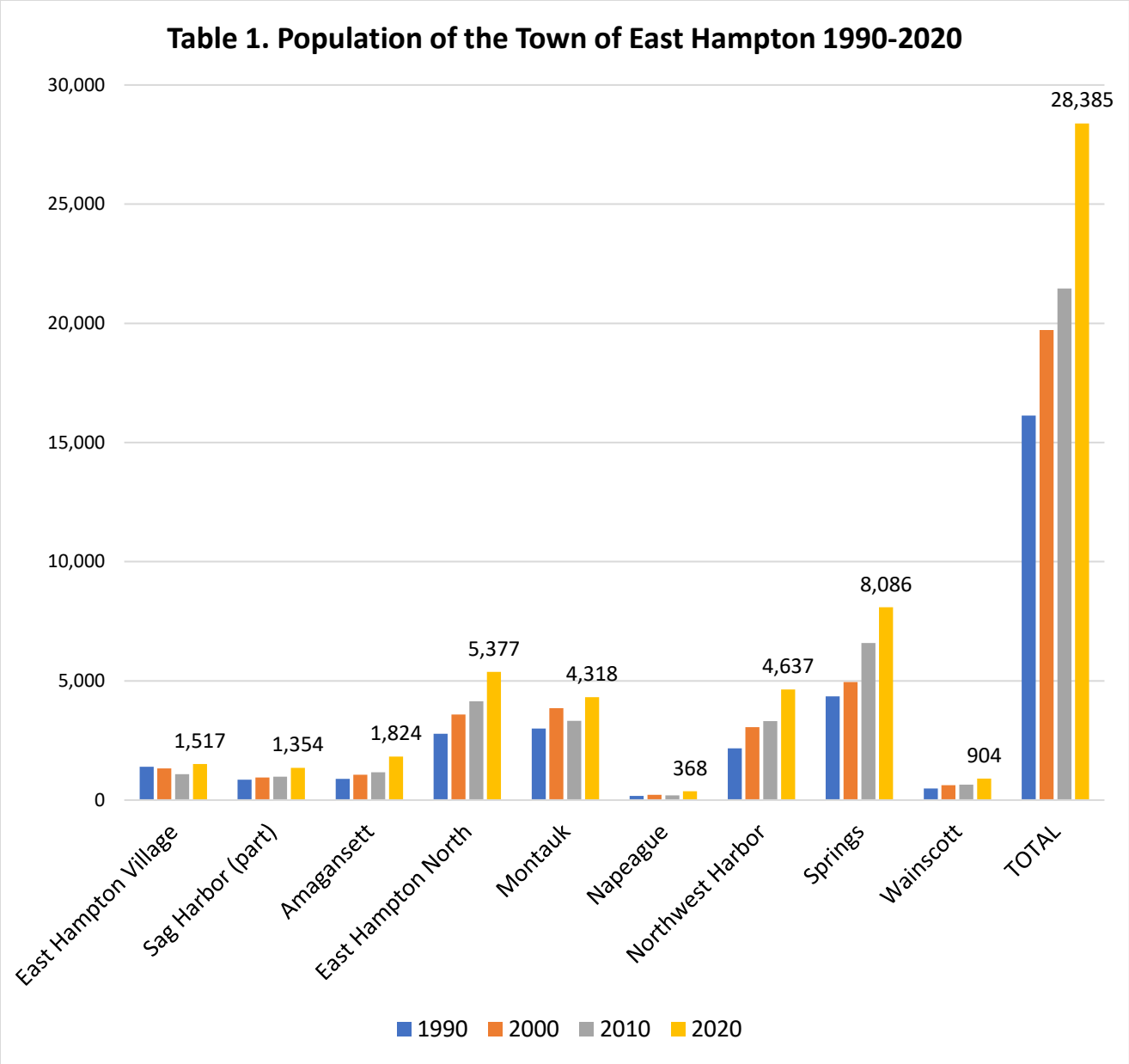
Plan updates will reflect changes in program operations, lessons learned, changing conditions, emerging demographic, funding realities and opportunities, new building standards, other criteria as appropriate, opportunities to collaborate or the need to demonstrate compliance with appropriate regulatory requirements such as the LI Workforce Housing Act, and other programs.

TABLES & APPENDICES

Table 1. Population of East Hampton Town 1990 – 2020

Hamlets	1990	2000	2010	2020
East Hampton Village	1,402	1,334	1,083	1,517
Sag Harbor (part)	858	948	982	1,354
Amagansett	894	1,067	1,165	1,824
East Hampton North	2,780	3,587	4,142	5,377
Montauk	3,001	3,851	3,326	4,318
Napeague	177	223	200	368
Northwest Harbor	2,167	3,059	3,317	4,637
Springs	4,355	4,950	6,592	8,086
Wainscott	487	628	650	904
TOTAL	**16,132**	**19,719**	**21,457**	**28,385**

U.S. Census Bureau 2020 Decennial Census



U.S. Census Bureau 2020 Decennial Census

Table 2. Median Age for Selected Census Designated Places (CDP) 2010 – 2020

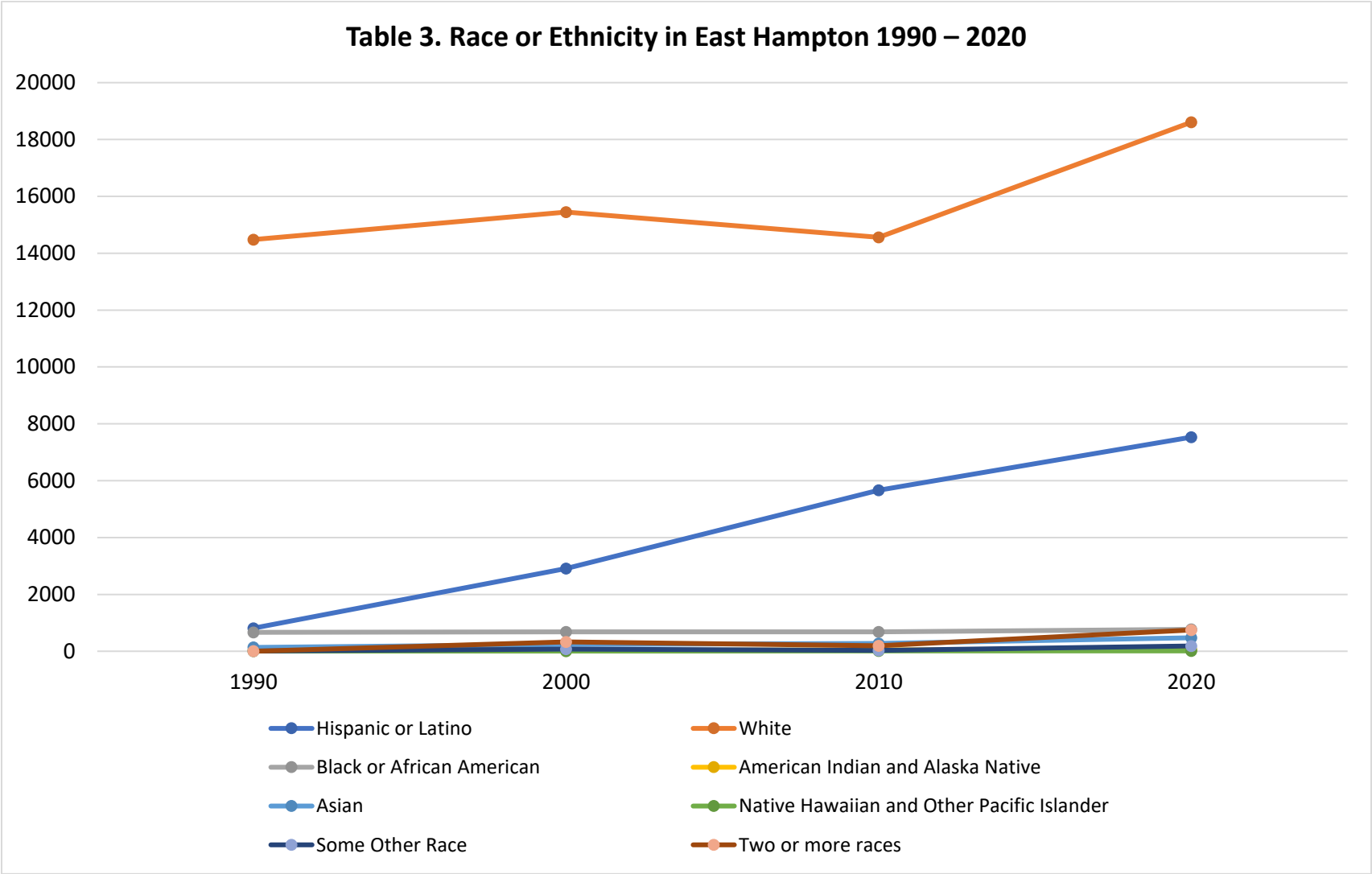
Hamlet	Median Age 2010	Median Age 2020	Difference
East Hampton Village	55.5	61.1	5.6
Amagansett	52.2	63.4	11.2
East Hampton North	40	38.3	-1.7
Montauk	47.9	53.1	5.2
Napeague	55.4	36.5	-18.9
Northwest Harbor	47	46.9	-0.1
Springs	38.5	44.8	6.3
Wainscott	44.1	55.6	11.5
TOWN TOTAL	**43.8**	**46.8**	**3**
United States	**37.2**	**38.2**	**1**
Suffolk County	**39.8**	**41.7**	**1.9**

U.S. Census Bureau 2020 Decennial Census

Table 3. Race or Ethnicity in East Hampton 1990 – 2020

Race	1990	%Diff 90-00	2000	%Diff 00-10	2010	%Diff 10-20	2020
Hispanic or Latino	812	259%	2914	94%	5660	33%	7531
White alone	14481	7%	15447	-6%	14564	28%	18607
Black or African American alone	666	2%	681	0%	678	14%	770
American Indian and Alaska Native alone	30	7%	32	41%	45	27%	57
Asian alone	135	75%	236	18%	278	71%	474
Native Hawaiian and Other Pacific Islander alone	0	N/A	5	60%	8	50%	12
Some Other Race alone	8	888%	79	-59%	32	481%	186
Population of two or more races:	N/A	N/A	325	-41%	192	290%	748

U.S. Census Bureau 2020 Decennial Census

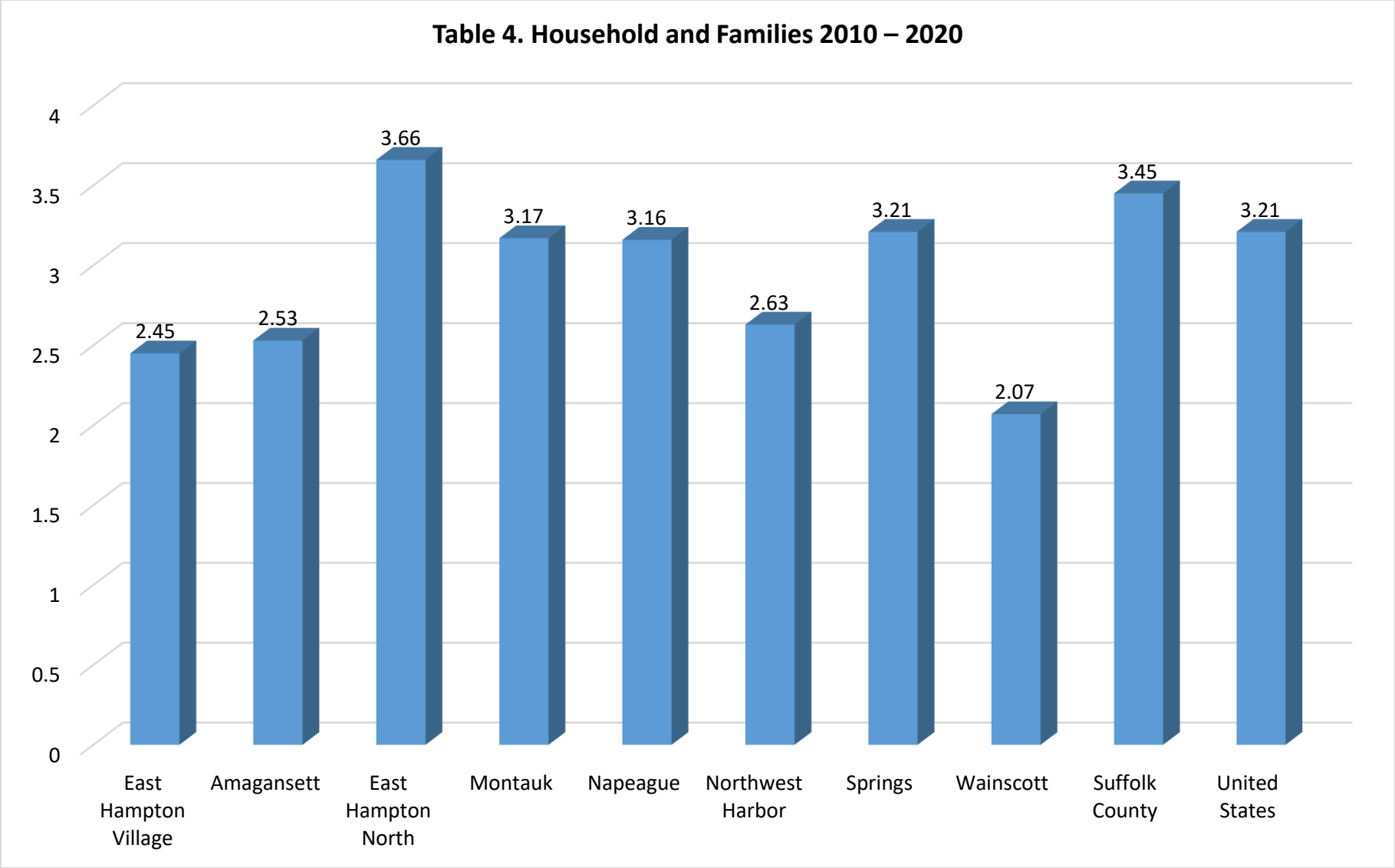


U.S. Census Bureau 2020 Decennial Census

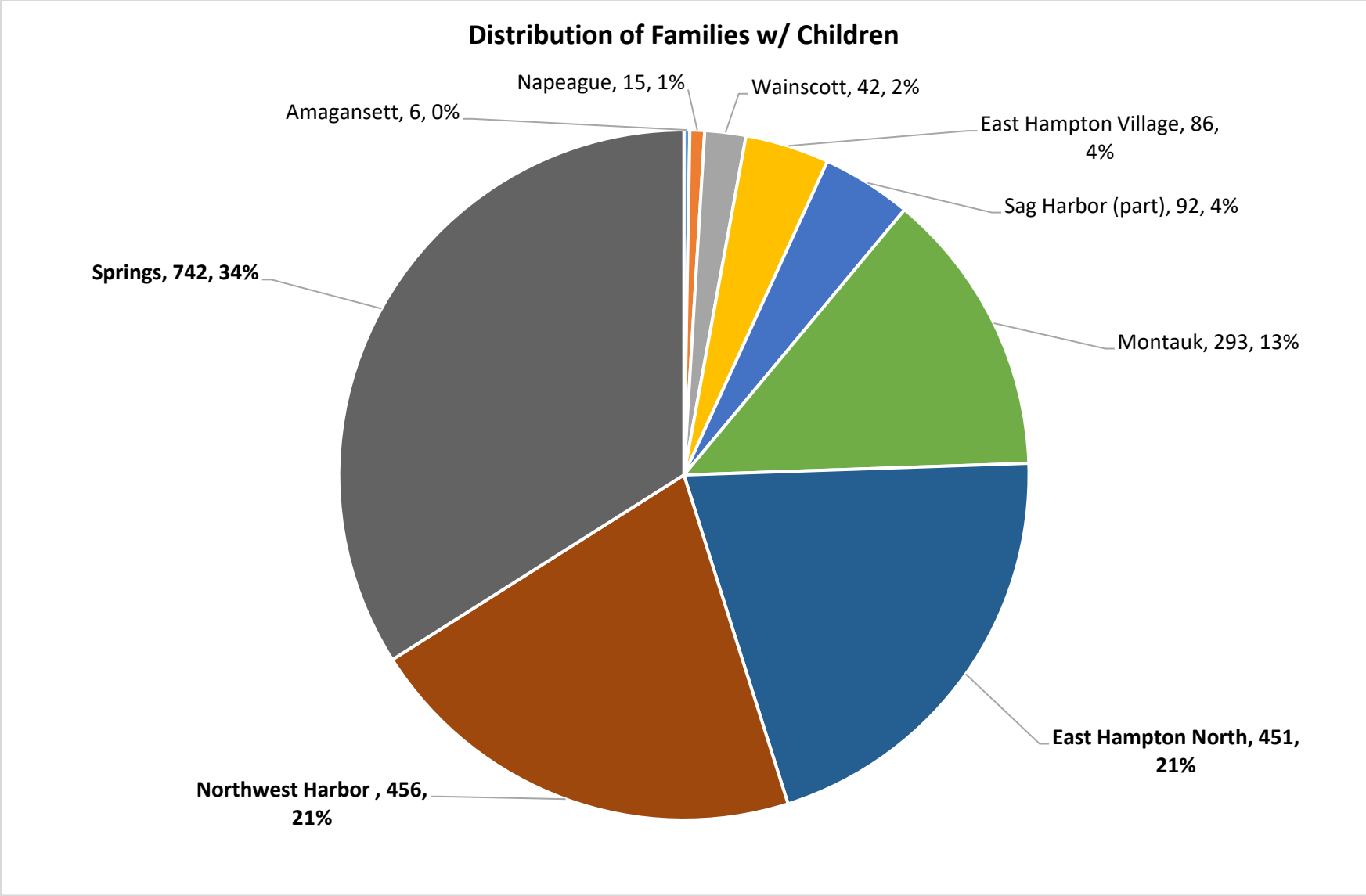
Table 4. Household and Families 2010 – 2020

	Households			Average Household Size			Families			Average Family Size			Families w/ Children			Single-Parent Families w/ Children		
Hamlet	2010	2020	%Diff	2010	2020	%Diff	2010	2020	%Diff	2010	2020	%Diff	2010	2020	%Diff	2010	2020	%Diff
East Hampton Village	533	483	-9%	2.03	1.9	-6%	277	278	0%	2.68	2.45	-9%	77	86	12%	25	25	0%
Sag Harbor (part)	404	406	0%	-	-	-	239	238	0%	-	-	-	103	97	-6%	32	8	-75%
Amagansett	513	263	-49%	2.27	1.9	-16%	309	151	-51%	2.8	2.53	-10%	100	6	-94%	34	6	-82%
East Hampton North	1,536	1,505	-2%	2.69	2.77	3%	951	897	-6%	3.25	3.66	13%	455	451	-1%	152	108	-29%
Montauk	1,422	1,311	-8%	2.3	2.64	15%	898	950	6%	2.81	3.17	13%	318	293	-8%	91	42	-54%
Napeague	107	42	-61%	1.87	2.95	**58%**	60	38	-37%	2.45	3.16	**29%**	19	15	-21%	8	0	-100%
Northwest Harbor	1,313	1,874	**43%**	2.52	2.2	-13%	875	1,298	**48%**	2.98	2.63	-12%	359	456	**27%**	87	59	-32%
Springs	2,318	2,789	20%	2.84	2.6	-8%	1,500	1,871	25%	3.27	3.21	-2%	726	742	2%	170	212	**25%**
Wainscott	264	169	-36%	2.3	1.87	-19%	148	111	-25%	2.91	2.07	-29%	63	42	-33%	18	0	-100%
TOWN TOTAL	**8,410**	**8,842**	**5%**	**2.54**	**2.47**	**-3%**	**5,257**	**5,832**	**11%**	**3.05**	**3.07**	**1%**	**2,220**	**2,188**	**-1%**	**617**	**460**	**-25%**

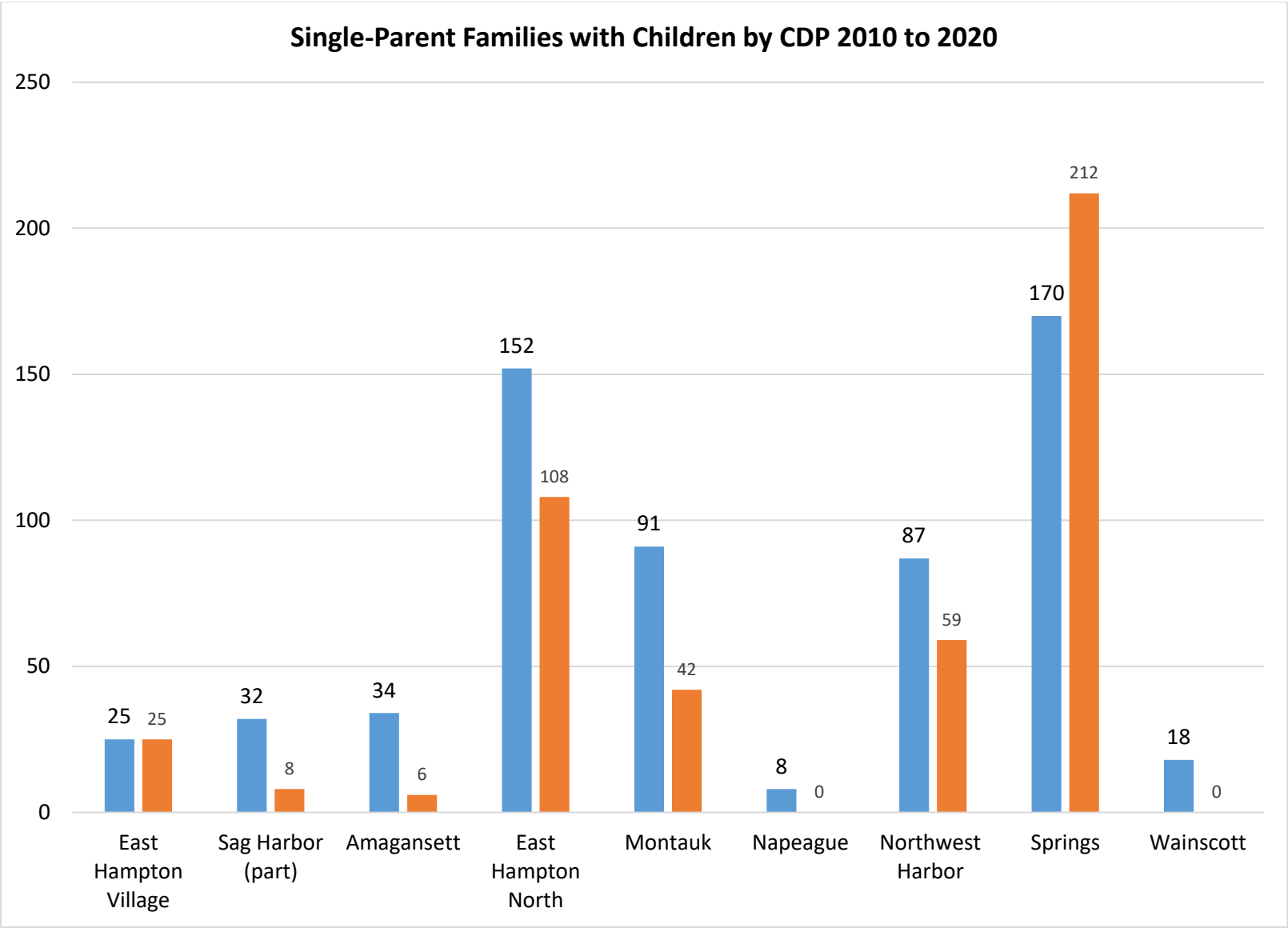
U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate S1101



U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate S1101



U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate S1101



U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate S1101

Table 5. Total Housing Units 1990 – 2020

Hamlet	1990	2000	Percentage Difference (1990 - 2000)	2010	Percentage Difference (2000 - 2010)	2020	Percentage Difference (2010 - 2020)
East Hampton Village	1,684	1,745	4%	1,836	5%	1,854	1%
Sag Harbor (part)	782	848	8%	827	-2%	909	**10%**
Amagansett	1,504	1,664	11%	1,790	8%	1,780	-1%
East Hampton North	1,889	2,251	19%	2,545	13%	2,636	4%
Montauk	3,996	4,815	20%	4,666	-3%	4,525	-3%
Napeague	803	624	-22%	762	22%	591	-22%
Northwest Harbor	2,310	3,008	30%	3,394	13%	3,699	9%
Springs	3,459	3,878	12%	4,340	12%	4,681	8%
Wainscott	631	764	21%	876	15%	980	**12%**
Remainder of Town	10	43	430%	2	-95%		-100%
TOTAL	**17,068**	**19,640**	**15%**	**21,038**	**7%**	**21,655**	**3%**

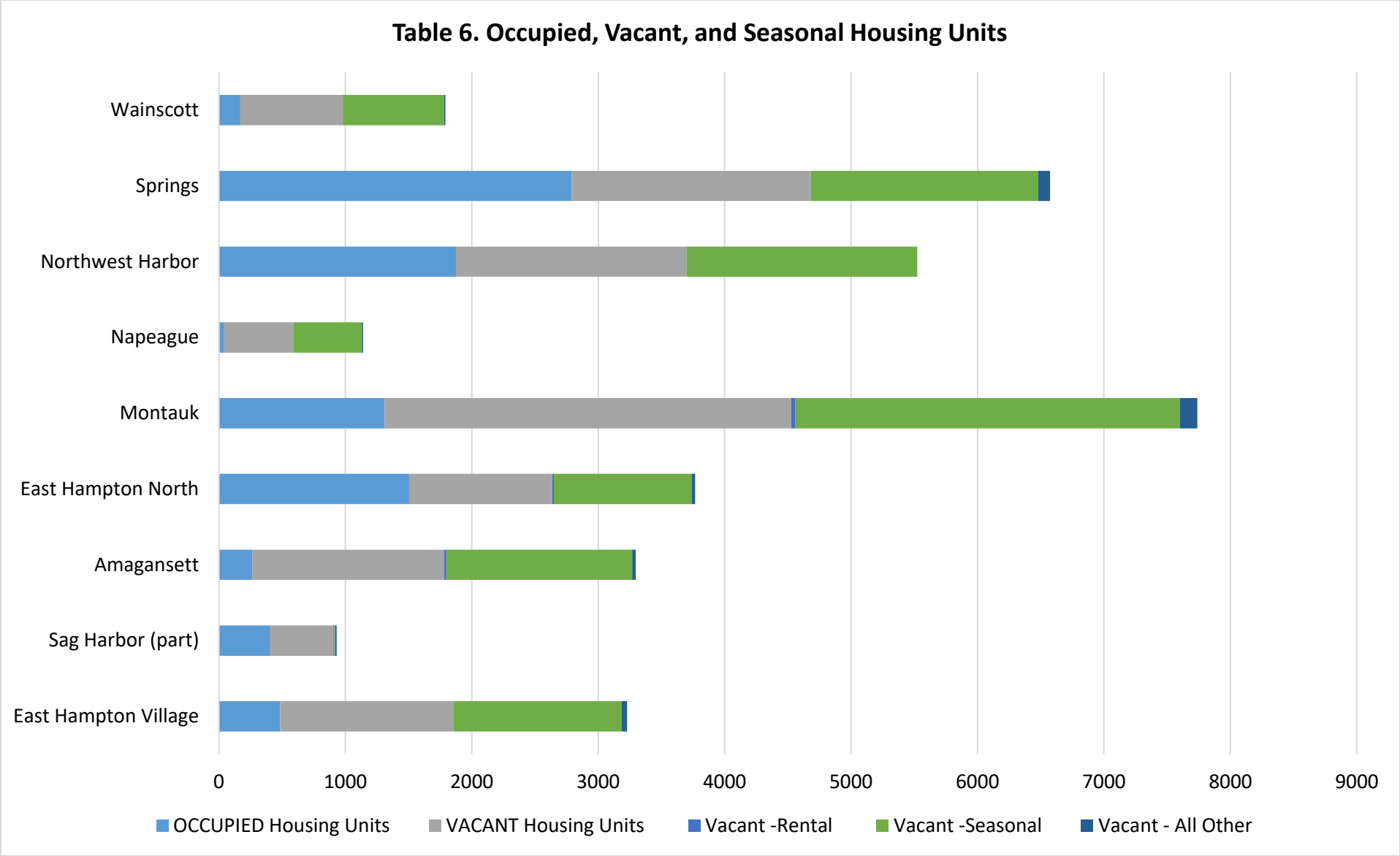
U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

Table 6. Occupied, Vacant, and Seasonal Housing Units

Hamlet	OCCUPIED Housing Units	% of all Housing Units	VACANT Housing Units	% of all Housing Units2	Vacant - Rental	Vacant - Seasonal	Vacant - All Other*
East Hampton Village	483	26.1%	1,374	73.9%	0	1,328	43
Sag Harbor (part)	406	44.8%	500	55.2%	7	483.00%	13
Amagansett	263	14.8%	1,517	85.2%	19	1,469	29
East Hampton North	1,505	57.1%	1,131	42.9%	13	1,089	29
Montauk	1,311	29.0%	3,214	71.0%	34	3,041	139
Napeague	42	7.1%	549	92.9%	0	540	9
Northwest Harbor	1,874	50.7%	1,825	49.3%	0	1,825	0
Springs	2,789	59.6%	1,892	40.4%	0	1,799	93
Wainscott	169	17.2%	811	82.8%	0	800	11
TOTAL (2020)	**8,842**	**40.8%**	**12,813**	**59.2%**	**73**	**12,374**	**366**
TOTAL (2010)	**8,410**	**40.0%**	**12,628**	**60.0%**	**354**	**11,366**	**908**
CHANGE 2010 to 2020	432	0.8%	185	-0.8%	-281	1,008	-542

**All other: rented not occupied, for sale only, sold not occupied, for migrant, other vacant.*

U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04 & B25004



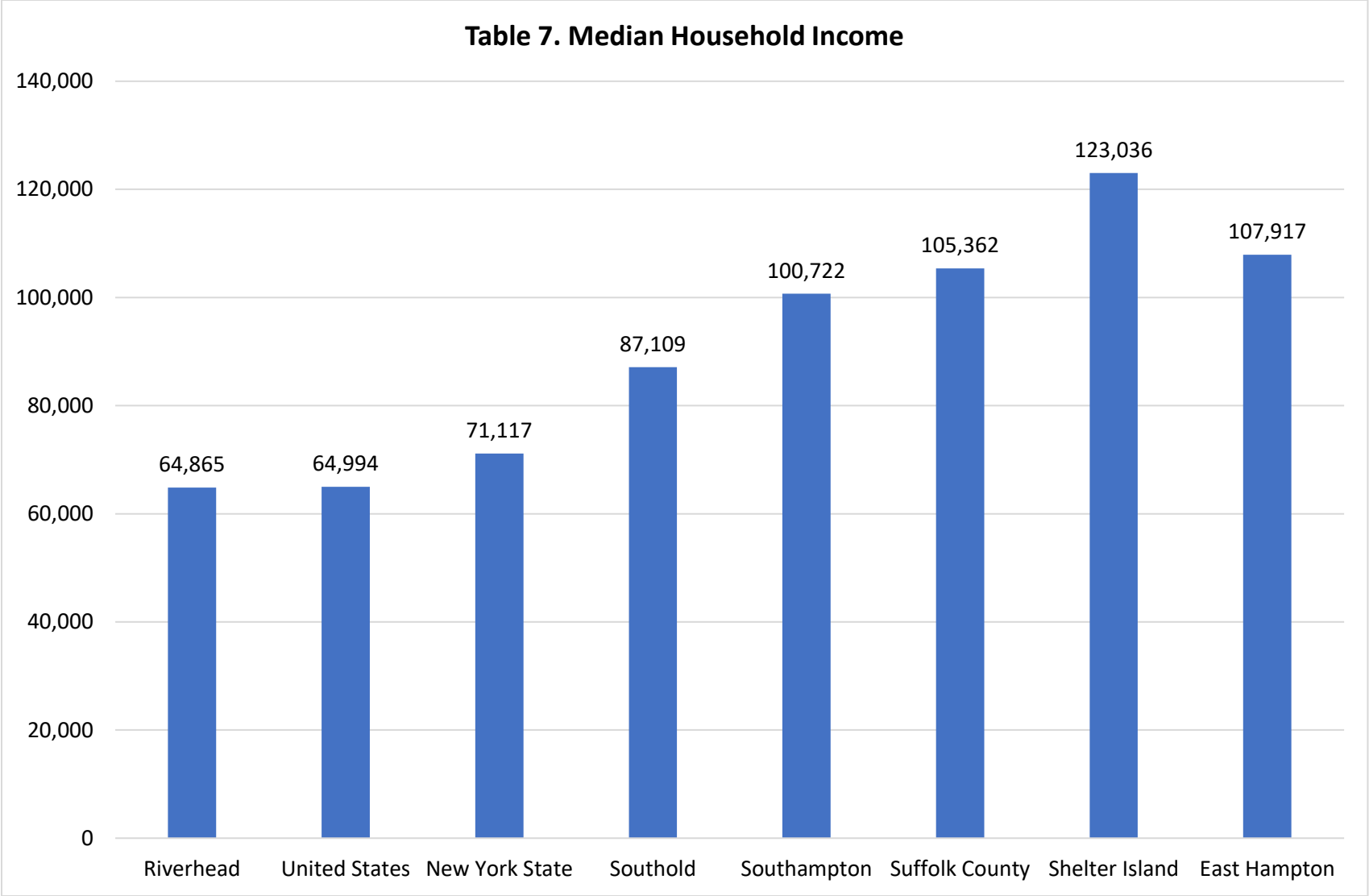
U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04 & B25004

Table 7. Median Household and Family Income

Town/Place	Median Household Income	Median Family Income
Riverhead	64,865	71,890
United States	64,994	80,069
New York State	71,117	87,270
Southold	87,109	100,639
Southampton	100,722	119,334
Suffolk County	105,362	123,117
Shelter Island	123,036	126,460
East Hampton	**107,917**	**131,706**

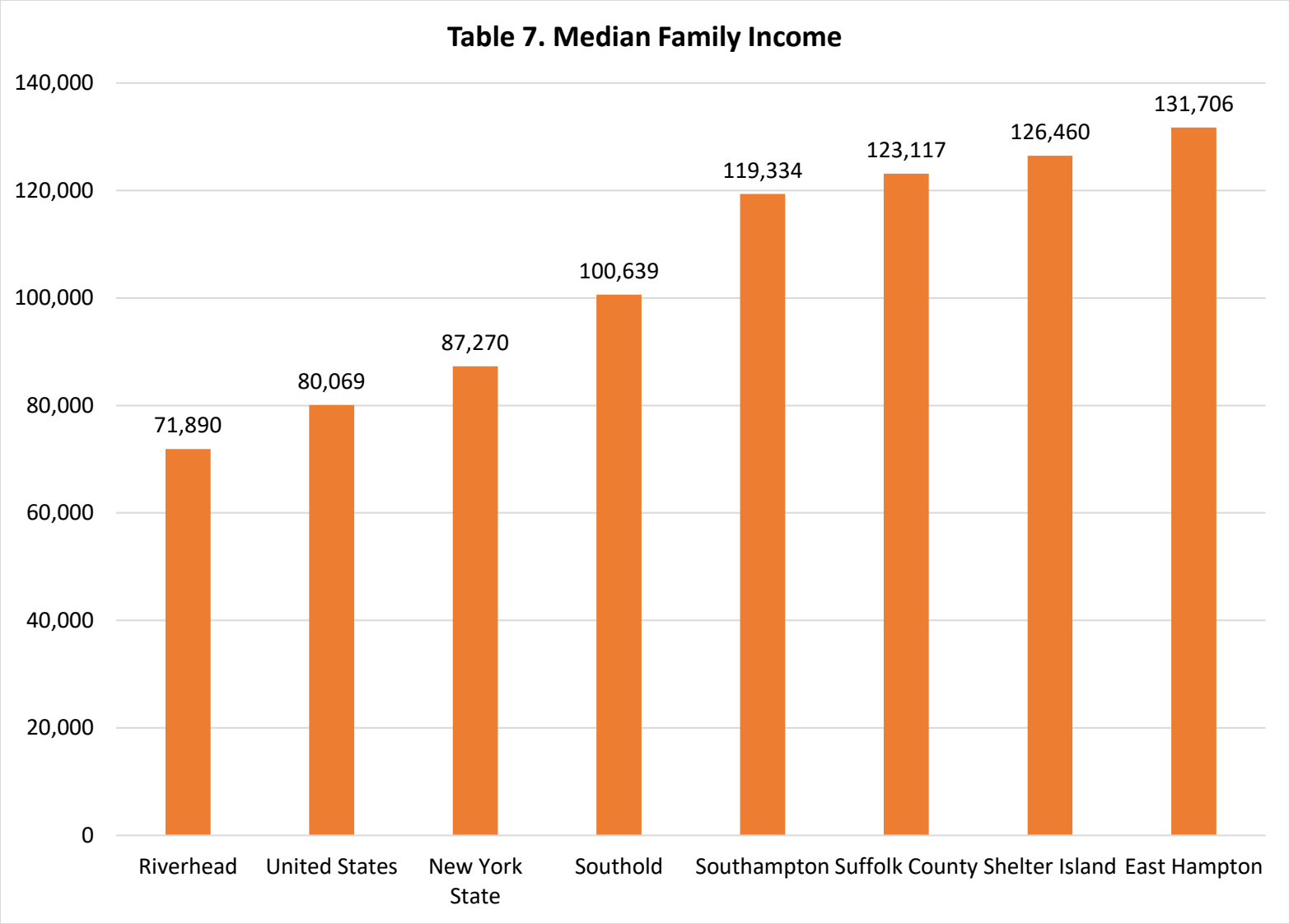
**Income in the past 12 months in 2020 inflation-adjusted dollars*

U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate S1901



**Income in the past 12 months in 2020 inflation-adjusted dollars*

U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate S1901



**Income in the past 12 months in 2020 inflation-adjusted dollars*

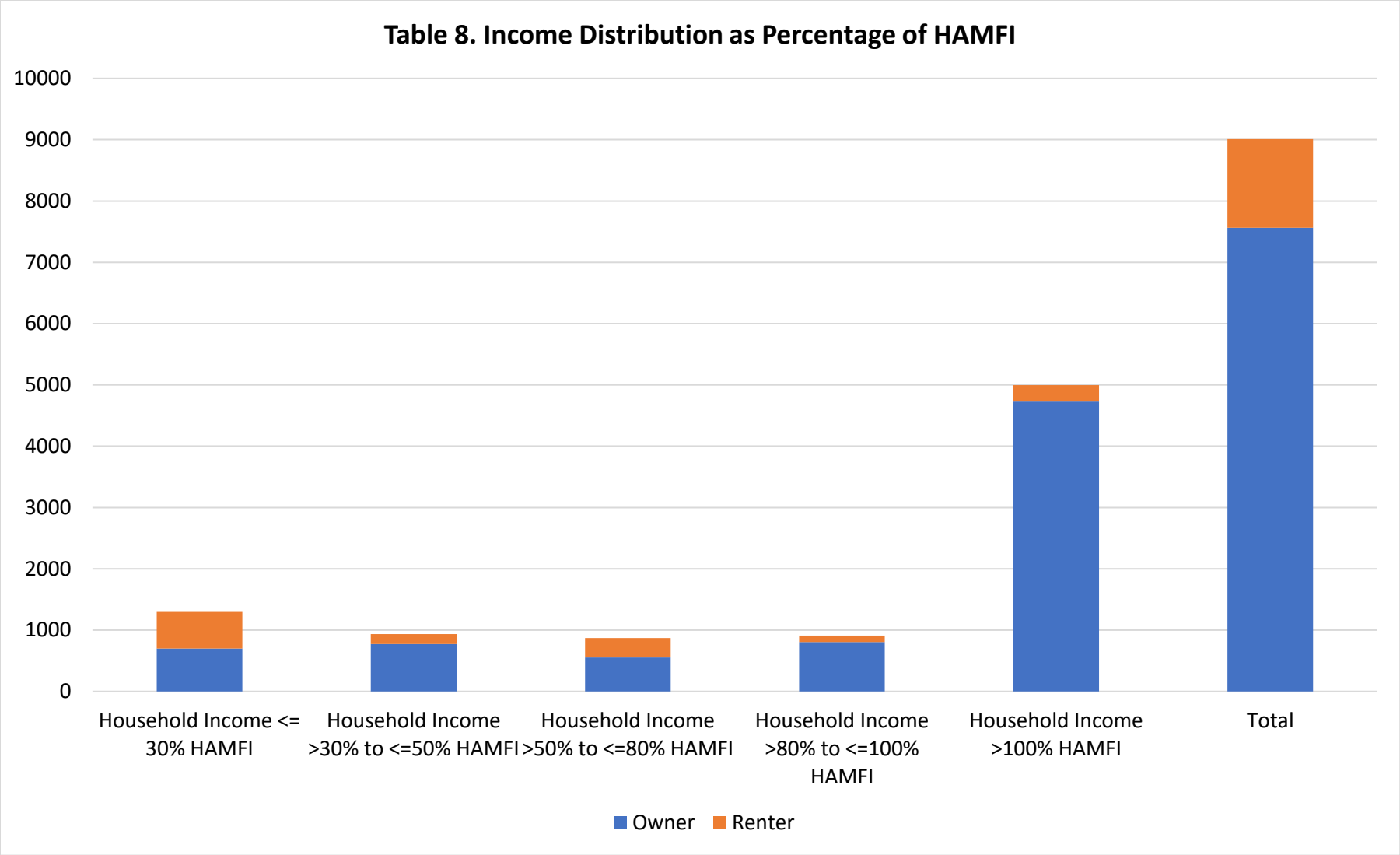
U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate S1901

Table 8. Income Distribution as Percentage of HAMFI

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	700	595	1,295
Household Income >30% to <=50% HAMFI	775	160	935
Household Income >50% to <=80% HAMFI	555	315	870
Household Income >80% to <=100% HAMFI	805	105	910
Household Income >100% HAMFI	4,730	265	4,995
Total	**7,565**	**1,445**	**9,005**

**Based on American Community Survey (ACS) 2014 – 2018*

U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS)



**Based on American Community Survey (ACS) 2014 – 2018*

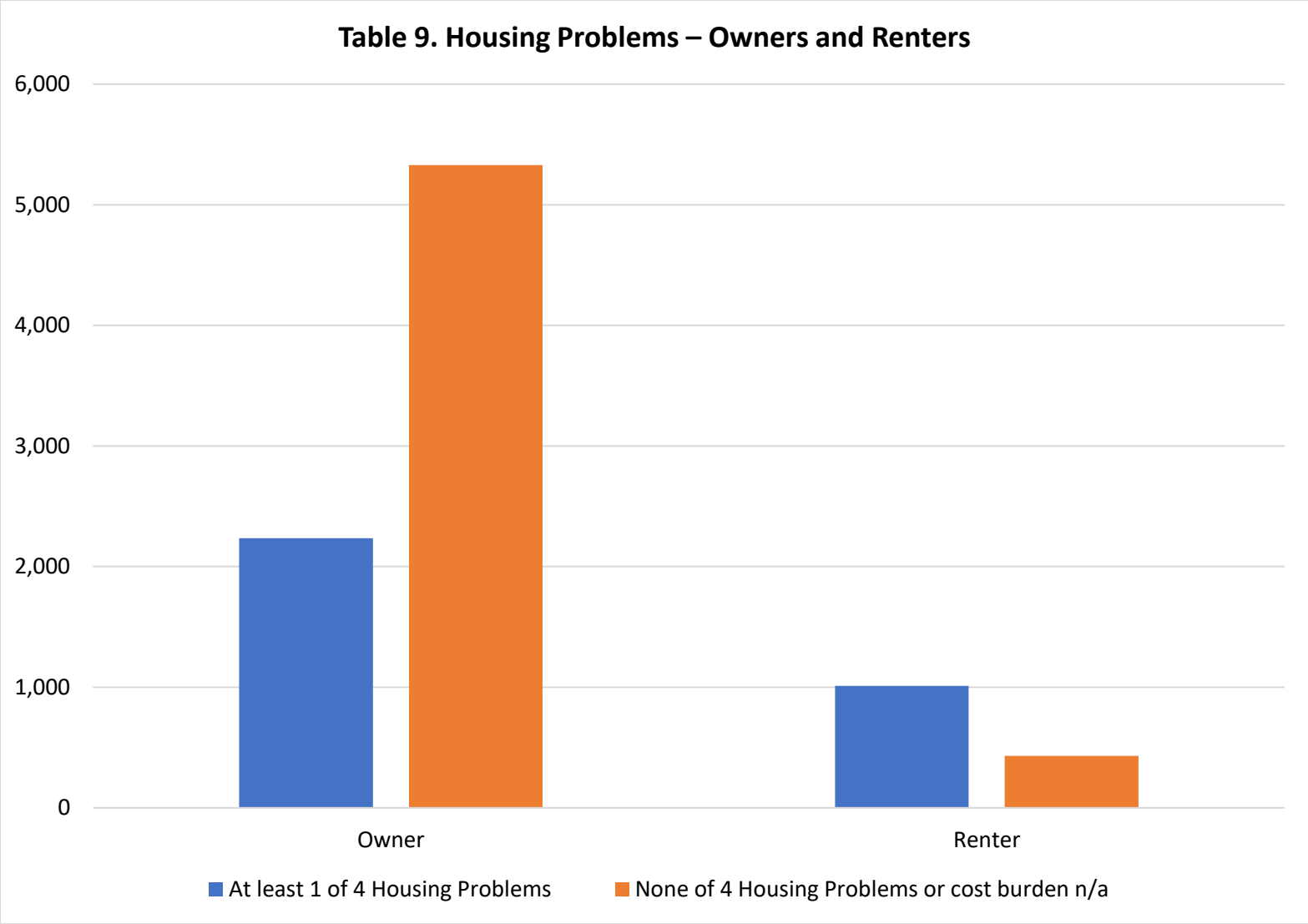
U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS)

Table 9. Housing Problems – Owners and Renters

Housing Problems Overview 1	Owner	Renter	Total
At least 1 of 4 Housing Problems	2,235	1,010	3,245
None of 4 Housing Problems or cost burden n/a	5,330	430	5,760
Total	**7,565**	**1,445**	**9,005**

**Based on American Community Survey (ACS) 2014 – 2018*

U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS)



**Based on American Community Survey (ACS) 2014 – 2018*

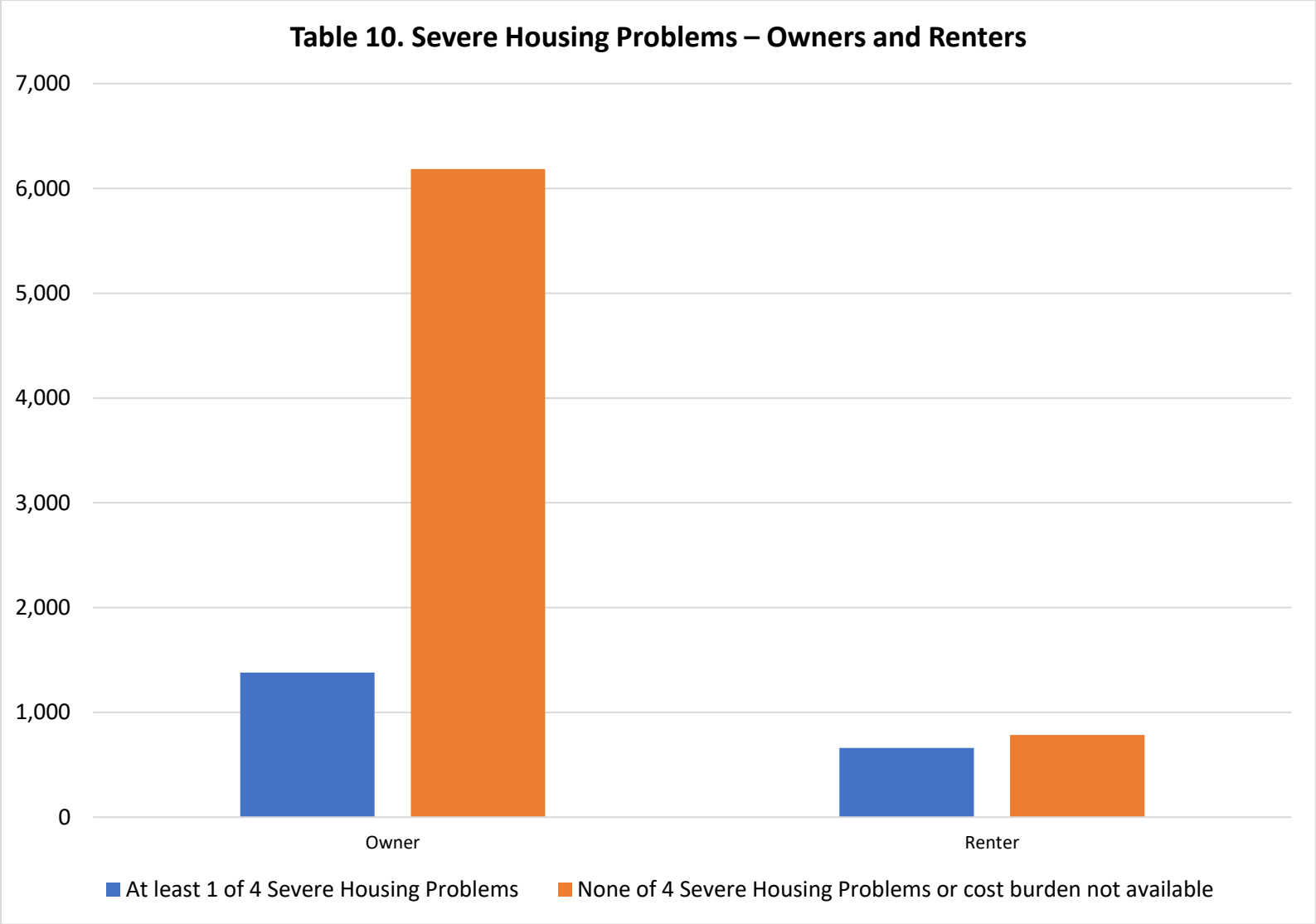
U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS)

Table 10. Severe Housing Problems – Owners and Renters

Severe Housing Problems Overview 2	Owner	Renter	Total
At least 1 of 4 Severe Housing Problems	1,380	660	2,040
None of 4 Severe Housing Problems or cost burden not available	6,185	785	6,970
Total	**7,565**	**1,445**	**9,005**

**Based on American Community Survey (ACS) 2014 – 2018*

U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS)



**Based on American Community Survey (ACS) 2014 – 2018*

U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS)

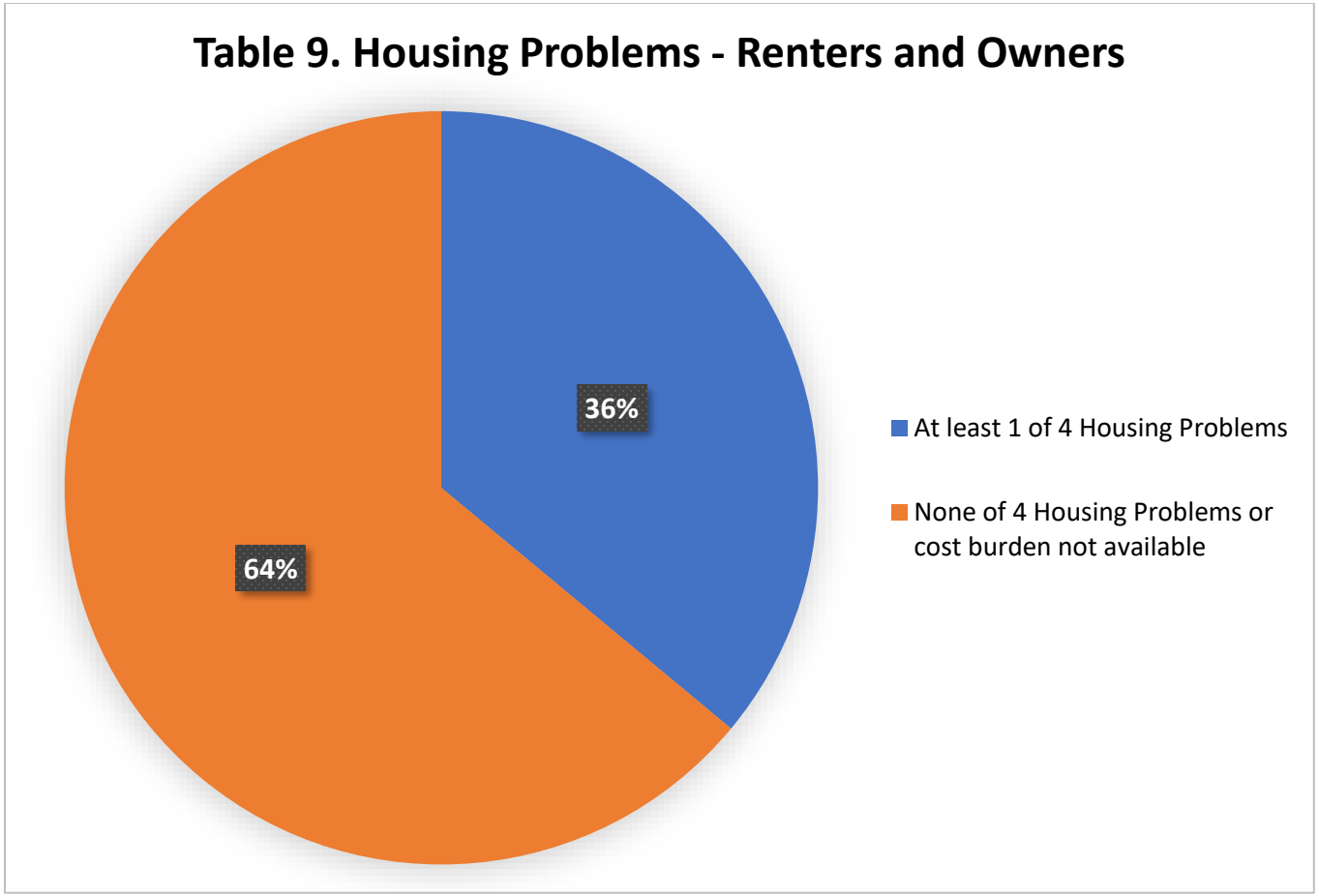


Table 9. Housing Problems - Renters and Owners
36%
64%
At least 1 of 4 Housing Problems
None of 4 Housing Problems or cost burden not available

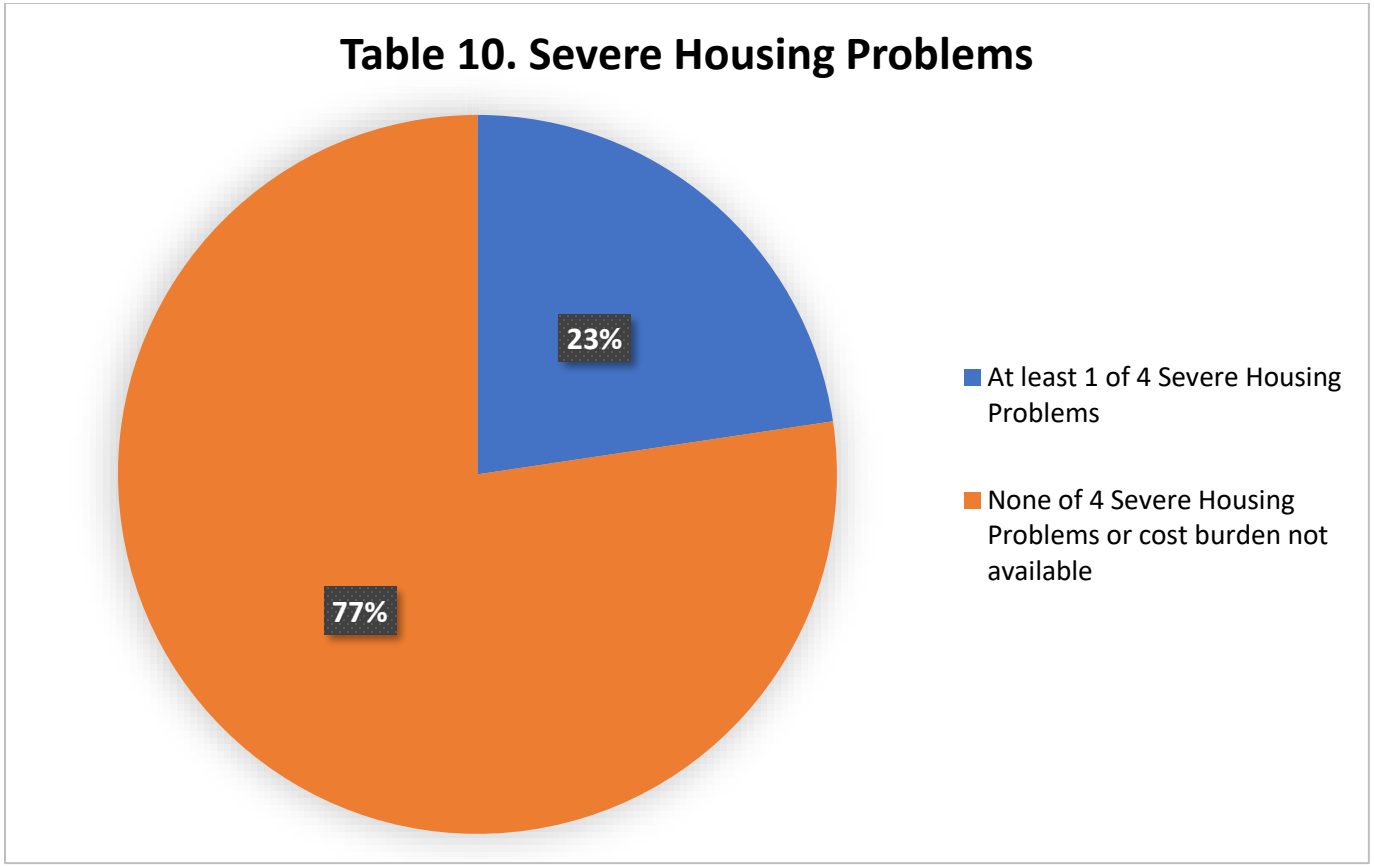


Table 10. Severe Housing Problems
23%
77%
At least 1 of 4 Severe Housing Problems
None of 4 Severe Housing Problems or cost burden not available

Table 11. Housing Tenure

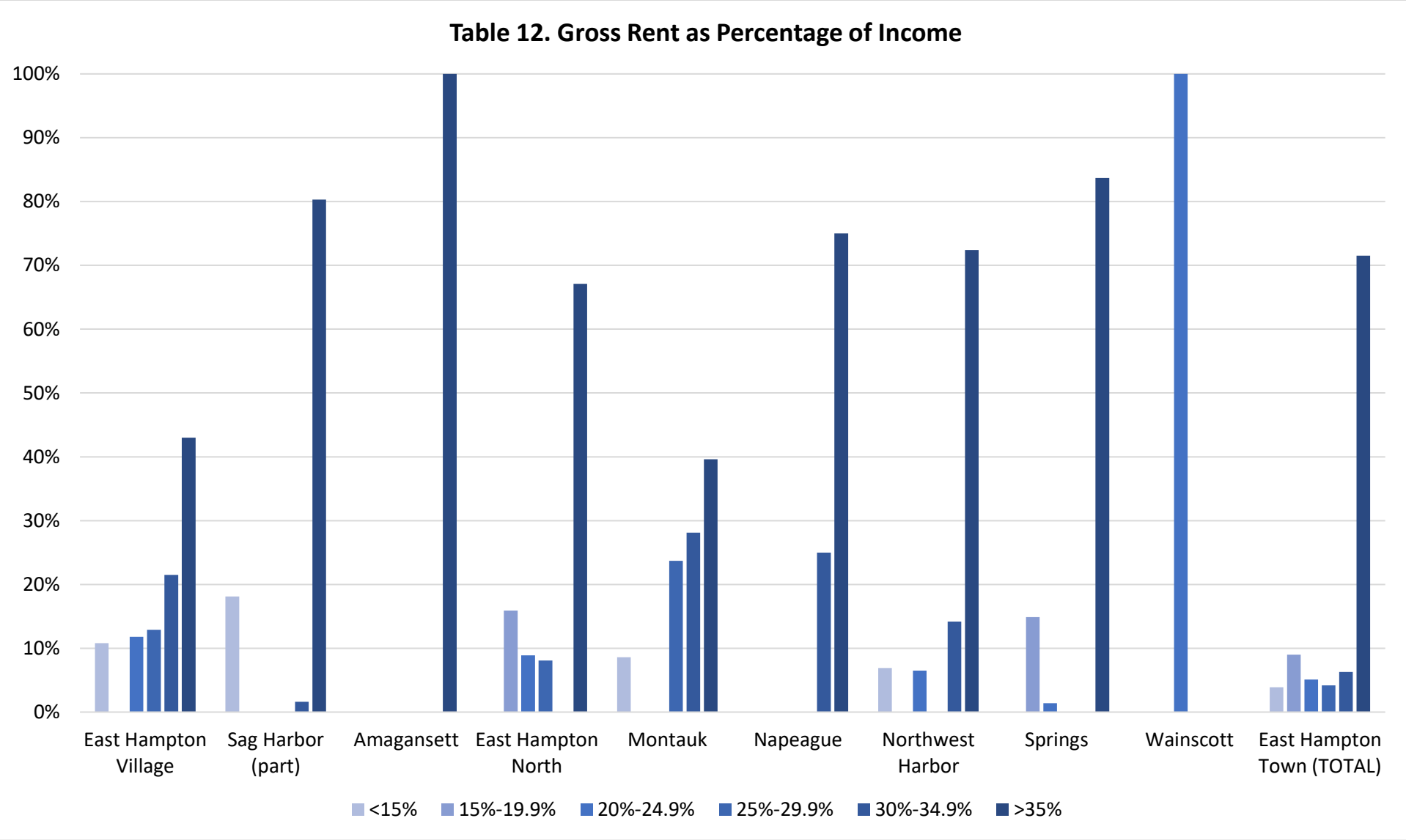
CDP	Total Occupied Units	Owner Occupied Units	% of Units Occupied	Renter Occupied Units	% of Units Rented	Avg. HH size Occupied	Avg. HH size Rented
East Hampton Village	483	383	79.3%	100	20.7%	1.84	2.14
Sag Harbor (part)	406	276	68.0%	130	32.0%	3.17	5.75
Amagansett	263	248	94.3%	15	5.7%	1.92	1.67
East Hampton North	1,505	1,207	80.2%	298	19.8%	2.93	2.12
Montauk	1,311	1,104	84.2%	207	15.8%	2.61	2.82
Napeague	42	26	61.9%	16	38.1%	2.62	3.5
Northwest Harbor	1,874	1,642	63.3%	232	36.7%	2.14	2.66
Springs	2,789	2,120	76.0%	669	24.0%	2.27	3.65
Wainscott	169	148	87.6%	21	12.4%	1.92	1.52
East Hampton Town (TOTAL)	**8,842**	**7,154**	**80.9%**	**1,688**	**19.1%**	**2.38**	**2.87**

U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

Table 12. Gross Rent as Percentage of Income

CDP	Occupied Units w/ Rent	<15% Units	<15%	15%-19.9% Units	15%-19.9%	20%-24.9% Units	20%-24.9%	25%-29.9% Units	25%-29.9%	30%-34.9% Units	30%-34.9%	>35% Units	>35%	ND
East Hampton Village	93	10	11%	0	0%	11	12%	12	13%	20	22%	40	43%	7
Sag Harbor (part)	127	23	18%	0	0%	0	0%	0	0%	2	2%	102	80%	3
Amagansett	8	0	0%	0	0%	0	0%	0	0%	0	0%	8	100%	7
East Hampton North	258	0	0%	41	16%	23	9%	21	8%	0	0%	173	67%	40
Montauk	139	12	9%	0	0%	0	0%	33	24%	39	28%	55	40%	68
Napeague	16	0	0%	0	0%	0	0%	0	0%	4	25%	12	75%	0
Northwest Harbor	232	16	7%	0	0%	15	7%	0	0%	33	14%	168	72%	0
Springs	663	0	0%	99	15%	9	1%	0	0%	0	0%	555	84%	6
Wainscott	21	0	0%	0	0%	21	100%	0	0%	0	0%	0	0%	0
East Hampton Town (TOTAL)	**1,557**	**61**	**4%**	**140**	**9%**	**79**	**5%**	**66**	**4%**	**98**	**6%**	**1,113**	**72%**	**131**

U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

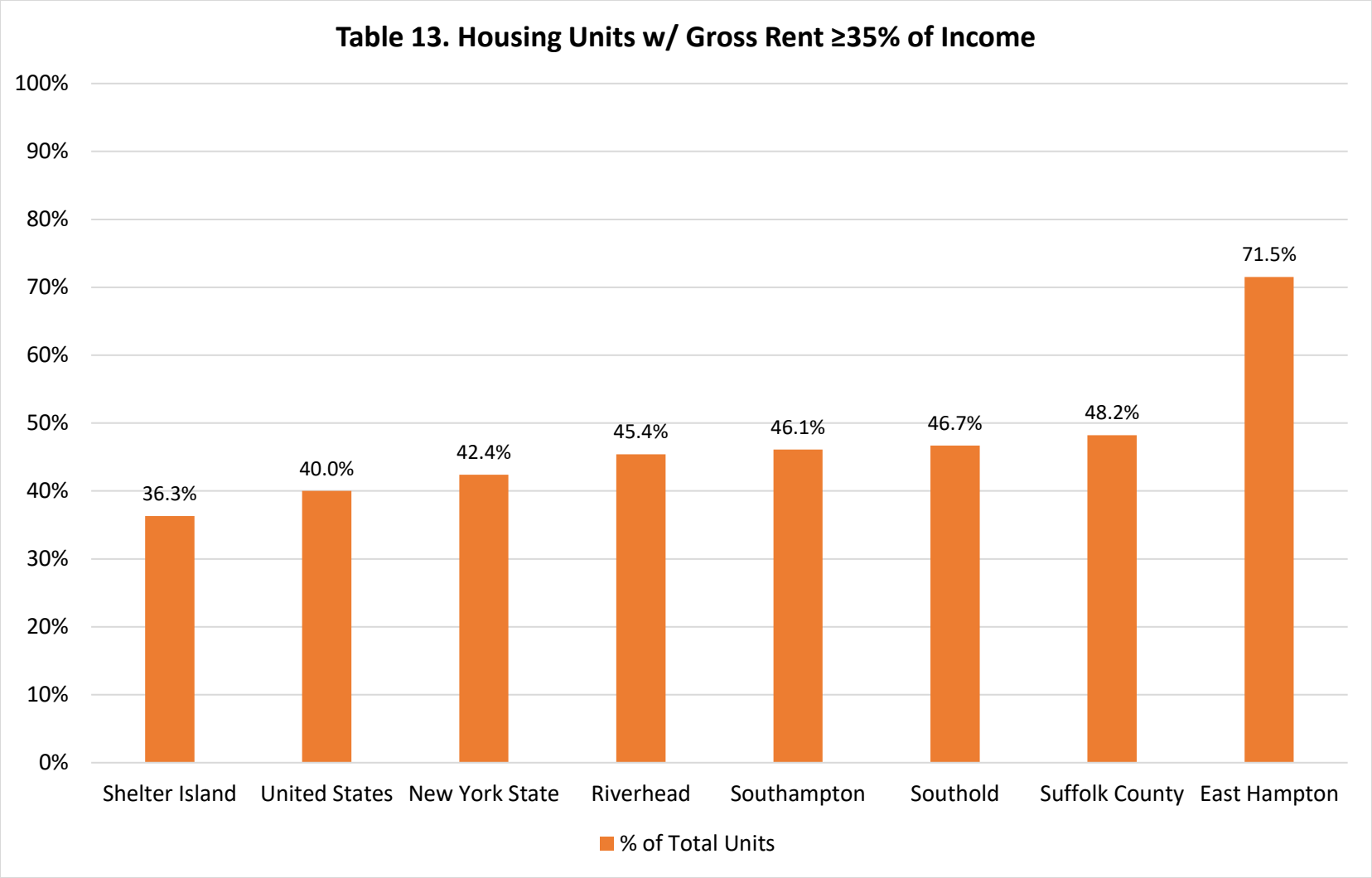


U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

Table 13. Housing Units w/ Gross Rent ≥35% of Income

Town/Place	Total Units ≥35%	% of Total Units
Shelter Island	102	36.3%
United States	16,206,622	40.0%
New York State	1,361,677	42.4%
Riverhead	1,113	45.4%
Southampton	1,959	46.1%
Southold	563	46.7%
Suffolk County	41,096	48.2%
East Hampton	**1,113**	**71.5%**

U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

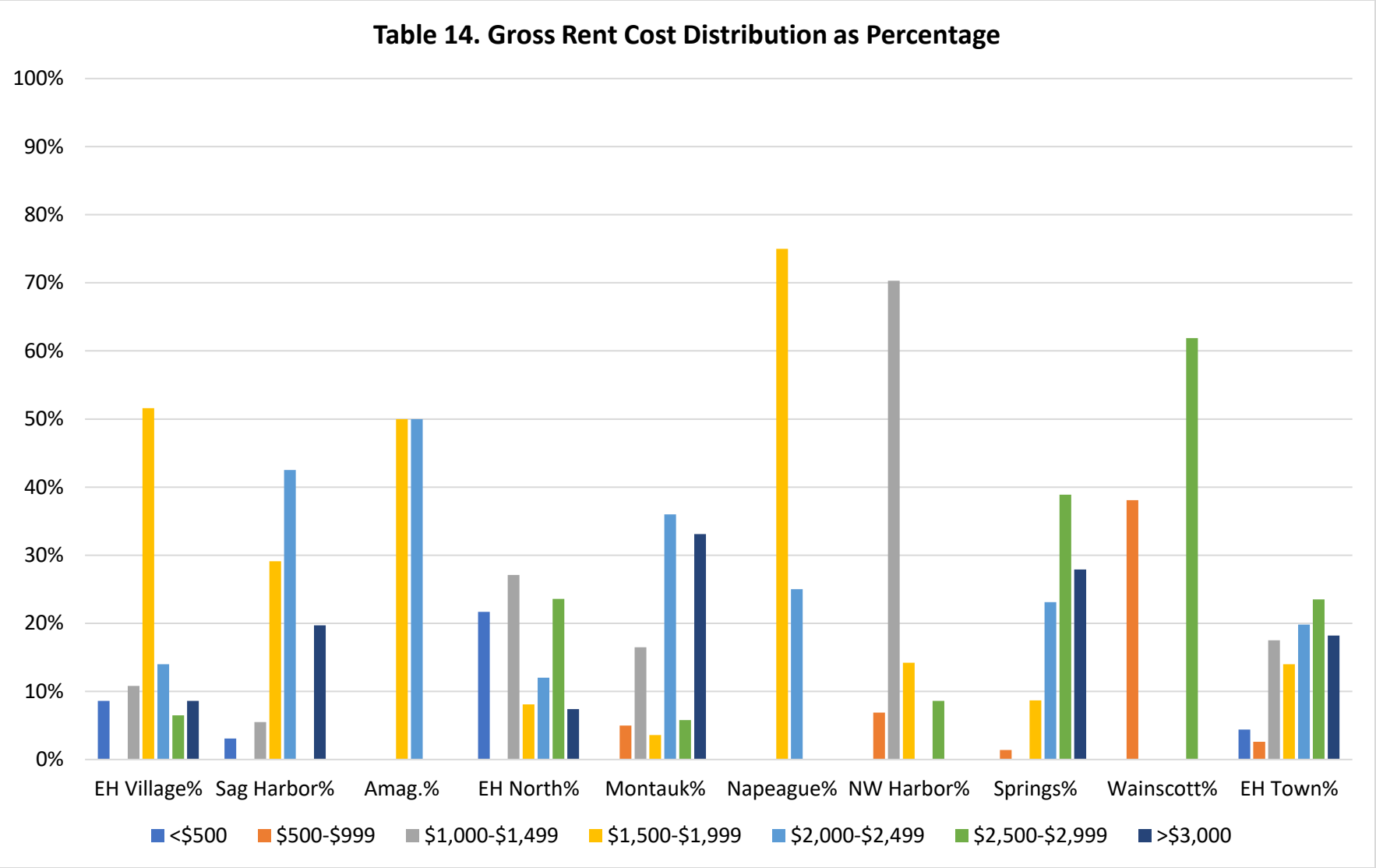


U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

Table 14. Gross Rent Cost Distribution as Percentage

CDP	<$500	$500-$999	$1,000-$1,499	$1,500-$1,999	$2,000-$2,499	$2,500-$2,999	>$3,000
EH Village%	8.6%	0%	10.8%	51.6%	14.0%	6.5%	8.6%
Sag Harbor%	3.1%	0%	5.5%	29.1%	42.5%	0%	19.7%
Amag.%	0%	0%	0%	50.0%	50.0%	0%	0%
EH North%	21.7%	0%	27.1%	8.1%	12.0%	23.6%	7.4%
Montauk%	0%	5.0%	16.5%	3.6%	36.0%	5.8%	33.1%
Napeague%	0%	0%	0%	75.0%	25.0%	0%	0%
NW Harbor%	0%	6.9%	70.3%	14.2%	0%	8.6%	0%
Springs%	0%	1.4%	0%	8.7%	23.1%	38.9%	27.9%
Wainscott%	0%	38.1%	0%	0%	0%	61.9%	0%
EH Town%	**4.4%**	**2.6%**	**17.5%**	**14.0%**	**19.8%**	**23.5%**	**18.2%**

U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

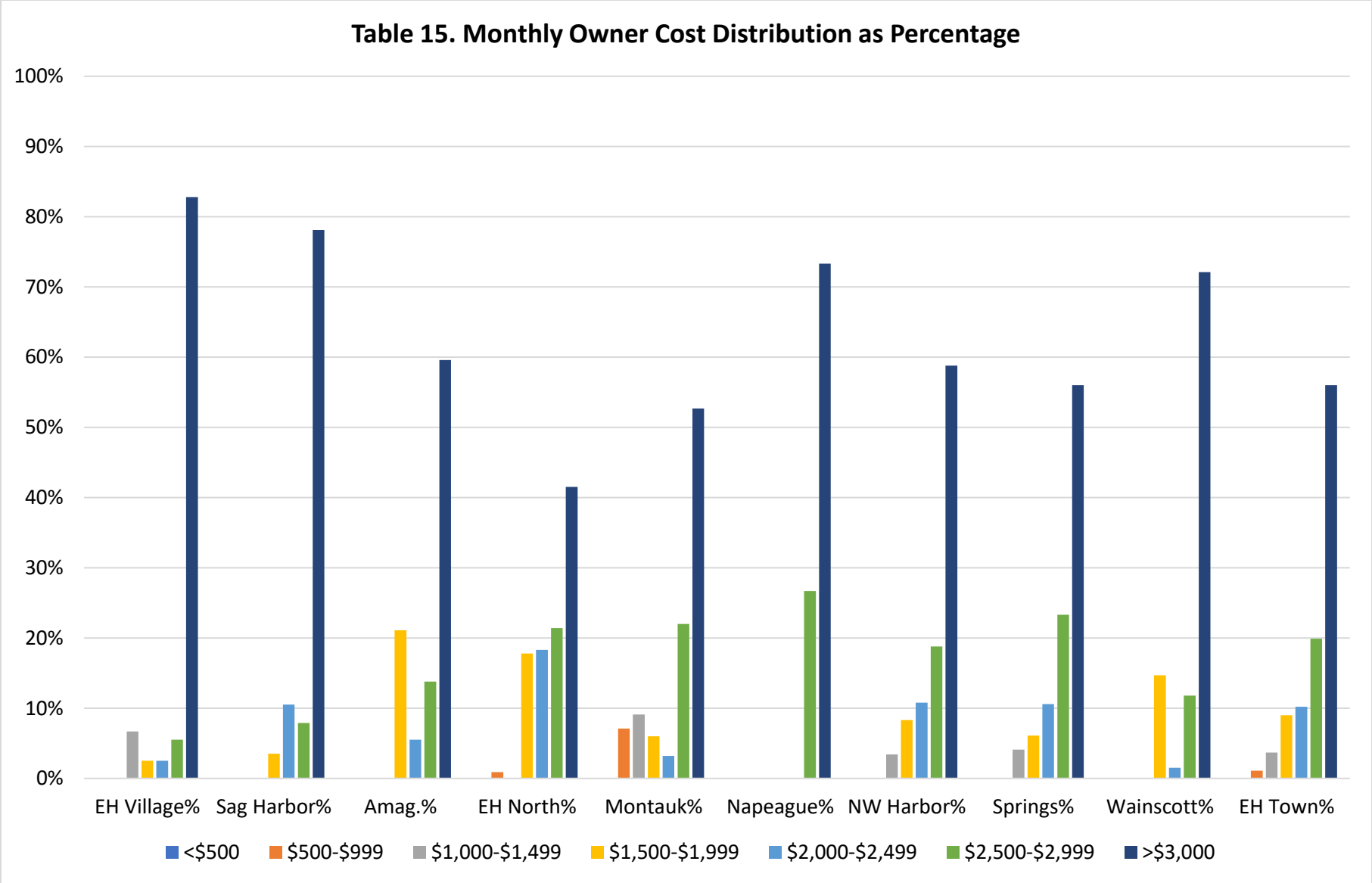


U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

Table 15. Monthly Owner Cost Distribution as Percentage

CDP	<$500	$500-$999	$1,000-$1,499	$1,500-$1,999	$2,000-$2,499	$2,500-$2,999	>$3,000
EH Village%	0%	0%	6.7%	2.5%	2.5%	5.5%	82.8%
Sag Harbor%	0%	0%	0%	3.5%	10.5%	7.9%	78.1%
Amag.%	0%	0%	0%	21.1%	5.5%	13.8%	59.6%
EH North%	0%	0.9%	0%	17.8%	18.3%	21.4%	41.5%
Montauk%	0%	7.1%	9.1%	6.0%	3.2%	22.0%	52.7%
Napeague%	0%	0%	0%	0%	0%	26.7%	73.3%
NW Harbor%	0%	0%	3.4%	8.3%	10.8%	18.8%	58.8%
Springs%	0%	0%	4.1%	6.1%	10.6%	23.3%	56.0%
Wainscott%	0%	0%	0%	14.7%	1.5%	11.8%	72.1%
EH Town%	**0%**	**1.1%**	**3.7%**	**9.0%**	**10.2%**	**19.9%**	**56.0%**

U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

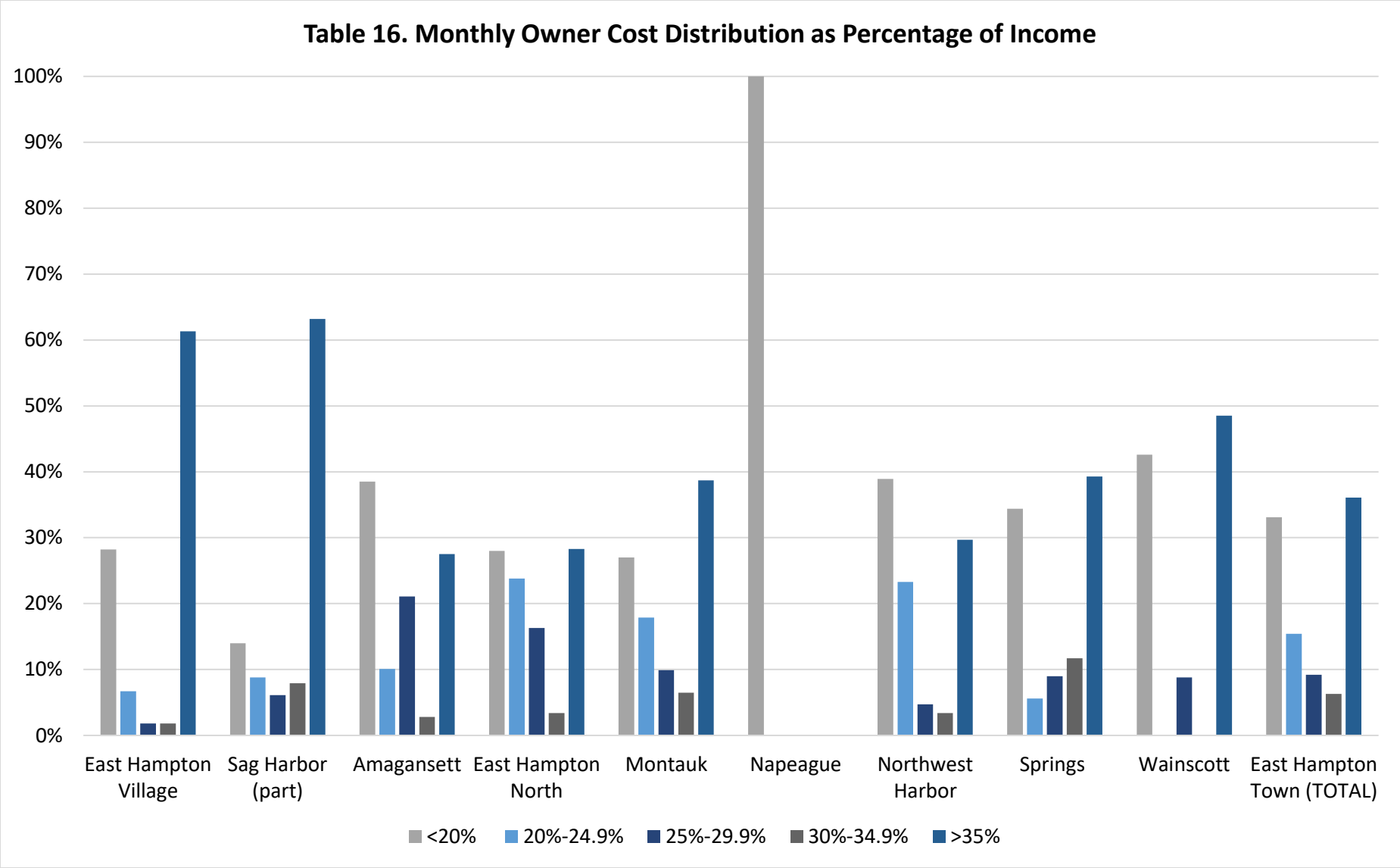


U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

Table 16. Monthly Owner Cost Distribution as Percentage of Income

CDP	Units w/ Mortgage	>20% Units	>20%	20%-24.9% Units	20%-24.9%	25%-29.9% Units	25%-29.9%	30%-34.9% Units	30%-34.9%	>35% Units	>35%	ND
East Hampton Village	163	46	28.2%	11	6.7%	3	1.8%	3	1.8%	100	61.3%	0
Sag Harbor (part)	114	16	14.0%	10	8.8%	7	6.1%	9	7.9%	72	63.2%	0
Amagansett	109	42	38.5%	11	10.1%	23	21.1%	3	2.8%	30	27.5%	0
East Hampton North	667	187	28.0%	159	23.8%	109	16.3%	23	3.4%	189	28.3%	0
Montauk	537	145	27.0%	96	17.9%	53	9.9%	35	6.5%	208	38.7%	0
Napeague	15	15	100%	0	0%	0	0%	0	0%	0	0%	0
Northwest Harbor	1,040	398	38.9%	239	23.3%	48	4.7%	35	3.4%	304	29.7%	16
Springs	1,126	387	34.4%	63	5.6%	101	9.0%	132	11.7%	443	39.3%	0
Wainscott	68	29	42.6%	0	0%	6	8.8%	0	0%	33	48.5%	0
East Hampton Town (TOTAL)	**3,839**	**1,265**	**33.1%**	**589**	**15.4%**	**350**	**9.2%**	**240**	**6.3%**	**1,379**	**36.1%**	**16**

U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

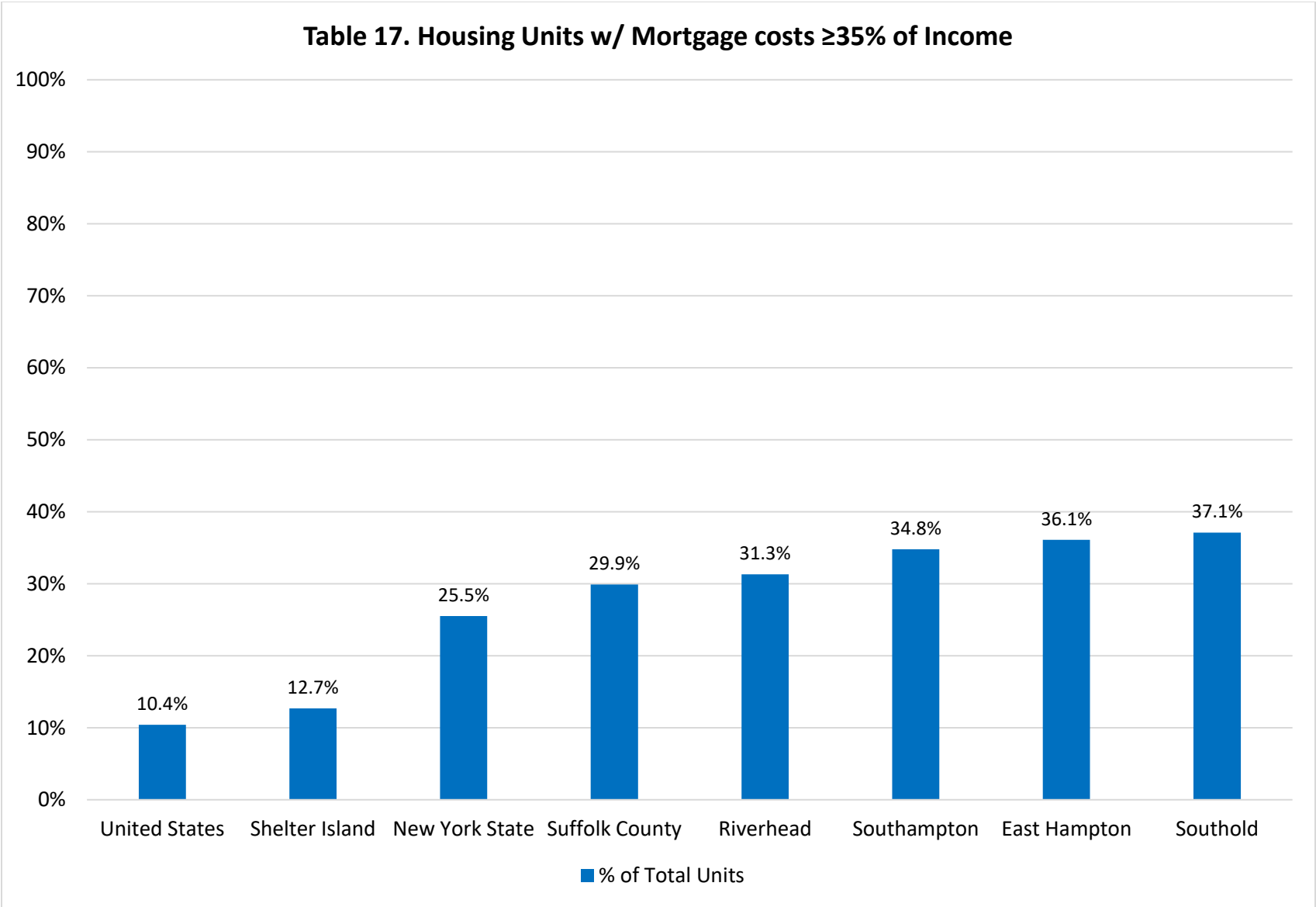


U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

Table 17. Housing Units w/ Mortgage costs ≥35% of Income

Town/Place	Total Units ≥35%	% of Total Units
United States	3,064,198	10.4%
Shelter Island	88	12.7%
New York State	609,812	25.5%
Suffolk County	77,543	29.9%
Riverhead	1,700	31.3%
Southampton	3,281	34.8%
East Hampton	**1,379**	**36.1%**
Southold	1,523	37.1%

U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04



U.S. Census Bureau 2020 American Community Survey 5 – Year Estimate DP04

Table 18. Existing Affordable Housing Units in Town of East Hampton

Housing Development	1980s	1990s	2000s	2010s	2020s +	TOTAL
Apartments (non-senior)						
Accabonac Apartments	-	50	-	-	-	-
Avallone Apartments	-	17	-	-	-	-
Springs Fireplace Apartments	-	-	26	-	-	-
Gansett Meadows	-	-	-	-	37	-
Whalebone Village	47	-	-	-	-	-
Sag Harbor Community Trust	-	-	-	8	-	-
Manor House Condominium	-	-	-	-	12	-
SUBTOTAL NON-SENIOR APARTMENTS	47	67	26	8	49	**197**
Apartments (senior only)						
St. Michael's Senior Housing	-	-	-	40	-	-
Windmill Village	40	-	-	-	-	-
Windmill II		-	47	-	-	-
SUBTOTAL SENIOR APARTMENTS	40	-	47	40	-	**127**
Single-Family Residences						
Olympic Heights	14	-	-	-	-	-
Camp Hero Estates	27	-	-	-	-	-
Whalebone Woods	78	-	-	-	-	-
Whalebone Woods North	32	-	-	-	-	-
Accabonac Woods	-	5	-	-	-	-
King's Town Heights	-	-	10	-	-	-
King's Town Heights North	-	-	9	-	-	-
Green Hollow Woods	-	-	32	-	-	-
SUBTOTAL SINGLE-FAMILY RESIDENCES	151	5	51	-	-	**207**
TOTAL OF ALL UNITS	**238**	**72**	**124**	**48**	**49**	**531**

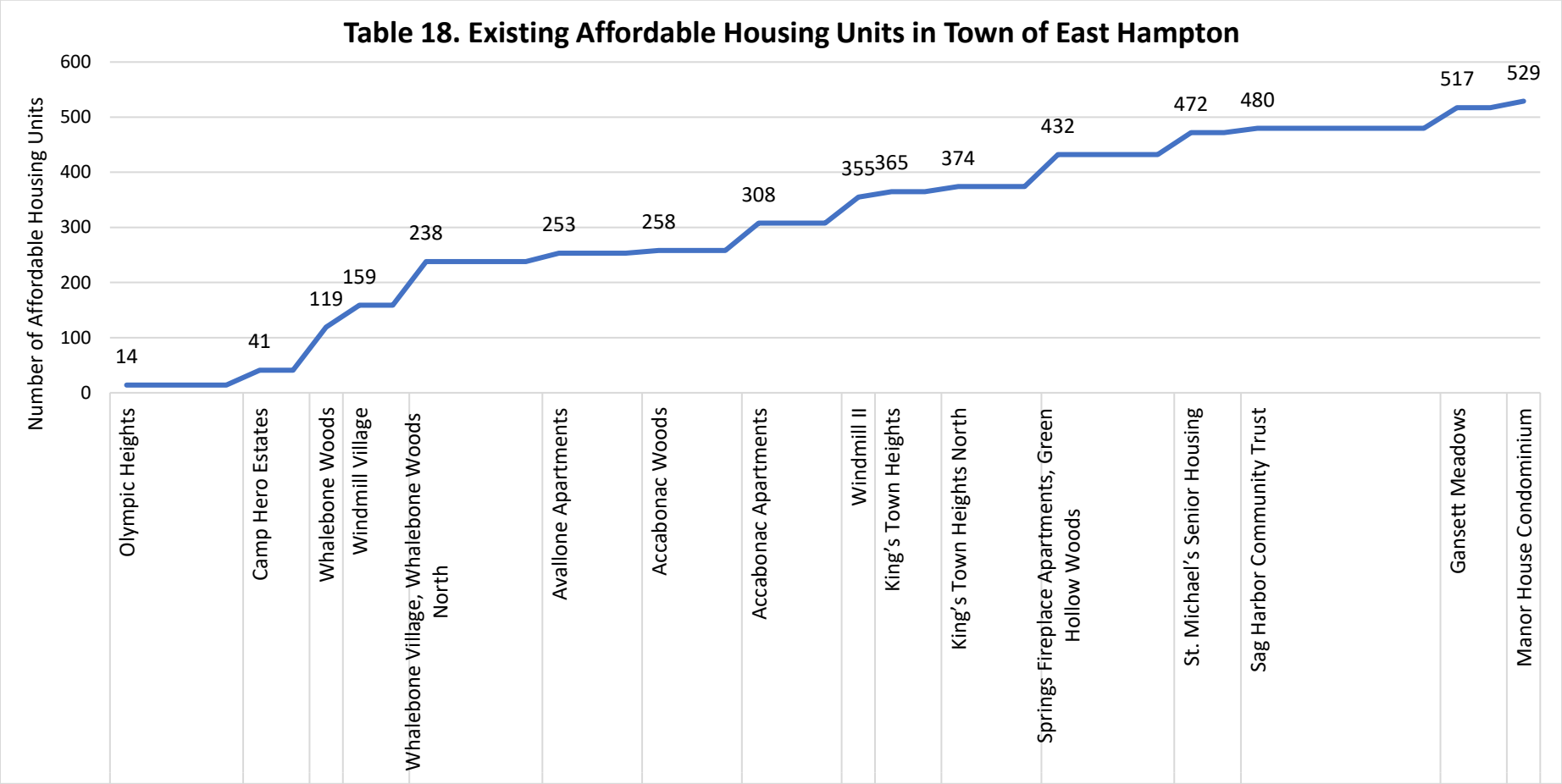
East Hampton Town Office of Housing and Community Development

Amagansett

East Hampton

Montauk

Wainscott



East Hampton Town Office of Housing and Community Development

APPENDIX I

Summary of affordable housing in East Hampton Town

Town of East Hampton Apartments for Affordable Housing:

***Accabonac Apartments,* East Hampton (1999)**

Fifty (50) 1-, 2- and 3-bedroom apartments. Section 8 Eligibility Required. Tenant and Project Based Subsidies. Apply on-site for Project Based unit through Community Development Corporation (CDC) Long Island. Section 8 HCV holders may submit a Request for Tenancy at any time as units become available. Indoor pets only, dogs are not permitted. Tenants are required to re-certify annually to determine continued eligibility.

***Avallone Apartments,* Montauk (1993)**

Seventeen (17) 1- and two 2-bedroom apartments. Section 8 accepted, but not required. Tenants must be low-moderate income qualified. Apply at EHHA office. Annual re-certification required.

***Springs Fireplace Apartments,* East Hampton (2008)**

Thirteen (13) 1- and thirteen (13) 2-bedroom apartments, not subsidized. Households must demonstrate ability to pay and have good credit. Applications at the EHHA office.

***Gansett Meadow,* Amagansett (2020)**

Twelve (12) 1 bedroom, twelve (12) 2-bedroom, (12) 3-bedroom and one (1) four-bedroom unit mixed income group is up to 90% of area median income

***Whalebone Village,* East Hampton (1989)**

Whalebone Village consists of forty-seven (47) one-, two-, and three-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 Housing and Urban Development (HUD). Pets including dogs are permitted. Tenants are required to re-certify annually to determine continued eligibility.

***Windmill Village (*also known as *Windmill I),* East Hampton (1987)**

Ten (10) studio and thirty (30) one-bedroom apartments. Tenant eligibility is based on income and residents must be age 62 or older, or disabled, minimum age 18. 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*, East Hampton (2002)**

Windmill II consists of forty-seven (47) one -bedroom apartments. Tenant eligibility is also based on income and residents must be age 62 or older, or disabled, age 18 and older. At initial lease up all households must be Section 8 HCV holders. Small dogs and indoor pets are permitted. Tenants are required to re-certify annually to determine continued eligibility.

***St. Michael's Senior Housing,* Amagansett (2012)**

St. Michael's has forty (40) one-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.

***Sag Harbor Community Trust,* Wainscott (2014)**

The Cottages on Route 114 consist of eight (8) units of preserved open market housing bought with the proceeds from the Bulova Watch Factory Development pursuant to the LI Workforce Housing Act.

Manor House Condominium,* East Hampton *(2022)

The Town of East Hampton developed twelve (12) condominium units consisting of three buildings with 1 one-bedroom, 2 two-bedroom and 1 three-bedroom unit in each. The units were sold to families at or below 130% of area median income for prices between $126,000 and $268,000 income. Six of the buyers received mortgages backed by the New York State Affordable Housing Corporation and a four received down payment assistance through the Suffolk County HOME down payment assistance program.

Town of East Hampton Detached Residences for Affordable Housing:

***Olympic Heights,* East Hampton (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,* Montauk (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,* East Hampton (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 to eligible buyers through a lottery, 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.

***Whalebone Woods North,* East Hampton (1989)**

Thirty-two single-family houses were built on half-acre lots. The houses 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 by the Town upon resale.

Lots for Purchase, Various locations (1991)

The Town sold five (5) 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 by the Town upon resale.

***Accabonac Woods,* East Hampton (1996)**

The Town built five (5) new homes for low and moderate-income families. The houses ranged in price from $69,884 - $ 88,984. The Town retains the right of first purchase and 50% of the land value is recaptured by the Town upon resale.

***Maidstone Homes* (1999)**

The Town sold five (5) new homes to low and moderate-income families. These houses ranged in price from $86,000 - $98,000. The Town retains right of first purchase and 50% of the land value is recaptured upon resale.

***King's Town Heights* and Scattered Lots, East Hampton (2003)**

The Town sold ten (10) new construction homes to low-medium 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 from the Town.

***King's Town Heights North,* East Hampton (2005)**

This nine (9) unit subdivision was developed by the Town. Prices ranged from $180,900 to $230,500 for the homes. Full ownership of the land was retained by the Town which issued ground leases to the buyers.

***Green Hollow Woods,* East Hampton (2008)**

Thirty-two (32) single family lots were created by subdivision of land acquired for affordable housing purposes with ownership of the land by the Town who issued ground leases to the buyers of newly constructed homes.

***Lots for Purchase,* Various locations**

The Town leased four (4) lots to eligible moderate- income families through a lottery and each family built their own home under the same terms as Green Hollow.

***Habitat for Humanity,* Various locations**

Habitat has built two houses in the Town for sale to its residents pursuant to their policies and guidelines.