

The Route 114 Community Housing Apartment Project

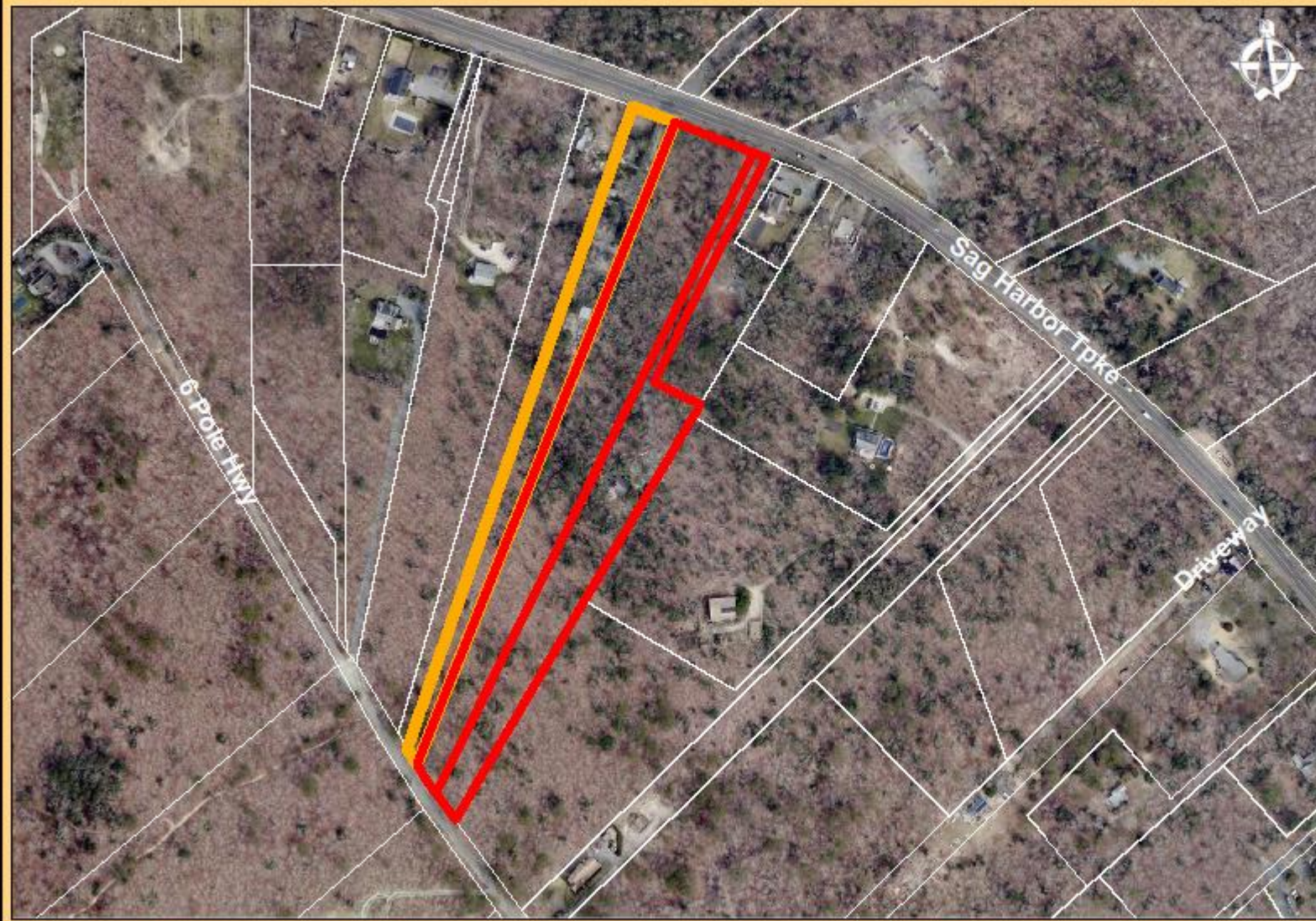
Tom Ruhle, Director of Housing & Community Development

Kathee Burke-Gonzalez, Town Board Liaison



May 17, 2022

The Route 114 Community Housing Apartment Project: The Property

- The Town of East Hampton acquired property at 776 and 780 Route 114, Wainscott, consisting of two lots, SCTM #0300-133-1-10 and 11.1, totaling approximately 6.5 acres
- The Sag Harbor Community Housing Trust, Inc owns property at 782 Route 114, Wainscott, SCTM #0300-133-1-9, totaling approximately 2.0 acres
- Earlier this Spring, the Town voted unanimously to place an Affordable Housing Overlay (AHO) on the three properties, comprising approximately 8.5 acres



TOWN OF EAST HAMPTON

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DRAFT

1" = 250 feet

2022 Pictometry Aerial Photo
Suffolk County Real Property Tax Service
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The Route 114 Community Housing Apartment Project: A Snapshot

- What is envisioned for this affordable housing project?
 - For people of median income who live or work here
 - Rental Apartment Units
 - Primarily Units with One Bedrooms*
 - Built of Modular Construction
 - Financed by the Town of East Hampton
 - Operated by the East Hampton Housing Authority

*subject to final design

The Proposition: A Joint Community Housing Apartment Project

- Who would collaborate on the project?
 - Town of East Hampton (Town)
 - East Hampton Housing Authority (EHHA)
 - Sag Harbor Community Housing Trust (Trust)

The Proposition: A Joint Community Housing Apartment Project

- Who will build the project?
 - The Town will secure all approvals and select a contractor via the Town's purchasing policies
- Who will operate the project?
 - The once-built project will be operated by the EHHA

The Proposition: A Joint Community Housing Apartment Project

- What is the proposed financial structure of the project?
 - The Town and the Trust will contribute the land
 - The Town will finance the construction (of the units, the roads, utility installation, drainage, and wastewater treatment) and will sell the complex to the EHHA while retaining ownership of the land
 - The purchase price will be based on the total cost of construction and the rents will be set at a rate that supports an operating budget and the bond service
 - EHHA will bond for the purchase price to buy the facility and the Town will guarantee the bond with the full faith and credit of the Town

The Proposition: A Joint Community Housing Apartment Project

- How many apartment units could be constructed on the property?
 - With full sewage treatment and public water the project could deliver 50 to 60 units (The maximum density is 60 units as capped per Town Code)
 - Design issues will drive how many units can actually be built
 - It should be noted that there is a 4-bedroom house on the property at 776 Route 114 which the Town leases under the affordable housing guidelines

The Proposition: A Joint Community Housing Apartment Project

- Who would be eligible to rent an apartment at the Route 114 Community Project?
 - People at or below 130% of median income who live or work in either the Town of East Hampton or the Village of Sag Harbor
 - Tenants to be selected by lottery conducted by the Town of East Hampton and qualified by the Town and EHHA
 - It should be noted that the Town has no existing rental lists. The last Non-Section 8 rental housing lottery the Town held was for the Springs Fireplace Road Apartments conducted on or about September 28, 2007

The Proposition: A Joint Community Housing Apartment Project

- Who will shepherd this project?
 - A 'Working Group' has been formed that includes...
 - From the Town: Tom Ruhle, Francis Bock, Jeremy Samuelson, Eric Schantz, Severo Kristofich, Kevin Ahearn, Jennifer Nigro, Kathee Burke-Gonzalez
 - From the EHHA: Catherine Casey, Amado Ortiz, Kevin Warren
 - From the Trust: Ed Reale, Greg Ferraris

The Proposition: A Joint Community Housing Apartment Project

- What are the outstanding questions for the Town Board?
 - Is the Town Board amenable to the basic tenets of this proposed project as presented?
 - Is the Town Board, the EHHA, and the Trust supportive of working collaboratively and moving forward with the proposed financial structure?
 - Does the Town Board plan to keep the 4-bedroom house located at 776 Route 114 and continue to rent it out?

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Q & A