



# Community Housing Fund

## Project Plan

HALF PERCENT REAL ESTATE TRANSFER FUND

# Need

- ▶ Population grew 1/3 to 28,000 in 2020 census
- ▶ 600 new housing units (60/40 seasonal/year-round)
- ▶ 21,655 housing units total
- ▶ 617 confirmed affordable (< 3%)
- ▶ 25% of all Town Households “severe housing problems”
- ▶ > 33% of mortgage holders pay > 35% of income
- ▶ > 70% of renters pay > 35% of income
- ▶ Median age of 46.8 rising (+5 Suffolk County)
- ▶ Fewer young adults and families as % of population
- ▶ Single parent households dropped 25%



# Plan Timeline

- ▶ May Overview of Community Housing Plan
- ▶ Mid June Full Plan review Town Board Work Session
- ▶ June/July Plan Available, Public Comments Welcome
- ▶ July Public Hearing
- ▶ November 8 Election Day, Referendum Before Voters
- ▶ January 1 Fund Operational (pending approval)

# Possible Uses

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



# Benefits & Payments

## ▶ Who Benefits

- ▶ Town residents
- ▶ People working in Town
- ▶ Businesses creating affordable housing
- ▶ Affordable Housing list participants
- ▶ First time homebuyers
- ▶ Existing affordable residents (repairs)
- ▶ Existing homeowners, ADUs
- ▶ Counseling participants
- ▶ Homebuyers under \$1m
- ▶ Community

## ▶ Who Pays

- ▶ Purchaser pays 1/2 percent (0.5%) transfer tax
- ▶ First \$400K exempt up to \$2m
- ▶ Over \$2m fully taxable

## ▶ Who Does NOT Pay

- ▶ First time homebuyers

# Existing Versus Proposed

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



# Process

- ▶ Budget & Workplan
  - ▶ Subject to public hearing
  - ▶ Reviewed and Approved by Town Board
- ▶ Specific Projects (municipal, individual, private, partnerships)
  - ▶ Proposals to appropriate department
  - ▶ Applications reviewed by professional staff
  - ▶ Committee screen & review (7 – 15 members)
  - ▶ Coordinated Review (if needed)
  - ▶ Town Board review & public hearing
  - ▶ Subject to public hearing
- ▶ Annual Financial & Procedural Audit

Questions?





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