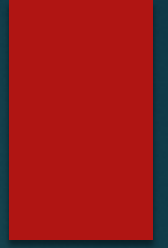


# Accessory Affordable Apartments



December 6, 2022

EAST HAMPTON TOWN BOARD

# Changes for Town Board Consideration

(last discussion 10/4/2022)

## Dimensional

- Change the number of apartments per school district from 20 to 40?
- Allow DETACHED apartments on properties of 20,000 sq. ft. or more (currently 30,000 sq. ft.)?
- Permit apartments in HPOD and AHOD?
- Increase # of bedrooms per apartment from 1 to 2?
- Change the maximum size allowed for a DETACHED apartment?
- Change the maximum size allowed for an ATTACHED apartment?
- Permit basement apartments in commercial structures

## Occupancy

- Allow the homeowner to live in the accessory apartment and rent the residence?
- Eliminate year-round occupancy requirement?
- Eliminate residency requirement for tenants?
- Eliminate cap on 2 persons per apartment?
- Simplify annual renewal process?

## Financial

- Increase the maximum rent permitted to be charged from 110% to 130% of "Fair Market Rent"?

# Dimensional Changes (residential)

- Change the number of apartments per school district from 20 to 40?
  - ▶ East Hampton is “full” at the present time, Springs soon will be
- Permit apartments in HPOD and AHOD?
  - ▶ Would still need to meet wetland setbacks and sanitary system requirements of HPOD. AHOD already intended to provide AH
- Increase # of bedrooms per apartment from 1 to 2?
  - ▶ Helps families with children be eligible tenants of affordable apartments
- Increase the maximum size allowed for a DETACHED apartment?
  - ▶ Current maximum is 600 sq. ft. → If minimum lot size is decreased, impact of larger accessory structures on smaller lots should be considered
- Change the maximum size allowed for an ATTACHED apartment?
  - ▶ Possible changes:
    - ▶ 50% of GFA (discussed previously)
    - ▶ Allow entire basement to be an apartment
    - ▶ Have residential apartments match the size restriction for commercial apartments: 450 – 1,200 sq. ft.
- Allow DETACHED apartments on properties of 20,000 sq. ft. or more (currently 30,000 sq. ft.)?
  - ▶ Would make the lot area requirement for attached and detached apartments the same (20,000 sq. ft. minimum lot area)

HAMLET	All Non-Vacant Residential Lots	30,000 sq. ft. min.	% of All Lots (30K or more)	20,000 sq. ft. min.	% of All Lots (20K or more)	% Difference (30K – 20K)	# Difference (30K – 20K)
Amagansett	2,195	926	42.2%	1,295	58.9%	39.8%	369
East Hampton	5,707	2,865	50.2%	4,423	77.5%	54.3%	1,558
Montauk	3,935	980	24.9%	1,564	39.7%	59.6%	584
Springs	4,464	1,127	25.2%	2,518	56.4%	123.4%	1,391
Wainscott	904	643	71.1%	803	88.8%	24.9%	160

# Dimensional Changes (commercial)

- ▶ Permit basement apartments in COMMERCIAL structures
- Basement apartments are currently permitted in residential structures
- Basement apartments currently prohibited by the special permit standards of the Town Code
- Should be permitted provided parking and sanitary issues are addressed
- Would still be required to be from 450 to 1,200 sq. ft.

# Occupancy Changes

- Allow the homeowner to live in the accessory apartment and rent the residence?
  - Eliminate year-round occupancy requirement?
  - Eliminate residency requirement for tenants?
  - Eliminate cap on 2 persons per apartment?
  - Simplify annual renewal process?
- ▶ Provide flexibility for homeowners who have provided affordable housing options
  - ▶ Provide housing for seasonal workers. Need to avoid affordable “summer apartments”
  - ▶ Provide a mechanism for people in need who already work in the Community to live here too
  - ▶ Expand the number of people who can be helped by the program
  - ▶ Increase appeal of providing affordable housing

# Financial

- ▶ Increase the maximum rent permitted to be charged from 110% to 130% of “Fair Market Rent”?
- Adjusts eligibility for East Hampton’s unique and cost-prohibitive discrepancy between income and substantial housing cost constraints.
- Increases the likelihood that the owner of an accessory apartment can have a financial benefit that warrants the efforts to provide affordable housing.

## 110% Current Rate

Max monthly rent	\$ 1,865
Annual rent	\$22,380
Household income (1/3 rule)	\$67,140

## 130% Proposed Rate

Max monthly rent	\$ 2,204
Annual rent	\$26,449
Household income (1/3 rule)	\$79,344

# Process

- ▶ **Work Session:** Specific Code changes
- ▶ **Public Hearing:** Public comment and changes
- ▶ **Board Vote:** February 2023?



Questions?