

South Country Road Workforce Housing

an Exciting development opportunity in Quiogue

**Presentation to the Southampton Town Board
November 5th, 2020**

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| Development Team

This is a development team comprised of a leading national developer and local experts

There are five core parties involved, each of which brings their firm's expertise to the project:



Bennett &
Read, LLP

Attorney

Founded and based in Southampton (established 1986)



Architect

Based in Melville, NY. Has designed over 10,000 multifamily units of all types (workforce and market rate)



McBRIDE
Consulting & Business Development Group

Government Relations

Based in Melville, NY. Has provided government relations support to clients for 36 years



Environmental/ Site Planner

Founded in 1997 and based in Melville, NY. Nelson, Pope & Voorhis is serving as environmental and site planner for the project.



the
NRP
group

Builder

Experienced developer tasked with leading the development, construction, and management of the project. In partnership with The Metro Group, based in Patchogue.



Spotlight on The NRP Group

Partner with local professionals to combine national best practices with **local needs & customs**

Financial strength & capacity to bring projects to completion

We are **accountable & present** throughout the entire development process

Currently active in Westchester and Northern New Jersey.

NRP: illustrative interior imagery (actual NRP buildings)



BHC Architects: illustrative exterior imagery



2 Workforce Housing on the South Fork

The issues that brought us here originally have only been exacerbated since we last met...

There is a lack of workforce housing in Southampton

Elected officials have identified this need and are taking proactive measures to ameliorate the problem

Covid-19 has both illuminated the need to provide options for essential workers, and has exacerbated the supply issue

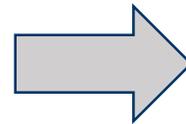
In detail...

The South Fork is facing a shortage in workforce housing

Cause

Insufficient multifamily construction over the past several decades

Spike in seasonal vacationers willing to pay premiums for temporary rentals



Effect

30% of renters in Southampton are spending more than 50% of their income on housing costs (well above the recommended 30% threshold)

Town of Southampton needs more than 6,000 workforce housing units to serve existing identified demand

Covid-19 has only exacerbated these issues.

What is workforce housing, and who lives there?

Workforce housing is for the men and women who keep the community safe, healthy and operating. Or in 2020 parlance, *essential workers*.

Historically, our conception of essential workers has fit a specific and familiar type:

Teachers, nurses, firefighters, police officers, Town Hall employees, etc.

The impact of Covid-19 has caused a nationwide recognition of the essential people that keep our communities working...

Fortunately, this development provides opportunities for local residents across a wide income spectrum



What is workforce housing ?

These figures are calculated each year based on a county-wide Area Median Income (AMI), adjusted by household size

For 2020, Suffolk County's AMI for a family of four is **\$126,600**

Income Level	30% of AMI		50% of AMI		60% of AMI		80% of AMI	
Unit Size:	Rent:	Income:	Rent:	Income:	Rent:	Income:	Rent:	Income:
1 Bedroom	\$712	\$28,500	\$1,187	\$47,500	\$1,425	\$57,000	\$1,900	\$76,000
2 Bedroom	\$855	\$34,200	\$1,425	\$57,000	\$1,710	\$68,400	\$2,280	\$91,200
3 Bedroom	\$987	\$39,510	\$1,646	\$65,850	\$1,975	\$79,020	\$2,634	\$105,360

*Rent figures include utilities

The South Fork's most influential policymakers have acknowledged the need to provide housing options for all residents

**SAGHARBOR
EXPRESS.COM**

"Critical" Affordable Housing Issue Discussed During Express Sessions



"We look around and see how the cost of housing is tearing away at the fabric of our community."

– Peter Van Scoyoc, East Hampton Supervisor

27east.com
YOUR CONNECTION TO THE HAMPTONS

 on Dec 31, 2018

Southampton Town Supervisor Jay Schneiderman Sets Priorities For 2019

Affordable Housing



"When a workforce can't live in the community, you lose a part of your soul. We may have preserved our land, but we haven't preserved our community."

– Jay Schneiderman, Southampton Supervisor

Town leadership has taken important first steps to establish a precedent for workforce housing development in Southampton

Sandy Hollow Cove— Opened 2019

➤ 28 units on 2.6 acres → 10.8 units/acre



Speonk Commons— Opened 2019

➤ 38 units on 4.27 acres → 8.9 units/acre



*“This is not going to be the last of these housing developments. **We’re going to keep doing more and we have to.**”*
– Supervisor Schneiderman

3 **Our Plan**

What is the foundation of our plan?

**Specific
development site
ideal for workforce
housing**

The diagram consists of two dark blue rectangular boxes connected by a horizontal white line with circular endpoints. The left box contains the text 'Specific development site ideal for workforce housing'. The right box contains the text 'Development plan informed by ongoing community input'. The background of the slide features a blurred image of green grass.

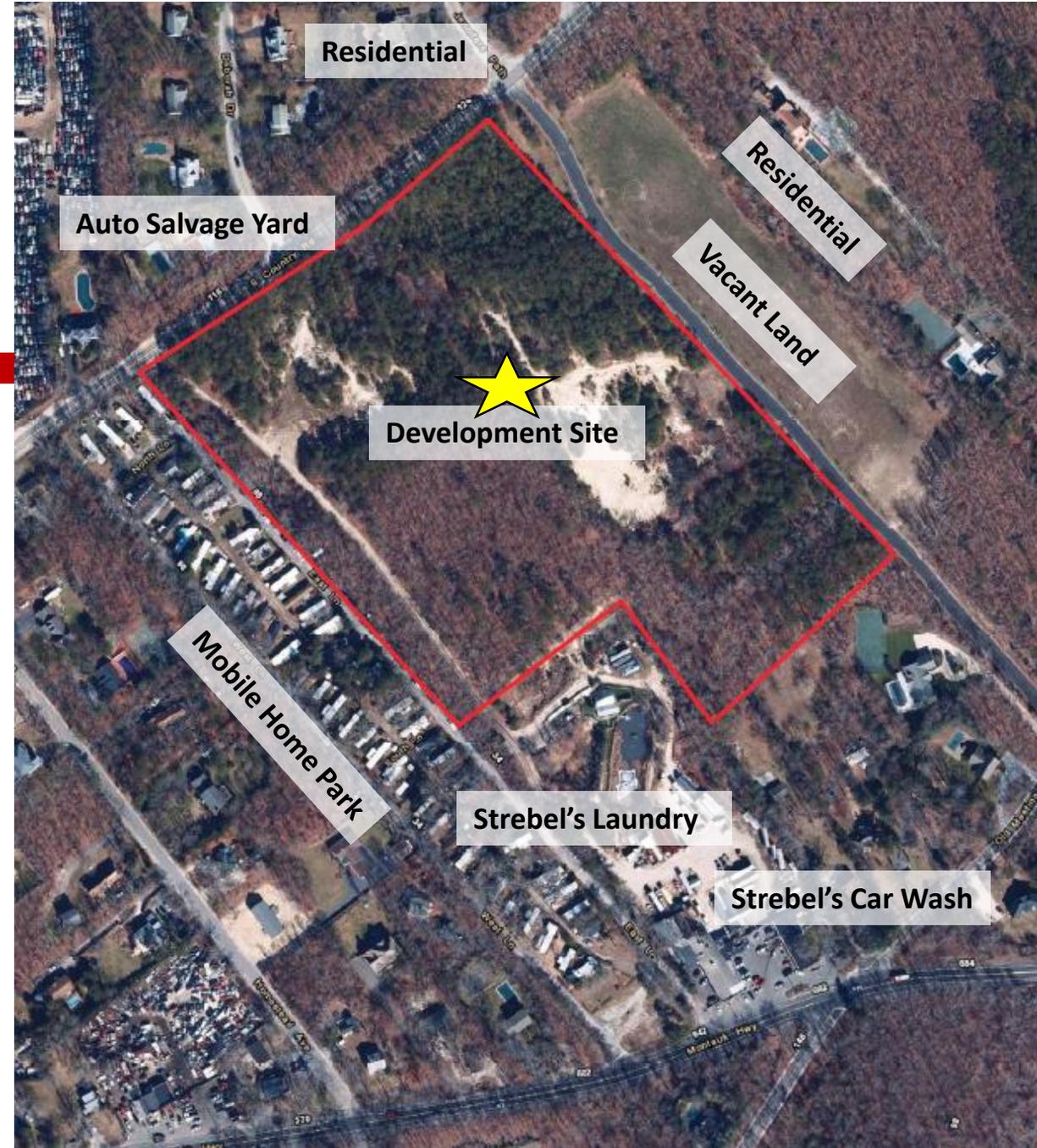
**Development plan
informed by
ongoing
community input**

In detail...

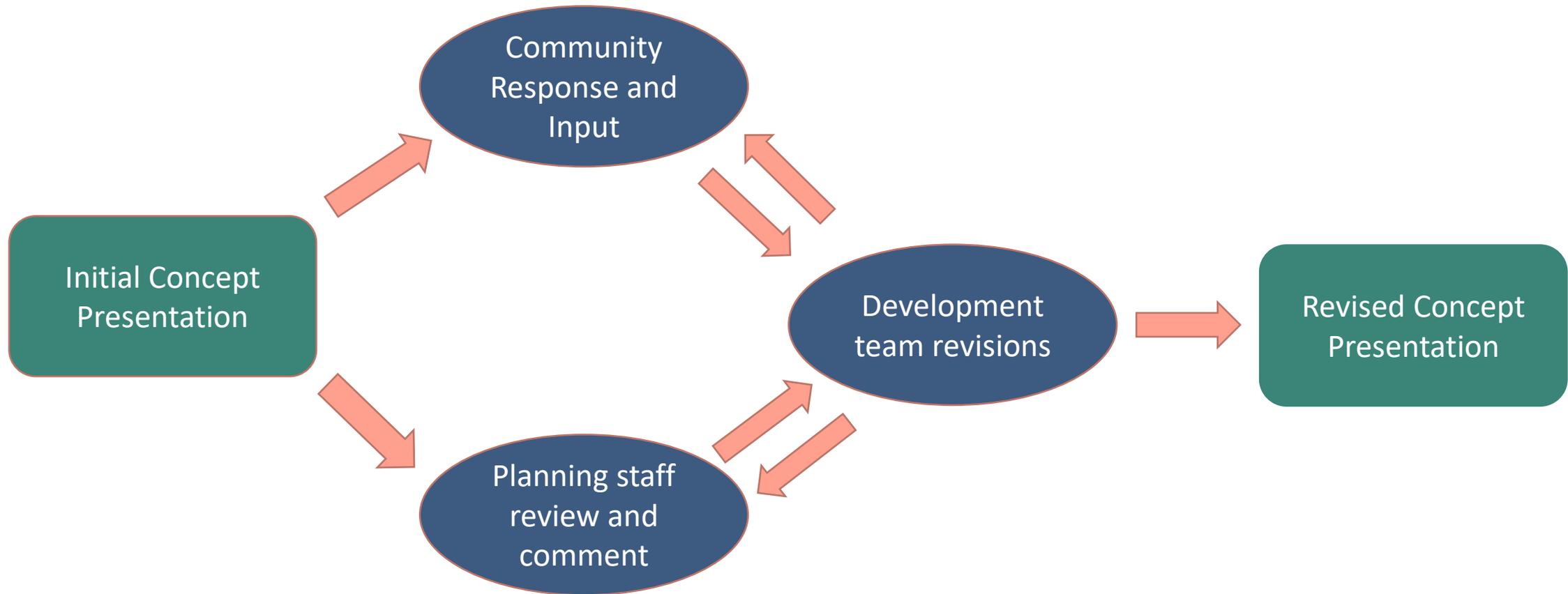
The development site's location and surrounding uses are contextual for workforce housing

Our Site

- Located at 107 S. Country Road in the Hamlet of Quioque
- Does not represent environmental preservation value, and in fact presents a restoration opportunity
- Currently vacant → no displacement
- Adjacency to major road network offers future residents access to regional employment hubs



The plan in front of you today is the result of a robust and iterative process with multiple stakeholders... this is far from complete



We heard the concern expressed by the community, elected officials, and staff. In response, and in close collaboration with planning officials...

...We have drastically altered our plan, and come today *ready to move forward*

- Reduction from 180 to 104 homes on 17.4 acres → **6 homes/ acre**
- Represents a 40%+ reduction from original proposal and includes bocce courts, dog walk area, fitness / play areas, and walking paths
- Well below Town precedent density for workforce housing
- Dialogue with CAC-West, WHB superintendent, planning staff



We aim to create a walkable, landscaped, and amenitized community that will offer residents an **attractive, convenient, and desirable** environment to call home

- Access is exclusively off S. Country Road
- Increased set-back provides significant forested buffer
- Preservation of 40% - 50% of site as undisturbed forest
- Breaking down rigidity, less 'planned' looking
- More + better defined amenities for residents, utilizing the open space with passive + active recreation opportunities
- More manageable bedroom mix:
 - 40 one-bedroom homes (38%)
 - 48 two-bedroom homes (46%)
 - 16 three-bedroom homes (15%)



The significant reduction from our initial proposal will reduce the project impact across the board:

Parameter	17.34-Acre Multifamily Residence with Workforce Housing (Original Proposal)	17.34-Acre Multifamily Residence (Current Proposal Revised Based on Community Feedback)	Reduction from Original Proposal to Current Proposal
Land Use and Density	---	---	---
Land Use	Multifamily Residential Rental Units (76 1-BR, 64 2-BR, 40 3-BR)	Multifamily Residential Rental Units (40 1-BR, 48 2-BR, 16 3-BR)	---
Number of Units or Lots Development Density	180 Units on 17.34 acres (30 Units Under Maximum Density)	104 Units on 17.34 acres (6 Units/Acre Maximum Density)	76 Units (42%) 12 units/acre (50%)
Community Benefit Density Incentive or PBC/TDR	Yes; Community Benefit Density Incentive Up to 12 Units/Acre	No	---
Total Number of Bedrooms	324	184	140 Bedrooms (43%)
Project Benefit	100 Percent Workforce Housing	100 Percent Workforce	---
Project Demographics	---	---	---
Total Residents (capita)	428	239	189 Residents (44%)
School Age Children Attending Public School	57	29	28 Children (49%)
Vehicle Trips	---	---	---
Weekday AM Peak Hour	83 (19 entering/64 exiting)	50 (11 entering/39 exiting)	33 Vehicle Trips (39.8%)
Weekday PM Peak Hour	100 (63 entering/37 exiting)	61 (38 entering/23 exiting)	39 Vehicle Trips (39.0%)
Saturday Mid-Day Peak Hour	126 (63 entering/63 exiting)	73 (36 entering/37 exiting)	53 Vehicle Trips (42.1%)

The building designs remain a work in progress, but are driven by two over-arching principles

Contextual design

- Residential scale, feeling like homes, *not* institutional
- Diversity of design, not monolithic
- Architectural details that are timeless and rooted in local history, but maintain the ability to surprise with modern elements



Sustainable design

- State-of-the-art community that will emphasize *sustainability, energy efficiency & green technology*
- Will achieve *Enterprise Green Community* certification
- Features to include:
 - Energy Star appliances
 - EV charging stations
 - Low-flow fixtures
 - Bicycle racks
 - and more!

4 Zoning/Next Steps

Zoning



We think this proposal is ideal for achieving the Town's workforce housing needs and goals.

The proposed density of 6 homes/ acre is below the successful precedents established by the Town, and...

The proposed plan is in line with both the 1970 Town Master Plan and the 1999 Comprehensive Plan Update:

- *“Create affordable housing that is in keeping with the historical, architectural, and material qualities of Southampton and does not stigmatize affordable housing”*

Next Steps

“They have brought a way of thinking to the field that we didn’t have before.”

- Henry Cisneros, Former HUD Secretary and Mayor of San Antonio, TX

“We wouldn’t be where we are without the vision, creativity, and commitment of NRP. They are guided by the values of the community and the priorities of the neighborhood.”

- Andrew Ginther, Mayor of Columbus, OH

We are here today respectfully requesting an invitation to move our application forward. We hope for the opportunity to be part of the Southampton community

Thank you!

