

**Riverhead Comprehensive Plan Update
12/6/21 Housing/Community Services Topic Meeting - Summary of Comments**

| Name | Affiliation | Subtopic | Summary of Comment | Key Points/Recommendations for the Comp. Plan Update |
|------------------|---|---|---|--|
| Catherine Kent | Town of Riverhead | Affordable Housing | Can you go over the Affordable Housing Inventory? Affordable housing is a regional issue. Southampton is adding 2,300 new units which will impact Riverhead schools. Town needs to have conversation about school district about redistricting lines. Look toward other types of dev., not just housing, which impacts schools and infrastructure. Not a fan of micro apts.; there may be better uses for Route 58; we need assisted living. How many apartments will there be in the TOD? The Town needs to look at allowing short-term rentals; it's already happening illegally and should be regulated. | <ul style="list-style-type: none"> • The Town needs to collaborate with Southampton. • There may be better uses for Route 58 than residential. • There is a need for assisted living. |
| Connie Lassandro | CML Consultant | Affordable Housing; market-rate housing; senior housing | It was the intent of the LI Workforce Housing Act that each developer in all communities in the state would have to set aside 10% of their units as affordable in order to continue having affordable housing. Riverhead has done very well. There are many levels of affordable housing (very low, low, workforce, etc.). 221 East Main Street - most recent example - affordable rents are not always considered affordable -\$1060 for studio up to \$1500 (60% AMI); 1 BR \$1350-1900 at 90%; 2 BR \$1623-2500; these are steep rents for teachers, etc. We have take a deep look, where the needs are; we need middle-income and Veterans housing; doesn't have to be on the low end all the time. Nassau County allowed first time homebuyers to build or buy 2-family houses, had to be owner-occupied at all times but could rent a unit and afford home ownership and was well received and one way to get young person into the home ownership market; as long as price as affordable. At least 500-600 market-rate apartments are going in Downtown and there's a need at 221 East Main Street we have market-rates at 130% of the AMI - we have a waiting list/first apartments to rent; \$129,900 is HUD's 2021 Nassau-Suffolk AM. There is a need for market-rate; aging-out, seniors want to sell home but don't want to leave the area. | <ul style="list-style-type: none"> • Affordable housing needs should be determined at various income levels. • The Town may want to consider a first-time homebuyer program (e.g., 2-family with option to rent one of the units). • There is a need for market-rate apartments and housing for seniors. |
| Glynis Berry | Studio Architects | Housing tenure; social services needs; environmental conservation standards; work-live; seasonal workers | Are the affordable units considered rental or ownership? What percentage of the affordables incorporates ownership? Giving people a path to ownership is important, provides equity, allows first time homeowners to become part of the community. How are you figuring out the need? We did a survey on the North Fork asking people what kinds of houses and price points people were comfortable and the majority wanted home ownership. Get a list of social services records/needs; do they need a campus? access to medical facilities? some that need supervision and some that don't and how does location relate to that. We'd like to see any development enhance energy conservation, water conservation, and helps residents by bringing down operating costs. Having a high quality standard for what is to be built in the future and how to retrofit existing homes will be important. Adding to mix of housing needs, 2-family is interesting, are there work-live opportunities? Some have small businesses as part of their home. There is a need for workers for seasonal workers for farmers and service industry. | <ul style="list-style-type: none"> • Home ownership is important. • Consult social services records/needs. • Incorporate environmental conservation standards for new and retrofitted buildings. • Consider live-work opportunities. • There is a need for housing for the Town's seasonal workers. |
| Kelly Tocci | Town of Riverhead Senior Citizens Program | Senior center location | There is need for a senior center satellite location closer to west end of Town; we don't currently get a lot of people from the Wading River area (20 minute drive). What percentage of new apartments are occupied by senior citizens? Downtown may need a nutrition program. | <ul style="list-style-type: none"> • The Town should consider adding a senior center satellite location closer to the west end of Town. • Downtown may need a nutrition program for seniors. |
| Dawn Thomas | Town of Riverhead CDA | 500-unit cap; first time homebuyer program; senior housing; school district overcrowding; need for home ownership | The Town Square Market Study indicates that the apartment cap should be removed and there should not be a new limit. Because we probably don't need more rental housing in Riverhead, we really need to fill the gap between rental and single-family home, so some type of first time homebuyer program. Town hopes to use the new 0.25 tax benefit to fund a downpayment assistance program; in addition to 2-family (owner occupied with accessory apartments) but also to renovate historic properties because those would be more costly. We need senior housing at every level including assisted living. We need to work with Southampton and revisit their plan to add more units in Riverside - the Riverhead CSD did not raise any flags with the proposed development in the SEQRA process; they basically agreed that the tax benefits would cover the cost to the schools, which the Town probably wouldn't agree with. We need to make clear the percent of the Town's affordable housing stock that is currently owner-occupied versus rental. | <ul style="list-style-type: none"> • The Town should eliminate the 500-unit apartment cap Downtown. • The Town hopes to fund a first time homebuyer program with the new real estate transfer tax. • The Town needs senior housing including assisted living. • The Town needs to collaborate with Southampton regarding new development/school district overcrowding. • The Town should make clear the percentage of affordable housing stock that is for ownership rather than for rent. |
| Ike Israel | Realty | Micro apartments | Micro apartments are not cost effective (e.g., no windows). We should look at having short-term rentals in the downtown; this would be good for downtown businesses (bring people with more disposable income). We need more home ownership opportunities. It would be nice to tie it to TDR. We are lacking subdivision regulations for how to address workforce housing option (it doesn't tell us what the income guidelines are). No one has proposed that. How many new residential subdivisions do we have going on right now in the Town? That would be a good indication of housing growth. There are 77 units in the subdivision pipeline. We should look at how density is calculated in some of the zoning districts b/c the language is vague for some districts (e.g., CRC). Is there a hamlet breakdown of affordable units? Don't most income-restricted units have a 20-year lifespan? We need to account for the affordable housing that will sunset depending on funding sources (it will need to be replaced). | <ul style="list-style-type: none"> • Micro apartments are not cost effective. • The Town should consider allowing short-term rentals. • The Town needs more home ownership, possibly tied to TDR. • The Town should look at new residential subdivisions as an indication of future growth. • The Town may need to revise the zoning to make how density is calculated more clear for some of the districts (e.g., CRC). • The Town should provide a breakdown of affordable units by hamlet. • The Town needs to account for affordable housing that will sunset, which may need to be replaced. |

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| Phil Barbado | | Carrying capacity; conservation standards; zoning | What are the plans from working backwards? What water availability do we have? Need to take into account what surrounding towns are doing; we all use the same aquifer. Will we look at roads, electric supply will be impacted? We need to take into account water and energy efficiency with new development; this will also make the development more affordable; we need to put conservation standards in the zoning code. | <ul style="list-style-type: none"> The Town should consider infrastructure capacity to determine the amount of new growth that can be supported, and take a regional approach. The Town should put conservation standards into the zoning code for new development. |
| Barbara Blass | | Sustainability; affordable housing | Housing is tied to sustainability (water conservation, sewer capacity, energy needs). We need to look at all of the demands housing puts on our energy and infrastructure and environment. The draft affordable housing analysis focused on rentals; mobile homes are affordable were largely not considered (those that are owned). Why are we going from 10 to 20% goals to meet affordable housing demand? | <ul style="list-style-type: none"> The Town must consider the impacts of housing on energy, infrastructure, and the environment. The Town should consider mobile homes/homes for ownership in the calculation of affordable housing. The Town should justify its goals for affordable housing. |
| Mark Haubner | Resident Environmental Planner | Building retrofits; energy efficiency goals | Buildings have a lifespan (commercial buildings about 50 years). What will it take to refurbish these? At some point it's better to tear down and start again. We consider cost of home ownership, lifecycle analysis, etc. Residential homes probably last about 100 years before we have to strip out wiring. Everything we build today will last 50+ years. We need to think farther ahead and overbuild for those contingencies. Are we targeting 50% less emissions, net zero by 2050? | <ul style="list-style-type: none"> The Town must consider the lifecycle of buildings when planning for the future. The Town should target 50 percent less emissions/net zero energy by 2050. |
| Toqui Terchun | Resident | Affordable housing goals; infrastructure needs; prioritization | We need clarification on 10-20% - is that a standard expected today or a future goal? Adding more housing necessitates us to look at a wholistic view which includes water infrastructure. Are we going to allow more apartments to be built before we address infrastructure needs? What are the priorities and in what order will things be done (e.g., housing, infrastructure)? | <ul style="list-style-type: none"> The Town should clarify whether the affordable housing goals are for today or for the future. The Town must consider the impact of new housing on water infrastructure. The Town should set priorities/timeline for adding new housing and infrastructure. |
| Mike Foley | Reeves Park Resident | Public survey | How many surveys have been submitted online (450). Nassau-Suffolk incomes should be segregated because they are very different. AMI is set by HUD. Suffolk County requires 20% set aside; NYS set aside is 10%. Vacant buildings on Route 58 could be demolished; this is what IDA should be paying for. Assisted living close to hospitals and shopping would make sense on Route 58 (could replace a demolished Walmart). Micro, affordable apartments may also make sense for Route 58 and a good use of space that is vacated and close to the jobs. | <ul style="list-style-type: none"> The Town should encourage demolition and reuse of the vacant buildings on Route 58 for assisted living and possibly micro apartments. |
| Syd Bail | CAC | Housing authority; ECPAL | The Town may need a housing authority to keep track of what is happening. How can you make projections for the Town when no one seems to know what is going to happen at EPCAL? How will that change the housing? It's uncertain. | <ul style="list-style-type: none"> The Town should consider creating a housing authority. The Town needs to consider the uncertainty of EPCAL in its future projections. |
| Rob Carpenter | LIFB | Seasonal workers; TDR | There is a need for seasonal worker housing (agriculture, tourism, businesses). TDR Subcommittee has come up with a number of recommendations regarding zoning changes to help with the success of the program, specifically on Route 58 and to promote assisted living, shopping, etc. | <ul style="list-style-type: none"> There is a need for seasonal worker housing (e.g., agriculture, tourism, businesses). The TDR Subcommittee has proposed zoning recommendations to help with the success of the TDR program that should be considered. |
| Laverne Tennenberg | Town Assessor | Housing affordability; school overcrowding | The taxpayer pocketbook has to be looked at. Southampton school district is losing population (30% in next 10 years) because families can't afford to live there and if they do they live in Riverhead school district. 0.5% tax that just got passed - you have to have a plan and the affordable housing can't just be in one area; in Riverhead affordable housing gets put in Riverhead Hamlet/Downtown. Was there a market study done of the regional affordable housing issue? There's a 60-unit affordable housing project in Southampton and there was pushback; meanwhile they are adding 2,300 units in Riverside. The other towns aren't doing their fair share and the burden shouldn't be on the Town of Riverhead. The trade parade is a function of not having affordable housing in the area where people work. Homes are purchased by business owners for their workers. NYC/out of town homeowners buy homes and rent them out on AirBNB. Our highest rent is more affordable than the lowest rent in East Hampton. The school district boundary lines; Southampton and Tuckahoe tried to merge but it got voted down b/c SH taxes were going up and Tuckahoe were going down. We can't redraw boundary lines without school districts on both sides voting. The low-income households Downtown don't have disposable income to spend on the businesses. We need to have people that have disposable income. To make it affordable in perpetuity you have to put some covenants if it will be owned. The Town had several of these projects and has done its part compared to other East End towns. Affordable housing in other towns usually comes in the form of tax abatements; we can't give these abatements to seniors and that's wrong. | <ul style="list-style-type: none"> The cost to taxpayers must be considered. Affordable housing should not be concentrated in one area of the town. There needs to be a regional approach to addressing affordable housing. Riverhead has low rents compared to neighboring towns. There needs to be people with disposable income downtown to support the businesses. Affordable housing usually comes with tax abatements and it creates an unfair burden on Riverhead taxpayers. |
| Toqui Terchun | Resident | Local preference for home ownership; Public survey | Are those folks (the waiting list for the market-rate apartments) coming from out of town or moving within Riverhead? (It's a mix). We want to prioritize existing Riverhead residents. First time homebuyers, etc. How is the quality of the survey data and how it's being compiled?; are we looking at IP addresses? How are we making sure there aren't duplicate entries? | <ul style="list-style-type: none"> The plan should prioritize local preference for home ownership. The lack of survey response is more of an issue. |

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| Phil Barbado | Organic farmer, Jamesport | Food | We need to be self-sufficient in terms of food. We have a lot of farmland in the Town; not enough is protected and not enough is feeding people. How much food do we need to produce and how much farmland do we need? | <ul style="list-style-type: none"> The plan should address local food needs in terms of the amount of farmland that needs to be preserved. |
| Barbara Blass | Resident | Affordable housing | How did the Town determine the need for additional affordable housing units? | <ul style="list-style-type: none"> The Town should clearly explain the need for additional affordable housing. |
| Glynis Berry | Studio Architects | Inadequate housing; requirements for retrofits; need for subsidies; electric vehicles; condos | What is the condition of the existing provision of housing? For instance, the mobile home parks - many of them have untreated wastewater systems. There should be requirements to upgrade detrimental conditions along with help to get subsidies. The Town could also require that new development provide for electric vehicles. The plan should also consider the need for condos. | <ul style="list-style-type: none"> The plan should incorporate policies for address inadequate existing housing conditions (requirements to upgrade, subsidies, access to electric vehicles as part of developments, condos). |
| Syd Bail | Resident, CAC | Small lot ordinance | It was noted that the Town needs a small lot ordinance, and that according to ZBA each situation is different and is handled on a case-by-case basis. How many cases came before the ZBA in last 2 years involving small lots (particularly in Wading River)? Are we making this more of an issue than it really is? >50% of ZBA cases involve small lot issues. | <ul style="list-style-type: none"> The Town may be in need of a small lot ordinance. |
| Connie Lassandro | CML Consultant | Affordable housing; first time homebuyer program | Everyone thinks affordable housing is 4- or 5-story development and it's really not; you can do townhouses/garden apartments, which are well received. In Mattituck, they put in home ownership a few years ago. Everyone is talking about first time homebuyers. There has to be subsidies for downpayment assistance, family has to go through financial counseling, etc. So there's a process but they get almost \$100k toward downpayment and they can afford a house. The Town of Riverhead should establish a protocol for first time homebuyers. Young couples want to invest. Garden apartments, particularly in Wading River, are desired. | <ul style="list-style-type: none"> The Town should look to neighboring towns for examples of affordable housing that are integrated with the surrounding community (e.g., garden apartments). The Town should establish a protocol for first time homebuyers. |
| Catherine Kent | Town of Riverhead | Affordable Housing; sustainability; park fee | The Town should look at the examples in East Hampton and Westport (e.g., affordable garden apartments). Home ownership is important. Sustainability has an upfront cost but it generates savings over time. Having a housing commission may be a good idea. It's important to have institutional knowledge. Housing affects medical and recreational needs. For each residential unit developer is supposed to pay \$3k for a park somewhere in the Town. The Town needs to enforce this park and recreation fee that is in the Town Code for all apartments. | <ul style="list-style-type: none"> The Town should look to neighboring towns for examples of affordable housing that are integrated with the surrounding community (e.g., garden apartments). The Town should encourage home ownership. The Town should encourage sustainability. The Town needs to enforce the park and recreation fee for all dwelling units. |
| Ike Israel | Richmond Realty | Park fee | Park fee should be different for apartments versus single-family homes. | <ul style="list-style-type: none"> The park fee should be different for apartments versus single-family homes. |