

AD HOC COMMITTEE ON WORKFORCE HOUSING
Of the
Suffolk County Legislature

Minutes

A regular meeting of the Ad Hoc Committee on Workforce Housing of the Suffolk County Legislature was held in the Rose Y. Caracappa Legislative Auditorium of the William H. Rogers Legislature Building, 725 Veterans Memorial Highway, Smithtown, New York, on **June 22, 2005**.

Members Present:

Legislator Jay Schneiderman • Chairman
Legislator Vivian Vilorio • Fisher • Vice • Chair
Legislator Michael Caracciolo

Members Not Present:

Legislator Elie Mystal

Also In Attendance:

Mea Knapp • Counsel to the Legislature
Ian Barry • Assistant Counsel to the Legislature
Eric Brown • Aide to Legislator Schneiderman
Frank Tassone • Aide to Majority Caucus
Paul Perillie • Aide to Minority Caucus
James Green • Inter/Legislator Fisher's Office
Alexandra Sullivan • Chief Deputy Clerk/SC Legislature
Jim Spero • Director/Budget Review Office
Kevin Duffy • Budget Review Office
Jim Dahroug • County Executive Assistant
Jim Morgo • Commissioner/Department of Economic Development
& Workforce Housing
Marian Zucker • Director of Affordable Housing Division • Department of Economic
Development & Workforce Housing
Josh Horton • Supervisor/Town of Southold

Philip Beltz • Town of Southold Affordable Housing Program

Reverend Lorraine DeArmitt • Chairman/Community Land Trust of Southold

Andrea Rive • Vice•President/Community Land Trust of Southold

Donald Leslie, Jr. • Chairman/Greenport West Stakeholders

Anthony Trezza • Town of Southold Planning Department

All Other Interested Parties

Minutes Taken By:

Alison Mahoney • Court Stenographer

(* The meeting was called to order at 2:14 P.M. *)

CHAIRMAN SCHNEIDERMAN:

Good afternoon. Welcome to this meeting of the Affordable Housing Ad Hoc •• well, Workforce Housing Ad Hoc Committee on this 22nd day of June, 2005. If you all will rise and join us for the Pledge of Allegiance led by Legislator Caracciolo.

Salutation

I called it the Affordable Housing Committee; whoops, we've changed that name, haven't we? Workforce Housing, but let's not forget about our seniors, too, which might not be workforce.

Okay, we have a fairly brief agenda. We have some presentations relating to Introductory Resolution 1701. We have no speaker cards, so I'll move right to the presentations. I'll ask that you be brief because I believe the support for this proposal exists within the board. If not, let me know, my colleagues please let me know and maybe we can keep the meeting a little bit shorter. We'll start with Diana Weir who is here on behalf of the Long Island Housing Partnership.

I'm sorry, Marian Zucker will go first. Okay, Marian Zucker?

DIRECTOR ZUCKER:

Thank you. Can we all come up at once?

CHAIRMAN SCHNEIDERMAN:

Director of the Division of •• it says on my calendar Division of Affordable Housing but that's, in fact, Workforce Housing, right?

DIRECTOR ZUCKER:

Right. Can we do this all at once, do you mind?

LEG. SCHNEIDERMAN:

Yeah, sure. If everybody ••

DIRECTOR ZUCKER:

Because it really has been a team effort to make this happen.

CHAIRMAN SCHNEIDERMAN:

If everyone wants to come up, we'll have a round table discussion, sure; a round table discussion at our square table. Supervisor Horton is also here from the great Town of Southold, he is also here on behalf of this application. Why don't we start out by introducing everyone and then, Marian, I'll let you coordinate who speaks when.

DIRECTOR ZUCKER:

First, I do want to say how excited I am to be here today, especially in light of our conversation at the last ad hoc meeting about how difficult it was to get affordable housing developed. Here we have an example that through hard work and partnership and creativity and the political wherewithal to make things happen, that it actually can happen. So with me today, Supervisor Josh Horton from the Town of Southold; Anthony Trezza with the Planning Department of Southold; Reverend Lorraine DeArmitt who is the Chairman of a newly formed Southold Community Land Trust; Philip Beltz, the Director of Housing for the Town of Southold; Don Leslie, the Chairman of the Greenport West Stakeholders Group; and Diana Weir with the Long Island Housing Partnership.

I just want to make a •• give you a brief overview. Today we're here to request your approval to start the planning steps to acquire a 4.7 acre parcel in the Greenport West Hamlet of

Southold Town. This was one of the sites that were submitted to the Workforce Housing Commission by the Town of Southold and it is proposed that the County purchase the land from the current owner, transfer it to the Town of Southold who will, in turn, transfer it then to the Community Land Trust. It's taken us quite some time to get here, the town has gone through a process and there has been a groundswell of support building for the effort to address the needs of workforce •• the workforce of the Town of Southold. And before I ramble on too much, I'm going to pass this over to the Supervisor and let him give you a sense of what the town has been up to and the initiatives it's pursued in order to get us here today.

SUPERVISOR HORTON:

Thank you, Marian. Since this meeting is on the record, I would like it to be on the record, for those who work with and for the County, to know that Marian's help throughout this process •• and I don't just mean on this one project but dealing with affordable and workforce housing issues in the Town of Southold since I took office in January of 2002 •• has been unprecedented and phenomenal and really is the reason we're here today. And Jay, actually I recall you and myself when you were still Supervisor, you know, beating our heads against the wall saying, "We've got to call Marian to see what we can do here," and Marian has definitely delivered. So Jim Morgo and Steve Levy are lucky to have her at their side.

A little bit of history, a little bit of background. As you all know, as towns move forward with zoning actions and planning activities, individual actions have to be considered in the context of a comprehensive plan. We are, by New York State law, required to undertake comprehensive planning. What the Town of Southold has done over the past 18 months is a landmark planning initiative. We have actually recruited hundreds of people throughout the course of this process and most recently we had, I believe, somewhere in the neighborhood of about 100 residents gathered together throughout town to help plan the future of their specific hamlet. We had residents from Mattituck, Laurel, Cutchogue, Peconic, New Suffolk, Southold, East Marion, Greenport, Orient, and we're working now individually with Fisher's Island residents. So what we've done is we've actually empowered our residents to have a say in the Planning process of Southold Town with some very specific guidelines, to say that this planning process is not about closing the door on any future development, it is not about closing the door on the possibility of up and coming families who want to live and work in the Town of Southold and not to close the door on our senior citizens that may want to stay in the Town of Southold. This process was about an inclusive planning process.

Over the course of the past nine months we've completed comprehensive planning activity that has put in place several hamlet-specific master plans, if you will, with specific recommendations from the residents of those hamlets as to where new infrastructure is needed and what they should look like as to more green space within those specific hamlets, with recommendations for housing initiatives such as the one we're discussing today. All of these components of community planning are part of these hamlet master plans and we're looking at the areas right around the census population of the hamlets with an understanding that we want to maintain open space and farmland as such; I think I've heard it called smart growth. This initiative here today is borne out of that process.

Some legislative and policy measures that the Town of Southold have undertaken over the course of this process as well we have adopted, one of the few towns on Long Island that has actually adopted a transfer of development right program that will enable us to bank sanitary flow credits. We have passed inclusionary zoning laws, we have overhauled our zoning code to make it in itself more inclusionary by way of facilitating apartments in downtown areas, we've overhauled an affordable housing district and now we're here today to say we have really laid the legislative and planning groundwork to take the next step toward a well-planned workforce housing initiative. And this presentation that you'll have from Reverend DeArmitt is the fruit of that labor and we expect to have this replicated in each of the hamlets throughout Southold Town. Southold is a very funny community in that way where we're a small town, but within our small town we're very provincial within our little hamlets. Okay?

That being said, we expect to see initiatives such as this in Mattituck, in Cutchogue, in Southold and Greenport. So please don't look at this in the context of this is the only affordable housing initiative under way in the Town of Southold. As you know, we're working with Catholic Charities on an initiative in Mattituck as well because we believe this affordable housing initiative should be equitably distributed throughout town. So I'm here in support of that. It was just a little planning and historical background for purposes of this meeting.

LEG. SCHNEIDERMAN:

Let me thank you for that. We have a couple of questions. Before we even go to those questions, first, Supervisor, I want thank you for coming out this afternoon. I've been watching

you, actually, because I have a particular interest in the housing issue since you've taken office and I want to applaud the work that you've done in Southold to set up that framework, be it the set-aside on new developments for affordable housing, all the other initiatives that you have put forth, I think it's very important.

And I know for you this is not just something you believe in, but it's also something that's effected you as a young person. I remember when I first met you and you were living upstairs in an apartment in Greenport and hoping to buy a house and I'm so happy that you have found a house, I know how hard that is. Even though you're maybe, I don't know, thirteenth generation from Southold, it's become very hard for young people to stay in the community. But best wishes to you and your wife and your son and your baby that's coming along that you were able to stay in the community and clearly made a great investment of your time into Southold and into the County itself. So thank you.

We have a couple of questions. We'll start with your own Legislator, Legislator Caracciolo.

LEG. CARACCIOLO:

Yes, let me echo what Jay just said, Josh, because we are all aware that you have decided to leave public service, at least for now, and this will probably be ••

SUPERVISOR HORTON:

I was thinking about running for Assembly, I don't know.

LEG. CARACCIOLO:

You could do that.

SUPERVISOR HORTON:

No, I'm just kidding.

CHAIRMAN SCHNEIDERMAN:

What he's about to say may change, though.

SUPERVISOR HORTON:

Just kidding.

LEG. CARACCIOLO:

And I just want to say because, you know, we have worked very well together over the last almost three and a half years and I look forward to working very closely with you over the next six months in bringing to fruition, you know, projects like this. It's been a slow go, though, not only in Southold but throughout the County.

And I would also echo something you said earlier with respect to both Marian Zucker and Jim Morgo. I think we now have an excellent team at the County level to try to prod the towns, and it's really the towns that have to step up to the plate. As Marian alluded to earlier in her remarks at our last committee meeting, how we took an overview of, you know, where are we today and where were we two, four, five years ago as a County in trying to develop workforce housing. So it's important that this initiative that you're here to speak about, along with others, be given very serious consideration. Because while it is small in nature, it's in a small town that hopefully we kick off a new round of affordable housing initiatives. So I'm very eager to hear more about this particular proposal.

I have had the opportunity to speak with both Jim Morgo and Diana Weir and yourself about this previously, but I think the committee is looking forward to some specifics, how many units, we know it's 4.2 acres. What does this really do, though, in terms of addressing the town's current and long-term affordable housing needs, the town under the current master plan. What's the build-out, you know, under the current master plan, Josh?

SUPERVISOR HORTON:

Well, I'll tell you, in regard to the current and long-term needs, some very important actions were taken by the Town Board Legislatively that ensure perpetual affordability for any new initiatives created. So I think it addresses both the short-term and the long-term. In addition to the perpetual affordability that an organization such as the Community Land Trust of Southold Town, which is under the guise of Reverend DeArmitt, their own policy and calculation for long-term affordability. So there's a long-term commitment to affordable housing starting today or starting at the time that legislation was enacted. The short term is this would provide, what is it, 14, 27, 27 living units in the guise of apartments as well as homeownership opportunities.

The question you asked, Mike, about the current need, we'll actually make available to you Southold Town Comprehensive Housing Needs Assessment that we adopted at last night's Town Board meeting that speaks exactly to what the current need is today and the framework and the database we've put in place to continuously, you know, on an ongoing basis monitor what the need is. We believe that the need, however it's quantified, there's also a responsibility on the individual to ensure that they are doing what they have to do to meet their needs as well. We certainly haven't put in place a handout program by any stretch of the imagination. This is

- our efforts are geared towards self-motivated, responsible, community-minded residents.

To that end, addressing the long-term need, our affordable housing requirements do speak to addressing the need within our township first.

LEG. CARACCIOLO:

That's a set-aside legislation that the town passed.

SUPERVISOR HORTON:

No, that's in our •• well, it's in that as well as our Affordable Housing District. I think it should be noted in regard to this initiative, the site, the 4.7 acres that's being put before you today, is zoned for commercial use. What could exist on that property, adjacent to a beautiful, highly densely populated working class community, what could exist there under today's zoning is a shopping center which would not serve the needs of those residents, place an industrial or commercial burden on that community and draw important and valued commercial traffic out of that community's center, hamlet, business center. So we think the zoning as it stands is entirely inappropriate and we think that what's being proposed today is a beautiful, well laid out extension of the existing community. I think it will fit in nicely.

LEG. CARACCIOLO:

Does this proposal require a change of use?

SUPERVISOR HORTON:

Yes, and there is unanimous support from the Town Board to move it to that process.

LEG. CARACCIOLO:

Okay.

SUPERVISOR HORTON:

In fact, under •• what we have the ability to do now is very unique because of the town's comprehensive planning initiatives and the hamlet planning we'll refer to as the HALO process, HALO stands for Hamlet Local Zone, a smart growth boundary around a hamlet where we would want to focus growth so as not to have it in our farm belt. Because we've taken these steps, the Town Board has the legal authority to advance that change of zone process on its own motion and I believe that it is intention of the Town Board to move toward that process in the coming weeks.

LEG. CARACCIOLO:

What currently exists in the town that would fall within this category that we're discussing today of workforce affordable housing in terms of units; what preexists right now?

SUPERVISOR HORTON:

Over the past 10, 15 years, about 150 affordable housing units have been created. However, if you look at that time frame over the past 10 or 15 years, a lot of the affordable housing units were being created in a market where those new homes were being sold at the same price as market rate homes because of the condition of the market; it simply is not the case today. We have documented information that shows the average home or median home for sale in the Town of Southold is well above \$500,000 while the median income has remained stagnant at \$49,000 per household. Most of the households in town that we've surveyed are drawing two incomes, Mom and Dad are both working. So while the real estate market continues to skyrocket, the median income remains stagnant.

LEG. CARACCIOLO:

Okay. I don't want to steal anyone else's thunder, but I'd like to get into some more of the specifics of the ••

CHAIRMAN SCHNEIDERMAN:

Well, I think we're getting there.

LEG. CARACCIOLO:

•• project which we'll get I'm sure as we go across the board there.

LEG. SCHNEIDERMAN:

Legislator Fisher, do you have still have a question?

LEG. VILORIA • FISHER:

Yes. Well, actually, kudos, echoing everyone else, to Marian for being our czar and the go•to person and, Josh, your leadership is legendary in this area.

I have a question which •• you had answered some of my questions based on what Legislator Caracciolo was asking. You referred to the HALO, Hamlet Focus?

SUPERVISOR HORTON:

Hamlet Locus, yes.

LEG. VILORIA • FISHER:

Locus zone. Is that part of your Town Code, is that a statutory ••

SUPERVISOR HORTON:

Hamlet locus zones will be part of the Town Code, yes. Essentially what we will do, now that we have these final reports in our hands, we're actually going to initiate massive legislative actions that will clearly define each of these hamlet locus zones and what uses will be permitted within them under given specific criteria.

LEG. VILORIA • FISHER:

And these •• I'm just curious about this Normanclature, I had never heard this before.

SUPERVISOR HORTON:

It's our own, we've made it up.

LEG. VILORIA • FISHER:

Oh, okay.

SUPERVISOR HORTON:

Everybody needs their, you know, terms.

LEG. VILORIA • FISHER:

I like HALO, it's angelic, there's an aura about it. But would they follow some of the smart growth principals?

SUPERVISOR HORTON:

It's entirely smart growth. In fact, what it is is smart growth put to law.

LEG. VILORIA • FISHER:

Okay, good. I also want to commend you on the Catholic Charities project which I know Catholic Charities had attempted in Brookhaven Town and found fertile ground in your town, found the welcome there to be able to move forward with this and I congratulate you on that. I had talked with several people who were involved in that project and were frustrated and it's wonderful that you have that kind of vision that would allow an important project like that to move forward.

I just had a couple of other questions, but they may be answered by the other speakers so don't answer if it's going to be something that will be ••

DIRECTOR ZUCKER:

We were going to go into a little bit more detail on the process of the stakeholder process and •

LEG. VILORIA • FISHER:

Well, I was going to ask who would be building it, who would be putting it out to bid.

DIRECTOR ZUCKER:

Yes, Diana ••

LEG. VILORIA • FISHER:

The Article 23 guidelines. So that will all ••

DIRECTOR ZUCKER:

•• will get to ••

LEG. VILORIA • FISHER:

Okay, then I'll stop now and just congratulate you again on the good work you're doing.

DIRECTOR ZUCKER:

Thank you.

SUPERVISOR HORTON:

Thank you.

CHAIRMAN SCHNEIDERMAN:

No, it's refreshing to have all of you here, particularly the Supervisor, because we get frustrated often times in the County not having that local zoning control. And we really say, "God, you know, the towns have the power to zone," and here you are. You know, kudos to you for standing up and doing something for your own community, the young people in your community. Marian, who's next?

DIRECTOR ZUCKER:

I just want to say, you know, that what the County can do is to help provide incentives to towns like Southold who are willing to step forward and address the housing needs of their community; without them we wouldn't be here today, we're very lucky to have such a partner.

CHAIRMAN SCHNEIDERMAN:

Exactly. All right, well, let's ••

LEG. VILORIA • FISHER:

But we are providing incentives, right?

DIRECTOR ZUCKER:

Yes, yes, that's what I'm saying, that that's what we do.

LEG. SCHNEIDERMAN:

We are, as soon as we created this program to do this.

DIRECTOR ZUCKER:

Yes, yes. And all the stars aligned and here we are. Next I was going to have Phillip Beltz discuss a bit about the housing needs in Southold and a bit about the hamlet stakeholder process, but I wonder, do you have anything to add given ••

MR. BELTZ:

Well, I would just reiterate what Josh said about establishing the Legislative framework which was a major aspect for the last like fifteen months.

MS. MAHONEY:

Can you please pull the microphone closer?

MR. BELTZ:

Sorry. I would just like to reiterate about establishing the Legislative framework to really move forward with initiatives such as the housing fund, modifying legislation, etcetera, and also on the identification of the need. And the town hosted a Housing Summit, which I believe was one of the first certainly on the east end, and we had over 250 people that came out indicating that they really wanted to learn about affordable housing objectives for the town. And also, we developed applications and, as Josh mentioned, the Town Board last evening adopted a formal Housing Needs Assessment which my office created which is a 30•page comprehensive document which will be utilized for planning in the future for meeting affordable housing needs.

I'll just briefly touch on the hamlet stakeholder process before Don Leslie, Jr., speaks. And I, being a social worker, I'm very much into group process and the hamlet stakeholder were convened in July of 2004 and individuals who live within or have businesses in respective hamlets, they came forth and said we want to be a part of the planning process, we understand that we have to accommodate some growth, but we want to be a part of the equation and see where the growth is. And there were several objectives to this goal and that was, A, to identify finite boundaries of the hamlet center. The hamlet centers had always been sort of nebulously described as approximately a half of mile from the post office; well, when you looked at it on the map, it could be literally in a vineyard or somewhere else. So the hamlet stakeholders, they actually, with an outside consultant, and I facilitated the process, they actually drew concrete boundaries.

Then the next task was, "All right, we're going to accommodate growth and part of the smart growth principal is the growth will go in the HALO zone, the hamlet local zone which is like a

floating losenge outside of the hamlet," and the groups came together. And this was a process that actually is almost finished, I think the final reports will be done this month, but community leaders came together and it was about a six month ordeal and there were a lot of different ideas. And by the very end, I think it was probably the greatest sense of civic participation you could see. We had a final reporting session, March 31st, at our Town Hall and everybody just walked away with like this collective feeling that this is wonderful to see, that community members can come together and really help solve affordable housing. And part of the task was not only growth but where would affordable housing be best placed, and that was the task that all the stakeholder groups did come up with.

So with that being said, I think probably it would be wise to introduce Don Leslie Jr., who is the Chair of the Greenport West Hamlet Stakeholders.

LEG. SCHNEIDERMAN:

Before you do, and I see Jim's taking notes in the back on some of the things you're saying, and as Marian said before, one role, constructive role the County can play is to facilitate the towns in doing affordable housing. So we need to learn what works and clearly this is a success story, so it's a good model for us to try to repeat elsewhere in other communities that are trying to get started in doing some affordable housing. So, thank you.

LEG. VILORIA • FISHER:

I just wanted to ask Phil; Phil, were these study groups and sharettes, were those terms used in these hamlet groups?

MR. BELTZ:

Well, the facilitator actually provided all of the stakeholders with planning principals and they learned •• everybody was given a resource book and it was sort of like in the beginning, it was like 101 planning where people could learn a certain language and then it was sort of demystifying the plain, tentical jargin and just talked about what we see as ultimate objectives to what they would try to determine. And, you know, in addition to determining the HALO and the actual hamlet center boundary, each hamlet could come up with specific recommendations, what they would like to see like window boxes at the post office, you know, the Peconic hamlet or whatever and they met with the Town Board, the Town Board had a work session with all of the hamlet stakeholder groups. After their preliminary presentation on March 31st, in the

month of April the Town Board met with all of the work groups and they went through the preliminary reports and so there was an interchange of some ideas. And obviously, you know, once they are adopted then they will be implemented in some orderly fashion.

LEG. VILORIA • FISHER:

Thank you, Phil.

CHAIRMAN SCHNEIDERMAN:

All right.

SUPERVISOR HORTON:

But we did specifically get away from the term sharette.

CHAIRMAN SCHNEIDERMAN:

There you go. That's good to know.

LEG. VILORIA • FISHER:

Actually, that's good.

LEG. SCHNEIDERMAN:

Again, it's just a process worth emulating.

LEG. VILORIA • FISHER:

That's good. People just need to be called groups.

LEG. SCHNEIDERMAN:

We have learned, unfortunately, from some of the mistakes we've made in trying to do affordable housing and how not to do affordable housing; when we have a success story, we need to watch carefully and learn.

MR. LESLIE:

Good afternoon. I'm here on behalf of the stakeholders group, I am the Chairman for Greenport •• commonly called Greenport West which was really derived from the fire department in Greenport terming it that so it was easy to keep the name. The stakeholders group was made up primarily of eleven residents, there were more that floated in and out, but

on a regular basis the eleven people, both village residents from the Village of Greenport and from the Greenport West area itself.

Among the many varied tasks we were charged with was seeking out areas where we felt affordable workforce housing could be placed within the village and the hamlet. And we were charged with this and had a very rough time of it because of the fact that if you know the Greenport West Hamlet at all, there is •• quite a bit of the area is designated as DEC wetlands that can't be touched. The Peconic Land Trust and other land trusts have gotten to most of the property and protected that property, so we were very limited as to where we could go. This particular parcel fell perfectly into the workforce housing area and the stakeholders wholeheartedly support this parcel being developed under workforce housing, especially as opposed to, as Supervisor Horton mentioned, the possible shopping center area that could be put there.

There is definite need within the hamlet itself for the workforce housing. You have Peconic Landing which has •• requires a very large workforce, the east end hospital and the village businesses themselves, not only to retain the talented youth coming out of the area, but to help retain and encourage young professionals to come out and work at these various businesses.

SUPERVISOR HORTON:

There's one statistic I'd like to •• if I may, I'd like to add to this that I think is unique to Southold. Southold Town's senior citizen population percentage wise is what the national average is expected to be in the year 2020. So while Southold Town has been viewed as behind most social growth or other type of fashionable trends in the State of New York, or at least, you know, in the metro area or east, we're well ahead in this area.

To that end, I think it's also important to note that our legislation for affordable housing does speak to residency requirements. And often times, and rightfully so, the concern about impacts to school districts and school taxes come up and we're very cognizant of that and very sensitive to that concern. I think it really has to be pointed out here that in the Town of Southold, the legislation is such that we are seeking to provide safe, decent housing opportunities for families that live currently in the Town of Southold and are probably living in substandard housing. The children are in our schools here, so that concern I think needs to be addressed in that fashion time and time again as it's raised. The children that will be living in the homes we seek to

provide, they're in our schools. And I think at the Workforce Housing Commission we were delivered a powerful message from a Superintendent from a progressive school on the south side, on the south shore, said that children who live in decent housing are much easier to educate, they're much more responsive to new information and the educational challenges that are upon them today.

CHAIRMAN SCHNEIDERMAN:

I just may add here, some of them •• some of these individual families may be living in substandard housing, others may be living in decent housing but cost burdened so that they really don't have money to save for the kids education or go out to the movies or have, you know, a decent quality of life that you might expect because they're paying far too much of their income toward their rent. So I think that's just one other area. Marian, did you want to •

DIRECTOR ZUCKER:

Yeah, I just want to pass it over to Reverend DeArmitt and have her get to the meat of the matter here and walk us through a bit about the Community Land Trust and the development itself.

CHAIRMAN SCHNEIDERMAN:

Reverend?

REVEREND DeARMITT:

Thank you for your time. Four years ago I was appointed to Southold United Methodist Church and I knew that in addition to pastoring a church, I would be looking around to see how I could make myself useful. So I was concerned, I was looking for what the big issues were in the area. I really wasn't familiar with the area at all and I realized that the need for housing was a big one. And then two•and•a•half years ago we had a community meeting where we were being educated and starting to come together as a community to talk about Community Land Trusts, I had never even heard of one. But I realized at that point that not only was I getting an education about a huge need in the Town of Southold, but also a possible good solution. Coming out of that meeting •• that was, as I said, two•and•a•half years ago •• a steering committee was formed. I was appointed, elected by the group President of that steering committee and have served as President ever since.

Community Land Trust. I don't want to spend any more of your time telling you what you already know, so if you indicate to me if •• are you familiar with Community Land Trust? Okay, the idea being that the corporation, the CLT, owns the land underneath and will always own the land underneath and that gives us control over who moves in, who purchases, whether it's a rental or a purchase we control who goes in. We will be utilizing the town's list of folks who are in need and eligible for affordable housing. There's no reason for us to do it again if they've already done the work, so we've been working very cooperatively with the town.

Not only do we control that, but then with a sale we also have control over the resale price, we have worked •• right now we're figuring on a particular formula that ties the profit that can be made with the amount of •• that the cost of living has increased. Wages, wages, with the amount that the average wage in Suffolk County has increased over the time that that house has been owned; we figured that that would be an equitable way of doing it. So not only are we controlling what the profit would be, but we are also controlling then who that next family is that comes in and that keeps the housing affordable. I have heard stories since, so much affordable housing has gotten lost into the free market after so much effort. And this model, as a very flexible but indurable model, will eliminate that difficulty. So that's the CLT.

Who we are. Ah, there are business people, some clergy. Philip has been sitting on •• he's been working with us on the steering committee, he's sitting on the Board of Directors at this point in a special capacity. We have business people, we have community people. The philosophy of the Community Land Trust is to involve the community, as many people, whoever shows up has a voice, that's the way it has been. You don't want •• well, our meetings have been open, Board of Directors is of course somewhat of a different situation, but we have invited as broad a base of support and people who will help us develop what we're doing is possible. So I was thrilled to have a stakeholder's group, it's already come so far along, talking about Greenport.

And this piece of property has been identified by so many people because it's such a great choice. It's near Peconic Landing. Peconic Landing is having a lot of difficulty finding their lower level employees, these folks who are very much needed, they can't afford to live there because their salaries just don't cover housing in Southold. It's also very near to the hospital. I have letters of support from both the hospital and Peconic Landing; they're really looking forward to us developing this property. They're all imagining using all of these units for their

own employees; now, don't tell them, that's not really the way it's going to be.

SUPERVISOR HORTON:

I need some town employees in there, too.

LEG. VILORIA • FISHER:

May I just ••

REVEREND DeARMITT:

I have a preliminary site plan, I don't know if this is the time, if you want to look at it I'm going to have to walk it up to you. Can somebody bring that up and show it to them?

SUPERVISOR HORTON:

I have more than one use other than my mouth.

REVEREND DeARMITT:

Our Town Supervisor will bring the site plan over to you right now.

LEG. VILORIA • FISHER:

He is a public servant.

REVEREND DeARMITT:

That's right.

LEG. CARACCIOLO:

Where's the lipstick, Vivian?

LEG. SCHNEIDERMAN:

He's preparing for his next job.

REVEREND DeARMITT:

What we're looking at ••

LEG. CARACCIOLO:

He's going into marketing, I can tell.

REVEREND DeARMITT:

Yeah, yeah. Because we're talking about North Road and Main Street we were concerned, there are some safety concerns. Fortunately, this little •• this land has a little piece that connects it to a local road and for safety sake we're going to use that for our access into the development. We'll also close off North Road, we don't want folks driving or walking in and out of that, that's just not a safe thing. You can see that we're talking about nine buildings, duplexes, that would make 18 units, and half of those units, nine, would then have accessory apartments. And I'm thinking about those accessory apartments housing seniors, we're not really sure about that yet but I think that we're looking at senior housing. So that gives us 18 units that would we purchased, and then nine of those 18 would have accessory apartments and they would get the rental, but the Community Land Trust would still be controlling who was in there. Because it certainly would not be a good use of our resources or yours or the town's for someone to purchase this under a particular program and then rent it to their aunt, this would still be going to someone who would be eligible for affordable housing.

It needs to be worked on. I have been speaking with Mr. Leslie and we'll work certainly with the community, we'll work with the stakeholders group and seeing what suits them and what suits us. This is our first project and we need it, we want it to be successful and so we want the good will of the surrounding community as well as wanting to provide something that's really going to work for 27 families.

SUPERVISOR HORTON:

Can I just say something?

REVEREND DeARMITT:

Sure.

SUPERVISOR HORTON:

You'll notice, these are some shots from the adjacent community.

LEG. VILORIA • FISHER:

You should have a mike there. Can you just pass him a mike, Sandy? Thank you.

SUPERVISOR HORTON:

These are •• these photographs are homes that are in the adjacent community, this would actually be an extension of this community. What I've been •• what's been communicated to me, and I think as well laid out here, is that these homes are going to be architecturally 100% in keeping with what's already in this community which really has developed organically over the years. A lot of these units are on one• eighth acre lots, quarter acre lots or less, and they're •• you know, here's a nice craftsman, these are both craftsman•style homes, so that's what's going to also be there. So at the end of the day, when the landscaping is done and everybody is moved in, it's going to appear as though this new extension of the community has been there for the life of the community.

LEG. VILORIA • FISHER:

Mr. Chair?

LEG. SCHNEIDERMAN:

Thank you, Supervisor. We have a couple of questions, either for the Supervisor or Reverend or anyone else, starting with Legislator Caracciolo.

LEG. CARACCIOLO:

Hi. Thank you for that excellent presentation. And thank you, Josh, for filling us in on, you know, the local community because as we spoke about just before we commenced, one of the things that we have to •• as elected officials have to be sensitive to is whether or not the project has community support and it's •• is it actually within the boundaries of the village?

SUPERVISOR HORTON:

No.

REVEREND DeARMITT:

No, it's not, it's just outside.

LEG. CARACCIOLO:

No, it's in the Southold portion. Okay.

SUPERVISOR HORTON:

If it was within the boundaries of the village, I wouldn't be here today because I would have no
••

LEG. CARACCIOLO:

Right, Mayor _Kappel_ would be here.

SUPERVISOR HORTON:

Right, I would have no zoning authority there. I will say ••

LEG. CARACCIOLO:

Okay, I just wanted to make that clear for the record.

SUPERVISOR HORTON:

Right.

LEG. VILORIA • FISHER:

It's West Greenport, right off Greenport West?

REVEREND DeARMITT:

No, it's outside.

SUPERVISOR HORTON:

It's in the town.

LEG. CARACCIOLO:

Right, the unincorporated portion of Greenport is where this would be located. This, as I recall, looking at the site plan, is •• is this right across the street from the new Shady Lady?

REVEREND DeARMITT:

Yes, it is.

SUPERVISOR HORTON:

That's correct.

LEG. CARACCIOLO:

Okay. So In keeping with the investment that's been made there, and a very substantial one, I see that there would be no egress on the North Road which is, you know, for safety reasons and otherwise a very prudent thing. As far as the eligibility of ownership here, will this be a means tested, you know, affordable housework housing project?

REVEREND DeARMITT:

Yes, that is what we're looking at.

LEG. CARACCIOLO:

And What are the incomes that we're looking at here?

SUPERVISOR HORTON:

Less than 80%.

MR. BELTZ:

It would be ••

SUPERVISOR HORTON:

To qualify ••

MR. BELTZ:

It would be minimally 80% •• they would have to be 80% of the high median income and the remainder could be up to 120%, which mirrors the County's ••

SUPERVISOR HORTON:

Yeah, our ••

LEG. CARACCIOLO:

And those figures currently are •• where are we at in 80% of HUD?

DIRECTOR ZUCKER:

Eighty percent of median income for ••

MS. WEIR:

A family of four would have to make less than ••

DIRECTOR ZUCKER:

Seventy•one one.

MS. WEIR:

•• \$71,100 for a family of four, 2005 figures from HUD.

DIRECTOR ZUCKER:

That's the 80% number, the 120% number I believe is ••

MR. BELTZ:

Is \$106,600 for the 120%.

LEG. CARACCIOLO:

I'm sorry, could you repeat that?

MR. BELTZ:

For the 120% it is \$106,600.

LEG. CARACCIOLO:

Okay.

SUPERVISOR HORTON:

However, I think it's important to note that the Community Land Trust, as the controlling entity, would have the authority. If the Community Land Trust ••

LEG. CARACCIOLO:

To waive that?

SUPERVISOR HORTON:

Yeah, they would have the authority to say, "Listen, we want 100% of these residents to be at 80% or less of HUD guidelines for the County."

LEG. CARACCIOLO:

Okay.

SUPERVISOR HORTON:

We just simply put in place our guidelines to mirror the County's.

LEG. CARACCIOLO:

The current property owner is whom?

REVEREND DeARMITT:

George Tsunis.

SUPERVISOR HORTON:

George Tsunis.

LEG. CARACCIOLO:

Okay, because I want to put that on the record. Months and months and months ago he called my office to discuss this project, I referred him to Marian Zucker. I never get involved with land owners, whether it's land acquisitions or otherwise. And it was my understanding that those conversations or meetings took place; correct, Marian?

DIRECTOR ZUCKER:

Right, they did take place and he has been patient as we've gone through this planning process.

LEG. CARACCIOLO:

How long ago was that that he reached out to offer this property?

DIRECTOR ZUCKER:

I want to say about a year at least.

LEG. CARACCIOLO:

Yeah, I know it was quite a while ago.

SUPERVISOR HORTON:

And To highlight the patience, if I may, Mike. Not only has it been a year of discussions, but I believe in the mid 80's, permits were granted to actually build a shopping center and a foundation was •• had begun to be laid. So there was cement in the grouped. So yes, this year•long process has been one of patience, but the history of the property has been a sad story of misguided development and, you know, poor planning and tense discussions between the land owner and the town. But at the end of the day, I'm glad that the land owner and the town both stood their ground because we're here before you now with a great opportunity.

LEG. CARACCIOLO:

Have they been the property owner since that time?

REVEREND DeARMITT:

Yes, they have.

SUPERVISOR HORTON:

Yes, and they haven't forgotten that.

LEG. CARACCIOLO:

Okay, so it's not a flip situation that we sometimes become very concerned around the horseshoe with where a potential realtor/developer goes in, buys the property up and, you know, in doing so flips it for a substantial profit. Obviously •• what would these units, what's the expected price tag on the units?

MS. WEIR:

Probably from 106 to 200,000.

MS. SULLIVAN:

Diane, use the microphone, please.

MS. WEIR:

Thank you. According to the guidelines, probably 160 to 200,000. But again, we won't know that exactly until we project the cost and actually have a true development with a developer who will give us his construction costs, but obviously it will fit in and be affordable. And if not,

the Housing Partnership will get the grant funds from the State and Federal to make sure that they're affordable to that target population; that's where we would come in.

DIRECTOR ZUCKER:

We want to give you as much detail as possible, but I don't want to lose track of the fact that we're here for planning steps, to get this moving.

LEG. CARACCIOLO:

We understand that but, you know, often times planning steps leads to acquisition and I think the more information we have at this juncture ••

DIRECTOR ZUCKER:

Absolutely.

LEG. CARACCIOLO:

•• the more helpful that information is so that no one is blind sided later on by facts we should have been made aware of today. These, under the envisioned build•out, 18 units, 27 families, two and two, two bedrooms/two baths in each unit, garage?

REVEREND DeARMITT:

Yes.

LEG. CARACCIOLO:

A little •• how big would the actual plot be for each of these duplex units, 30 by 60, 30 by 75?

REVEREND DeARMITT:

We're not thinking in terms of individual plots because the Community Land Trust will hold •• will own all of the land. And because these are duplexes and the people aren't purchasing the land, they're only purchasing the unit, and so we're not really thinking in terms of size of land.

LEG. CARACCIOLO:

What are the implications ••

SUPERVISOR HORTON:

We actually have one of our town planners who could actually speak to the site plan layout of it,

if that would be helpful.

LEG. CARACCIOLO:

Okay, just briefly. I mean, it's not a significant issue right now, but if you'd like to just comment on that, you know, the lot sizes per duplex.

MR. TREZZA:

Well, basically the Planning Department is going to review this and I've already taken it to the planning board and they've already given their support for the project. Because it is going to be common ownership, it won't be designated lots, very similar to a condominium complex. What we do is we do look at it from a site plan perspective so we take a look at it from design. We will determine, you know, the yield and all the rest of it during the process.

LEG. CARACCIOLO:

How about setbacks.

SUPERVISOR HORTON:

We will look at setbacks, I think the planning board has the ability, during the residential site plan review process, to vary setbacks based on the design of the project. So we'll look at it on a case by case basis, absolutely.

LEG. CARACCIOLO:

Okay, because we are in proximity to the North Road and Main Street. One of the •• not concerns, but one of the interests I'm sure I and community residents would have is that there be sufficient setbacks not only for the residents who will reside here but also fitting with the community and we don't have zero lot lines ••

SUPERVISOR HORTON:

Well, we have in the Town of Southold very strict laws that guide setbacks and the initiative would have to adhere to those.

LEG. CARACCIOLO:

Good.

SUPERVISOR HORTON:

Those are valid concerns.

LEG. CARACCIOLO:

That's encouraging to hear. So Mr. Tsunis, is that a corporation that he heads as the property owner or they're individuals, investors; Diane?

MS. WEIR:

His mother owns the property.

DIRECTOR ZUCKER:

But it's in •• wait a minute.

MS. WEIR:

And now that his Dad has died it's in his mother's name.

DIRECTOR ZUCKER:

No.

MS. WEIR:

At least I'm almost positive.

DIRECTOR ZUCKER:

Bear with me one second. It's in a partnership right now.

LEG. CARACCIOLO:

It's in a partnership, okay. So again, we're here to consider the planning steps which enables our Division of Real Estate to go out and appraise the property and make an offer. We do have a willing seller here, obviously, so we don't want to spin our wheels, get to the _presipus_ and then find out what the •• you know, we may not be successful. So that's encouraging. Okay, thank you all very much.

SUPERVISOR HORTON:

One thing, you know, I don't want to walk away from this meeting without saying. In regard to

affordable housing initiatives, there is broad community support. And any time you have a zoning matter, whether it's for a high end housing initiative or for workforce housing initiative or changing the zoning from residential to business or vice versa, there will be community opposition. You know, I don't want to sit here and say that won't exist.

LEG. CARACCIOLO:

Right.

SUPERVISOR HORTON:

It will exist. However, this elected official feels very strongly that, you know, when I sit at the dais and cast my vote, I'm taking into account the concerns of specific residents that may be or may not be near to a specific initiative, and also taking into account the state of the town, the state of the welfare and well-being of the community at large.

LEG. CARACCIOLO:

Okay. And just a final point, if I could, Mr. Chairman?

SUPERVISOR HORTON:

There is broad community support.

CHAIRMAN SCHNEIDERMAN:

All right, one last and then we'll move on.

LEG. CARACCIOLO:

Okay.

CHAIRMAN SCHNEIDERMAN:

We have Legislator Fisher who is also trying to get in here.

LEG. CARACCIOLO:

There was a reference to the project would like to include •• my words, not yours •• representation from the senior citizen community of which there is a substantial amount in the Town of Southold. Is that going to be one of your goals, to try to have, you know, mixed age use?

REVEREND DeARMITT:

That would be a goal for this •• for developing this site.

LEG. CARACCIOLO:

Yes, that's what I meant.

REVEREND DeARMITT:

Yes, it is.

LEG. CARACCIOLO:

I mean, do you have predetermined what that might mix might be?

REVEREND DeARMITT:

No.

LEG. CARACCIOLO:

Okay.

CHAIRMAN SCHNEIDERMAN:

Okay. Legislator Vioria•Fisher.

LEG. VILORIA • FISHER:

I wanted to bounce right off of your comments, Supervisor, because you really are a leader, and this has been a tremendously encouraging presentation.

As people who are Commissioners on the Workforce Housing Commission, we have heard the nay sayers say that the public is not ready, that NIMBYism is too great in Suffolk County to have the public be a part of the siting of workforce housing. Yet not one of the presenters has been cautious about using the word affordable housing; each one of you has talked about the stakeholders who formed the groups to establish the siting for affordable housing and I really commend you on that. You demonstrate, you have demonstrated in this presentation that the people out there in the communities are ready to vote affirmatively and act a affirmatively in moving forward with affordable housing, that's critical. And you provide a critical demonstration project for that and you are to be applauded for putting that together and

leadership and education is what you need.

I had a very specific question about something. The accessory apartments, the individuals who would have the ownership of the units on which •• in which you would have those accessory apartments, would there be a different means test for the people who own those homes? For example, would they have a lower income and therefore might be more •• have greater need of the accessory apartment income to help them?

REVEREND DeARMITT:

I hadn't really thought that through yet. Because if •• I mean, you've obviously done a little bit of the math, because if that unit has an accessory apartment contributing to it, well, those people then have less financial liability.

LEG. VILORIA • FISHER:

Right.

REVEREND DeARMITT:

But they've got somebody living there that they need to concern themselves with and we know that that can be a difficulty. I haven't really worked that out, the board has not tackled that. And I see Diane has already •• I guess you've already had this situation.

MS. WEIR:

Yes. Now, we've done this before. The banks, when they give a mortgage, allow 75% of rental income to be used for their qualification of a mortgage. Because remember, even though these people are 80% and under, they still have to have good credit, they have to have good jobs, they have to be able to make those payments. So these are good, hard working citizens that just don't happen to make a lot of money to afford, you know, in this area.

So yes, that allows maybe a person who's making 70%, you know, they might be able to qualify if their credit scores are good. It is allowed as an income. Those homes may be priced a little more than the other homes, that's another thing. See, as you structure the •• we're very pleased, as the Long Island Housing Partnership, to have been asked to help out with this development. This is •• and nobody has really mentioned it, but this is the first of its kind on Long Island, a community land trust, independent, not•for•profit that is building affordable

housing. This is an idea whose time has come. There's a development in •• there's a community land trust being done in Bellport and the Long Island Housing Partnership has also gotten approval to do this, because of the unbelievable price of land on Long Island. So this is a way to maintain affordability, to make them affordable to begin with and, as the Reverend said, to keep them affordable. Because the fee title to the land is always in the name of the not •for•profit or the municipality which creates a not•for•profit. So these will be maintained affordable, as Marian said, you know, you build these homes and you work and you sweat and you get funding and it takes three or four years to develop and in five years, with the Long Island market, they're at market rate and you've lost that. This is a unique, new way to maintain these in affordable forever, which is a wonderful thing.

LEG. VILORIA • FISHER:

And Diana, you had talked to us at the commission regarding the maintaining affordability.

MS. WEIR:

Maintaining affordability, right. And this is one of the ways that is now used all over the country and being used here. So I commend the Town of Southold for being out there, out front, way beyond every other town in doing things like this to make it affordable. Huntington does have that in Millenium Hills, so they have done something similar but not as unique as this with a not •for•profit.

LEG. VILORIA • FISHER:

That's not a community land trust.

DIRECTOR ZUCKER:

No.

MS. WEIR:

No, the town owns the land.

LEG. VILORIA • FISHER:

Right.

MS. WEIR:

But it's the same concept. You know, they're maintaining the land so that the affordable

houses are just your structures. So we will be •• if the Community Land Trust so chooses, we've been fortunate, we've had architects that have helped us through the layouts and the little, you know, pictures of the homes of what they would look like, at the elevations as they call them. And we would be working with the land trust in a type of technical assistance agreement to make sure that all guidelines are followed, HUD guidelines for affordability, a lottery, the preferences for the people in the Town of Southold and how they would structure those preferences. Working with the developer and we would put out an RFP, we prefer to use local developers and that we would work with them. So we will be working with the Community Land Trust, giving them guidance on all the mechanics and all the ways of making sure that the affordability guidelines are followed. So that's something where we would work in partnership under their request for what they would need.

SUPERVISOR HORTON:

Legislator Fisher, your ••

LEG. SCHNEIDERMAN:

Can I ask a technical question on that?

SUPERVISOR HORTON:

In regard to •• I just want to make sure that this specific question is answered very clearly. In regard to the 200 •• in regard to the homes that will have accessory apartments, those homes are going to be more costly to construct therefore they will be •• when we talk about the range of 160 to 200, they will be at the upper end.

MS. WEIR:

Right.

SUPERVISOR HORTON:

Therefore, the income derived from that apartment will help offset the burden of that mortgage. I think that is the division there.

LEG. SCHNEIDERMAN:

Can I ask a technical question? Because I love this idea of the Community Land Trust.

SUPERVISOR HORTON:

We have an age-old one in Fisher's Island, actually, the first in the country.

LEG. SCHNEIDERMAN:

How do you work the taxes? Is it that •• does the land trust pay the taxes to the town or does the individual homeowner pay the money to the land trust or directly to the town; how does that work? Because I'm thinking, you know, into the future, 50 years from now and the whole perpetual affordability and you're going to be owning this land, this land trust is, that means it's got to be there 50 years from now. So how does that work?

MS. RIVE:

Can I answer that?

REVEREND DeARMITT:

Sure. Go ahead, Andrea. Andrea Rive is Vice-President of the Community Land trust, she is also •• her business is title insurance.

MS. RIVE:

We've taken a long, hard look at the Fisher's Island ••

LEG. CARACCIOLO:

That's the Walsh Park.

MS. RIVE:

The Walsh Park.

LEG. CARACCIOLO:

Yeah, we did that about ten years ago.

MS. RIVE:

We've had discussions with Scott Russell, he •• in the Walsh Park, the homeowner pays a hundred percent of the taxes. In some other for-profit land trust, there's one in Calverton that's privately owned and they put trailers on them. Tim Ryan in Brookhaven assigned a tax map number to the building and an additional tax map number to the land. The fine points of how

we're going to do that, probably the homeowner will pay taxes and they will deduct those taxes as a benefit of homeownership. The common area, the land that's left over that's not comprised of the buildings, will probably be taxed to the land trust; of course, we are a not-for-profit, so.

LEG. SCHNEIDERMAN:

Right.

MS. WEIR:

May I interrupt?

LEG. SCHNEIDERMAN:

You're going to have to get that money from somewhere. I'm assuming that the homeowner, if you did it that way, would still pay then the land trust. But if 50 years from now that payment

••

MS. RIVE:

We have lease hold agreements.

LEG. SCHNEIDERMAN:

•• weren't made and it would go into tax default, it could be a mess. We don't need to have an answer today for this.

MS. WEIR:

Can I just make ••

CHAIRMAN SCHNEIDERMAN:

It's just only out of my own curiosity because I like the mechanism.

MS. WEIR:

Okay. The way it works ••

CHAIRMAN SCHNEIDERMAN:

I just want to make sure that I understand how it works.

MS. WEIR:

It also works sort of as a co•op or condo association. So everyone chips in for the maintenance of the common areas, maintenance for the taxes, and that is all structured just like a co•op, that's the ownership structure of the structures. So they would pay and pay the land trust and the land trust would then pay the taxes. So it is the land trust property, but the homeowner association or condo or co•op, however the ownership is structured, and that's something that the community land trust would have to decide; their common fees would pay those taxes.

CHAIRMAN SCHNEIDERMAN:

And they can, if they want to improve the house, add a deck or accessory structure, they can expand.

MS. WEIR:

That would be up to the land trust to allow and the condo association.

REVEREND DeARMITT:

There would be restrictions on that.

LEG. SCHNEIDERMAN:

Okay.

REVEREND DeARMITT:

There are about 160 community land trusts right now around the nation and they work out these issues in any number of different ways. But there's one commonality in that the CLT needs some working capital. People •• there's difficulty, they need to purchase back a unit. The CLT needs some capital and that is gotten through grants and through various fees and so we would need that pool.

If I might say one thing, I just would like to take a moment maybe to clarify some of our process. This has really been extraordinary in that the CLT has been the center of all kinds of people coming together. When we need someone, when we need an architect an architect has been gotten and is working for us. When we need a consultant for developing, the housing partnership has been working with us. And so I certainly do not claim to be very knowledgeable about housing, but I am surrounded by people who know the things that need to

be known and we're making decisions as we go along. We've only been incorporated for about a year, we've only had our 501(C)3, the IRS granted us our not-for-profit less than six months ago. But when we have needed certain expertise, those persons have presented themselves and have offered that, so it's been a wonderful process.

CHAIRMAN SCHNEIDERMAN:

Okay. I'd like to, as this point, move the agenda.

Resolution 1701•05 • Authorizing planning steps for implementation of suffolk County Workforce Housing Program at (SCTM No. 1000•034.00•02.00•001.000) Kairos Village (Presiding Officer at the Request of the County Executive). We have a motion to approve by Legislator Caracciolo, second by Legislator Viloría•Fisher. All in favor? Any Opposed? Abstentions? ***1701 passes (VOTE: 3•0•0•1 Not Present: Legislator Mystal).***

MS. WEIR:

Thank you.

LEG. CARACCIOLO:

Congratulations.

SUPERVISOR HORTON:

Thank you for your support.

LEG. VILORIA • FISHER:

We didn't address 1289, Mr. Chair.

CHAIRMAN SCHNEIDERMAN:

Okay, I will •• that's right, I guess we took that out of order; I probably should have made a motion to take it out of order.

LEG. VILORIA • FISHER:

Well, I make a motion to table 1289.

1289•05 • To establish a policy to promote Workforce Housing in Suffolk County (Bishop).

LEG. CARACCIOLO:

Second.

CHAIRMAN SCHNEIDERMAN:

Okay, there's a motion to table 1289 and a second. All in favor? Any opposed? **1289 is tabled (VOTE: 3•0•0•1 Not Present: Legislator Mystal).**

Okay, we are adjourned.

(*The meeting was adjourned at 3:15 P.M.*)

**Legislator Jay Schneiderman, Chairman
Ad Hoc Committee on Workforce Housing**