

## What is the Peconic Bay Region Community Housing Act?

The Peconic Bay Region Community Housing Act allows each of the five East End towns to create a dedicated Community Housing Fund (CHF) to assist with affordable housing initiatives.

## How Would The Community Housing Fund Be Financed?

- The primary source of funding would be revenues derived from a 0.5% real estate transfer fee paid by the purchaser – not the seller - similar to the current Community Preservation Fund transfer fee.
- The Fund is not financed from property taxes.
- Any funding provided would be repaid to the Fund when the property is sold.

## How Can The Money Be Used To Create Community Housing?

The Fund can be used for community housing in various ways including:

- First Time Homebuyer Down Payment Assistance.
- Shared equity program.
- Employer housing for seasonal and year-round employees.
- The acquisition of existing units for Community Housing.
- The creation and maintenance of community housing through public/private partnerships.
- Housing counseling services.
- For existing homeowners to create affordable accessory apartments in their home.
- The purchase and rehabilitation of vacant, dilapidated or zombie homes for first-time homebuyers

## What Is Community Housing?

Community Housing is considered a house, townhouse or condominium located anywhere in the Town with a current purchase price of \$1,209,885\* or less.

*\*150% of purchase price limit established by SONYMA's low interest rate loan program.*

## Who Would Be Eligible To Purchase Community Housing?

- Anyone who lives or works in the Town of Southampton and is a first time homebuyer.
- The individual must be a first-time homebuyer with current income limits of:  
\$174,360 – 1-2 person household  
\$203,420 – 3+ person household

*\*100% of purchase price limit established by SONYMA's low interest rate loan program.*

## Are There Exemptions From Paying The Real Estate Transfer Fee?

The exemption for the proposed Community Preservation Fund transfer fee will increase from \$250,000 to \$400,000 for properties of \$2 million or less this will result in a decrease in the overall transfer fees paid by homebuyers purchasing a home of \$1 million or less

*(See chart on back)*

All first-time homebuyers are exempt from paying the transfer fee.

## How Can Financial Assistance Be Provided To First-Time Homebuyers?

- Down payment assistance of up to 50% of the purchase price of a home may be available to first time homebuyers who live or work in the Town.
- Shared equity programs
- The loan shall be fully repaid to the Fund upon the resale of the home.



*Example of a Manor home with 4, two-bedroom units*

## Who Decides What The Fund Is Used For?

An Advisory Board, consisting of 7-15 Town residents, including representatives from banking, real estate and construction industries and local housing advocacy or human service organizations will be appointed by the Town Board to review and make recommendations for use of the funds based on the Community Housing Plan.

## How Would The Community Housing Be Kept Affordable?

All community housing created by the Fund shall remain affordable for future generations by the placement of legally binding restrictions.

## How Can The Community Housing Fund Be Created?

The creation of this Fund would be enacted by a local law following the voters' approval in a Town-wide mandatory referendum that will appear on the **November 8th 2022 ballot.**

**REAL ESTATE TRANSFER FEE  
AMOUNTS EXISTING VS. PROPOSED**

The exemption for the proposed Community Preservation Fund transfer fee will increase from \$250,000 to \$400,000 for properties of \$2 million or less. Therefore, for those properties with a purchase price of under \$1 million the transfer fee would be reduced.

PURCHASE PRICE	EXISTING CPF	PROPOSED CPF +0.5%
600,000	7,000	5,000
700,000	9,000	7,500
800,000	11,000	10,000
900,000	13,000	12,500
1M	15,000	15,000
1.5M	25,000	27,500
2M	35,000	50,000
4M	75,000	100,000
5M	95,000	125,000

*Note: the proposed exemption for the Community Preservation Fund transfer fee will increase from \$250,000 to \$400,000 for properties of \$2 million or less.*

*Therefore, for those properties under \$1 million the transfer fee would actually be reduced.*

**TOWN OF SOUTHAMPTON**



*The proposed*  
**PECONIC BAY REGION  
COMMUNITY  
HOUSING  
FUND**



*The Courtyards @ Southampton condos*

***Southamptontownny.gov  
Housing & Community Services  
631-702-1731***