

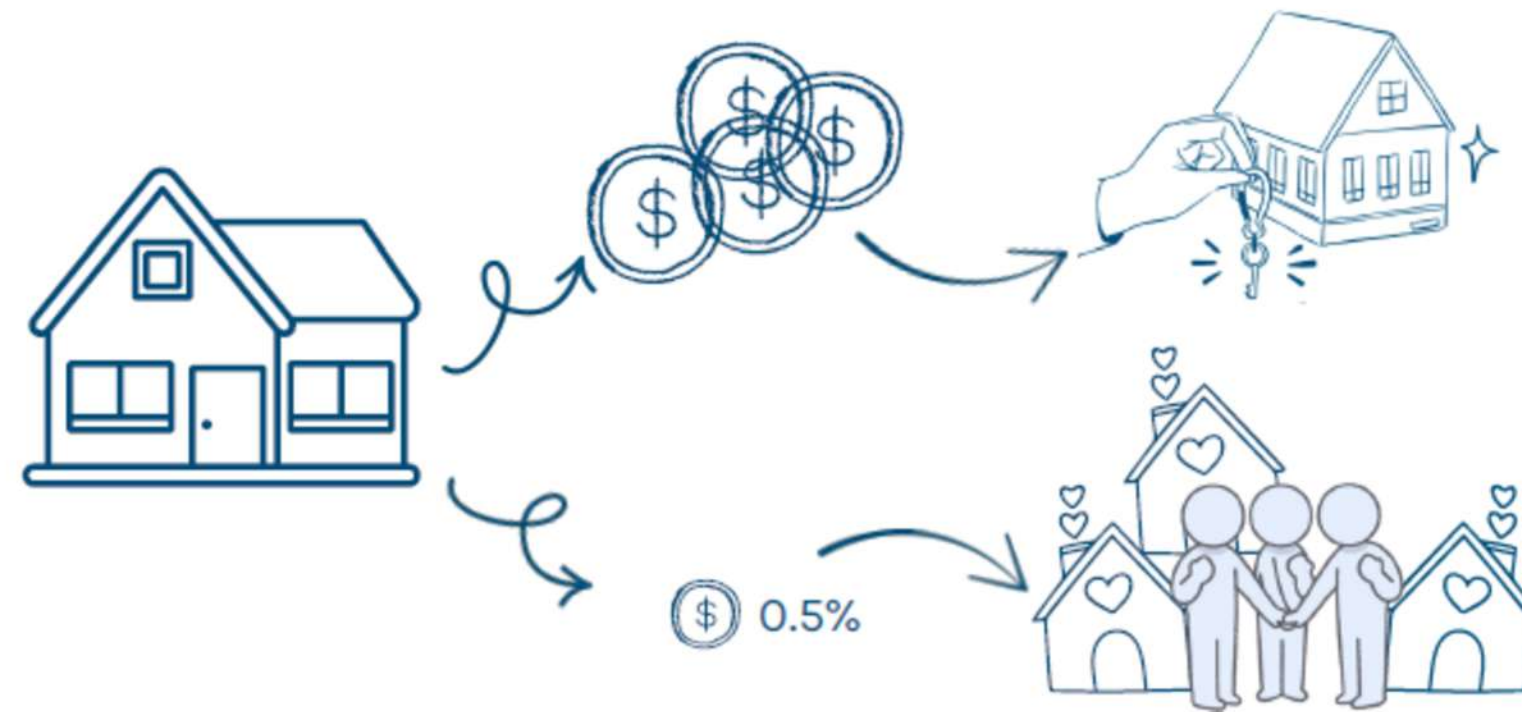


COMMUNITY HOUSING UPDATES



WHAT IS THE PECONIC BAY REGION COMMUNITY HOUSING FUND (CHF)?

The Peconic Bay Region Community Housing Fund (CHF) was established by voter referendum as an addition to the Community Preservation Fund (CPF). The CPF's 2% real estate transfer tax preserves open space and water quality, while the CHF's 0.5% tax supports the creation and maintenance of community housing.



HOW DID WE GET HERE?

Chapter 17 Amended to Include the Community Housing Fund (CHF)



AUG. 2022

Advisory Housing Review Committee (AHRC) Formed



AUG. 2022

Community Housing Advisory Board (CHAB) Formed



SEPT. 2022

Southold voters approve the CHF via referendum



NOV. 2022

Suffolk County Begins Collecting 0.5% transfer tax



APRIL 2023

Community Housing Plan Draft Published



2022 - APRIL 2023

Community Housing Plan Adopted



OCT. 2023

Administrative Buildout and Program Refinement to establish a Housing Dept.



2023 - 2024

Community Housing Fund (CHF) Implementation Plan and Subsidy Framework



JUNE 2025

Housing Department Established



JULY 2025



HOW IS THE TOWN PLANNING ON DISBURSING THE COMMUNITY HOUSING FUND?

IN PROGRESS

2027



Developer Subsidies to Support the Creation of Community Housing:

Aims to provide funding to developers for community housing units targeted to income eligible residents, seniors, and local workers.



Loans for Homeowners Looking to Build Accessory Apartment / ADUs:

Aims to support the development of accessory apartments in existing homes, barns, or garages.



Loans for First-time Home Buyers:

Aims to assist residents in purchasing their first homes.





DEVELOPER SUBSIDIES

Aims to provide funding to developers for community housing units targeted to income eligible residents, seniors, and local workers.



WHAT IS THE PROCESS TO AWARD SUBSIDIES FROM THE COMMUNITY HOUSING FUND?

Diagrammed below is the Implementation Plan adopted by the Town Board in June 2025



WHAT'S THE HOLD UP?

The Community Housing Plan outlines that prior to any goals, the Town must first establish a Housing Department that can manage and administer programs, loans/grants, and can provide educational resources (4.0)

THE COMMUNITY DEVELOPMENT AND HOUSING DEPARTMENT (EST. JULY 2025) MUST...

1

ADDRESS

Address and resolve conflicting sections of the Town Code pertaining to housing.

2

CREATE

Create policies and administrative procedures for the development of community rental units, homeownership units, and other Community Housing Fund programs.

3

IMPLEMENT

Implement, and administer programs for the Community Housing Fund consistent with the goals of the Community Housing Plan, including the adoption of any necessary amendments to the Town Code.



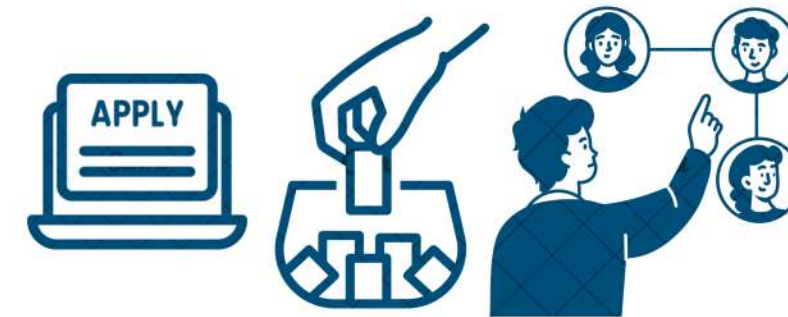
WHAT PROGRESS HAS BEEN MADE SO FAR?

Diagrammed below is the updated rental housing policy recommendations proposed to the Town Board on March 24, 2026



POLICY RECOMMENDATION #1:

The CDHD recommends that developer subsidies should be disbursed in the form of a **grant.**



POLICY RECOMMENDATION #2:

The CDHD recommends that the **developer/property owner is responsible for tenant selection**, tenant application and maintaining a project-specific waiting list.

WHAT PROGRESS HAS BEEN MADE SO FAR?

Diagrammed below is the updated rental housing policy recommendations proposed to the Town Board on March 24, 2026



POLICY RECOMMENDATION #2:

The CDHD recommends that the Town is **only** responsible for **financially vetting** selected tenants.



POLICY RECOMMENDATION #3:

The CDHD recommends that the Town adopt annual compliance forms such as the **Owner Compliance Report** and **Tenant Certification Form**.



WHAT PROGRESS HAS BEEN MADE SO FAR?

Diagrammed below is the updated rental housing policy recommendations proposed to the Town Board on March 24, 2026



POLICY RECOMMENDATION #4:

The CDHD recommends **implementing Marketing Criteria** to ensure developer compliance with NYS Human Rights Law and applicable Fair Housing laws.



POLICY RECOMMENDATION #5:

The CDHD recommends **capping rent increases at 4% annually.**

The CDHD recommends qualifying rental income limits to be **set at 80% AMI with re-qualification at 100% AMI.**



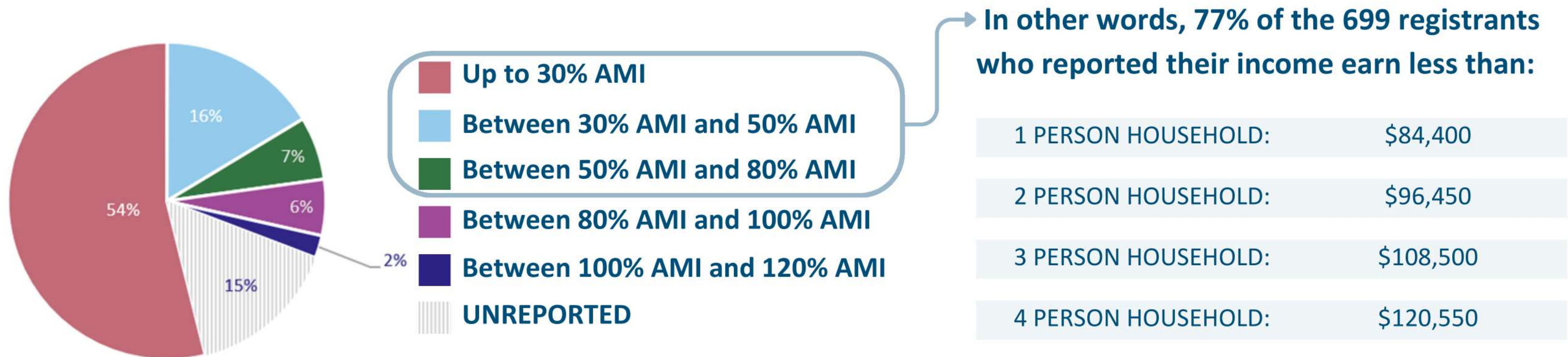
POLICY RECOMMENDATION #6:

The CDHD recommends that the Town implement **two rental rate schedules** to respond to the need for **deeper affordability** and **baseline affordability.**



WHAT KIND OF DATA DO WE HAVE TO INFORM RENTAL RATES AND INCOME LIMITS?

Data from the housing registry as of February 2026





COMMUNITY HOUSING FUND ADU PROGRAM

Aims to support the development of accessory apartments in existing homes, barns, or garages.



WHAT'S HAPPENING ADUs?

What is an ADU, and when was the related code put in place?

In the Town of Southold Code, an Accessory Dwelling Unit (ADU), also called an accessory apartment, can be created within a primary residence or in a detached accessory structure. The Town of Southold first established clear regulations for ADUs in 2010.



Attached Accessory Apartment



Detached Accessory Apartment in an Accessory Structure.



WHAT'S HAPPENING WITH ATTACHED ADUs?

Attached Accessory Apartment



WHAT IS ALLOWED IN AN ATTACHED ADU?

Within Zones: AC, AHD, R-40, R-80, R-120, R-200 and R-400 you may construct an ADU in your principal building or detached accessory structure. *Review Town Code §280-27B(2) for further guidance on accessory apartments in AHD zones.*



*The apartment must be located in the main building of the house, be **at least 220 square feet**, and occupy no **more than 25% of the habitable space** in the residence, with up to two bedrooms and one bathroom.*



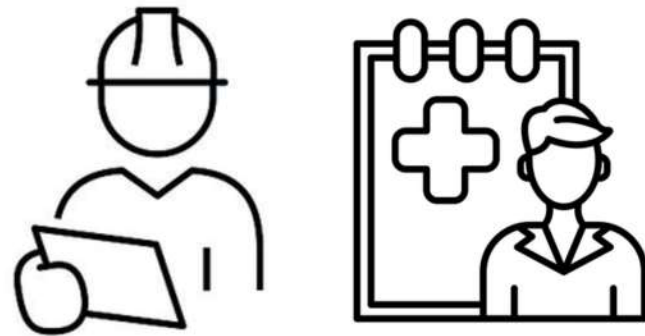
*Three (3) **off-street parking spaces** are required.*



*Should **retain the appearance** of a single-family dwelling.*

WHAT IS ALLOWED IN AN ATTACHED ADU?

Within Zones: AC, AHD, R-40, R-80, R-120, R-200 and R-400 you may construct an ADU in your principal building or detached accessory structure. *Review Town Code §280-27B(2) for further guidance on accessory apartments in AHD zones.*



*The Building Inspector must inspect the unit and **issue a Certificate of Occupancy**. The County Health Department has to approve the water and sewage systems.*



*One unit must be occupied exclusively by the owner or a family member. The other unit **may be rented to a family member or another tenant at either a market rate or an affordable rate.***



*The ADU may be rented with an **annual rental permit** under a market-rate or affordable, year-long lease.*

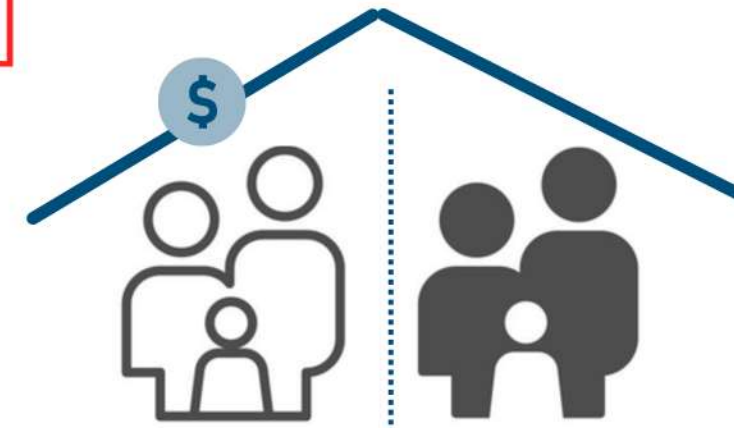
ARE THERE ANY ONGOING CODE CHANGES TO ATTACHED ADUs I SHOULD EXPECT?

Within Zones: AC, AHD*, R-40, R-80, R-120, R-200 and R-400 you may construct an ADU in your principal building or detached accessory structure. *Review Town Code §280-27B(2) for further guidance on accessory apartments in AHD zones.

PROPOSED CHANGES IN RED



The apartment has to be in the main building of the house must be at least 220 square feet and take up no more than ~~25%~~ **40%** of the habitable space in the residence and **no more than 750 sq. ft.** with up to two bedrooms and one bathroom. Only one apartment is allowed per property.



One unit must be occupied exclusively by the owner or a family member. The other unit may be rented to a family member or another tenant at either a market rate or an affordable rate. **If awarded with funding from the CHF, the unit must be rented to someone who qualifies to be on the Town's Community Housing Registry.**



WHAT'S HAPPENING WITH DETACHED ADUs?

Accessory Apartment in an Accessory Structure



WHAT IS ALLOWED IN A DETACHED ADU?

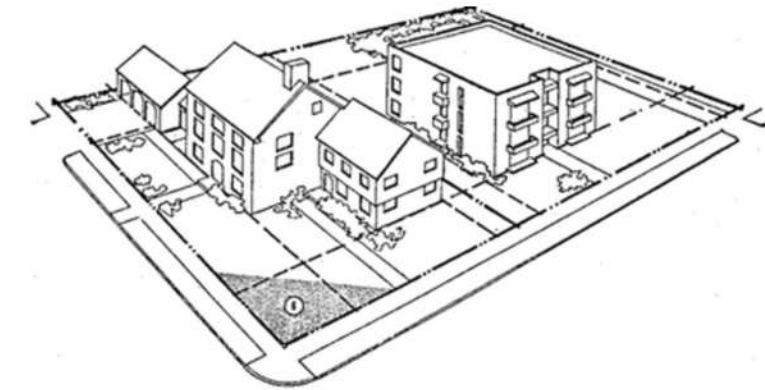
Within Zones: AC, AHD, R-40, R-80, R-120, R-200 and R-400 you may construct an ADU in your principal building or detached accessory structure. *Review Town Code §280-27B(2) for further guidance on accessory apartments in AHD zones.*



*The apartment **has to be in an existing accessory structure** at least 220 square feet but no bigger than 750 square feet, with no more than two bedrooms and one bathroom. **Only one apartment is allowed and the apartment must be on a single floor.***



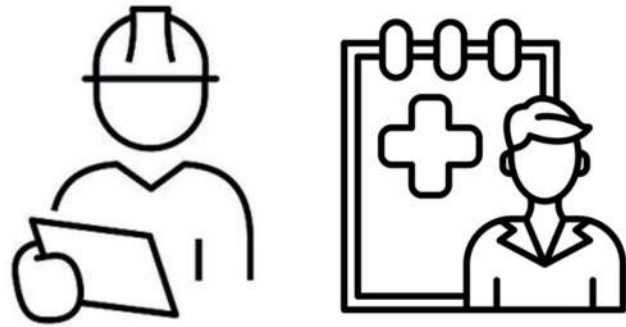
*Three (3) **off-street parking spaces** are required.*



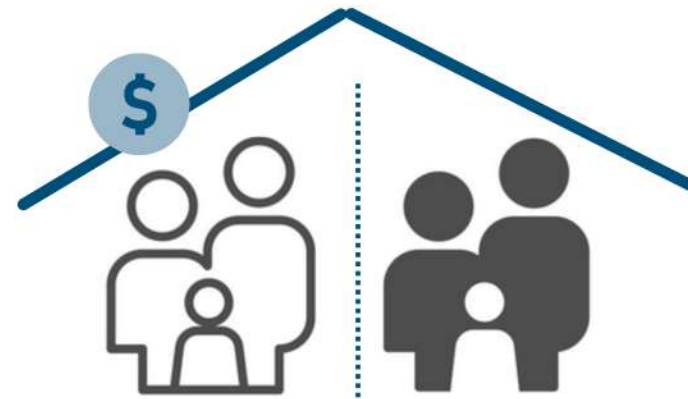
Requires ZBA Permission.

WHAT IS ALLOWED IN A DETACHED ADU?

Within Zones: AC, AHD, R-40, R-80, R-120, R-200 and R-400 you may construct an ADU in your principal building or detached accessory structure. *Review Town Code §280-27B(2) for further guidance on accessory apartments in AHD zones.*



*The Building Inspector needs to check everything and issue a **Certificate of Occupancy**. The **County Health Department** has to approve the **water and sewage systems**.*



*One of the units must be used only by the owner or a family member. The other unit may be rented to a family member or to someone currently on the **Town's Community Housing Registry**.*



*The ADU must be rented under a year-long lease **at an affordable rate up to the limit established by the Town**.*

ARE THERE ANY ONGOING CODE CHANGES TO DETACHED ADUs I SHOULD EXPECT?

Within Zones: AC, AHD*, R-40, R-80, R-120, R-200 and R-400 you may construct an ADU in your principal building or detached accessory structure. *Review Town Code §280-27B(2) for further guidance on accessory apartments in AHD zones.

PROPOSED CHANGES IN RED

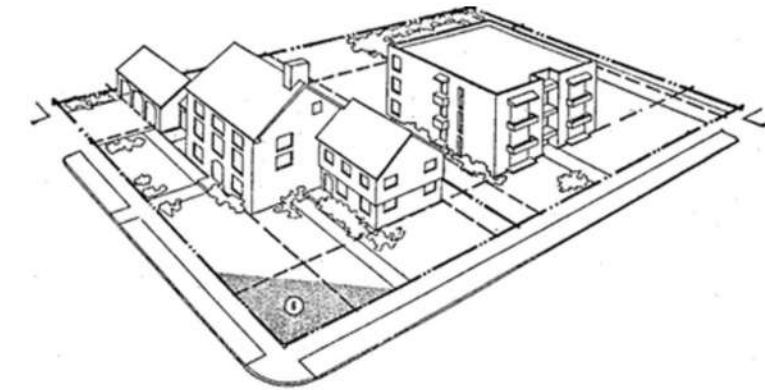


DONE

The apartment *is* has to be in an existing accessory structure at least 220 square feet but no bigger than 750 square feet, with no more than two bedrooms and one bathroom. Only one apartment is allowed and the apartment must be on a single floor.



One of the units must be used only by the owner or a family member. The other unit may be rented to a family member or to someone currently who qualifies to be on the Town's Community Housing Registry.



Requires ZBA Permission. Requires ZBA Approval only if setbacks are not compliant.



WHAT RENTAL RATES CAN I CHARGE FOR AN AFFORDABLE ADU AND WHO QUALIFIES?

2025 Rental Rates

Efficiency (Studio) : \$ 1,783

One Bedroom : \$ 2,198

Two Bedroom : \$ 2,541

Affordable Income Levels 2025

	INCOME LEVELS AT 80% AMI	INCOME LEVELS AT 100% AMI	INCOME LEVELS AT 120% AMI
1 PERSON HOUSEHOLD:	\$84,400	\$115,430	\$138,500
2 PERSON HOUSEHOLD:	\$96,450	\$131,900	\$158,300
3 PERSON HOUSEHOLD:	\$108,500	\$148,400	\$178,100
4 PERSON HOUSEHOLD:	\$120,550	\$164,900	\$197,900





Thank you!

Questions? Contact:

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Andrea Sullivan | Community Development Project Supervisor | Email: andream@southholdTownny.gov

(631) 765-5806



WHERE CAN I FIND MORE INFORMATION?

All documents can be found in the “Forms and Links” section of the Community Development and Housing Department Page on the Town website.



Click any underlined text below to access the associated reference!

- [Community Housing Plan](#)
- [Housing Discrimination Under the Fair Housing Act](#)
- [Adopted Implementation Plan](#)
- [Developer Subsidy Framework](#)
- [Community Housing Fund \(CHF\) Application for New Development](#)
- [Community Housing Fund \(CHF\) Application for New Development for up to 3 Units or Less](#)
- [Affordable Housing \(AHD\) District - Southold Town Code](#)
- [Chapter 17 Community Preservation Fund and Community Housing Fund - Southold Town Code](#)
- [Rental Community Housing Policy Update Recommendations - 3/24/2026](#)

