

## EAST HAMPTON HOUSING AUTHORITY

New York

F&A was retained to prepare a **market study and traffic study** for 531, a new mixed use, mixed-income affordable housing development with 37 affordable studio, one, two and three bedroom apartments for very low to moderate income families. The project is located at 531 Montauk Highway in the Amagansett hamlet in the Town of East Hampton, New York in Suffolk County. The development will be constructed to Passive House Standards, which exceed Energy Star and most LEED performance standards, and will employ Trans-generational and Integrated design. The addition of affordable housing is part of a County and Town-wide plan to provide affordable workforce housing on the east end of Long Island where housing prices are typically out of reach of very low to moderate income households.



Site plan for the 531 mixed-use, mixed-income affordable housing development in East Hampton

F&A conducted analyses of population, demographics and housing characteristics in the market area, identified as the Town of East Hampton and a portion of the Town of Southampton, up to and including the Hampton Bays hamlet and Sag Harbor Village. F&A concluded that the project units would be readily absorbed by the market with a very competitive capture rate, at less than one percent. The market study was submitted as part of an application for Low Income Housing Tax Credits to New York State Homes and Community Renewal.

F&A also prepared a Traffic Impact Study, which concluded that the project would have minimal impacts on traffic along Montauk Highway, even during peak summer days.

The Project is pending approvals.