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January 9, 2013

Town of Lloyd Planning Board
12 Church Street
Highland, NY 12528

Attn: Chairman Scott Saso and Planning Board Members

Re: Mountainside Woods Conservation Subdivision
Affordable Housing Plan

Dear Chairman Saso and Planning Board Members:

In conjunction with the Planning Board's review of the above referenced application for a conservation subdivision, the applicant has prepared an affordable housing plan, which has been incorporated into the overall subdivision plan and is more fully explained below.

The Town of Lloyd Code §100-36 requires that development projects with over 10 residential dwelling units include an affordable housing component. Pursuant to those regulations, specifically §100-36F, the applicant must submit to the Planning Board an affordable housing plan that contains the following information:

(1) *A general description of the development, including whether the development will contain rental units or individually owned units, or both*: The Mountainside Woods ("MSW") project is a 162 unit residential development which is proposed as a conservation subdivision. All residential units will be owned in fee simple.

(2) *The total number of market rate units or lots and affordable units or lots in the development*: The total number of dwelling units in the project is 162; of that total, 146 units will be market rate and 16 will be restricted as "affordable units."

(3) *The total number of bedrooms in each market rate unit and each affordable unit*: The applicant expects that the majority of the market rate units will contain three bedrooms and as required by the regulations, a proportionate number of the affordable housing units will contain three bedrooms. The applicant requests the right to adjust the number of bedrooms in the affordable housing units based on composition of the market rate units that are actually sold. However, the regulations provide that the maximum number of bedrooms that an affordable housing unit may contain is 3. Accordingly, if four bedroom

homes are sold at market rate, these will be considered 3 bedroom units when calculating the number of bedrooms required in the affordable units.

(4) *The square footage of each market rate unit and each affordable unit*: The market rate units will range from 1,200 SF to 2,400 SF, with the average homes ranging from 1,700 SF to 1,800 SF. The affordable units will a minimum of 1,200 SF as required by §100-36G(4)(c).

(5) *The location within any multifamily residential structure, mixed-use building, townhouse and single family detached residential development of each market rate unit or lot and each affordable unit or lot*: The applicant has identified the following lots as those which will contain affordable housing units: Phase One – Lots 12, 13, 33, 38, 76, 84; Phase Two – Lot 138; Phase Three – Lots 85, 101, 108, 109,124, 151; Phase Four – Lots 48, 56, 67. The attached Figure, AH-1, depicts the location of these units and demonstrates that the affordable housing units are dispersed throughout the development, as required. The applicant requests the right to substitute lots, subject to the approval of the Building Inspector and in compliance with all Town Code provisions.

(6) *The pricing for each affordable dwelling unit or lot:* §100-36K provides that Town Board shall set the maximum sales price for the affordable housing units. The initial sales price is calculated such that the annual cost of the sum or principal, interest, taxes, insurance and common charges shall not exceed 30% of the income for an eligible household as established by the US Department of Housing and Urban Development ("HUD"). Accordingly, the sales price will vary based upon the interest rate at the time the units are offered for sale as well as the assessed value of the affordable units as determined by the Town's Tax Assessor. The regulations provide that the assessor shall take into consideration the limited resale value of the affordable units when determining the appropriate assessed value.

(7) *The phasing and construction schedule for each market rate unit and each affordable unit*: The phasing plan is included in the full plan set and the identified affordable units will be built the phase associated with their location, which is noted in response 5 above.

(8) *Documentation and plans regarding the exterior appearances and exterior and interior materials and finishes of the development and each of its individual units*: The affordable housing units will be built in the same design scheme as the proposed market rate units and will include a front porch, residential unit and single car garage. In addition, all affordable housing units will be constructed of the same construction materials and exterior finishes and appearances as the market rate units so that these units are indistinguishable from the market rate units. As with each of the market rate units, the applicant will submit a full set of plans containing the detailed building design when a building permit is requested.

Very truly yours,

Jayne E. Daly

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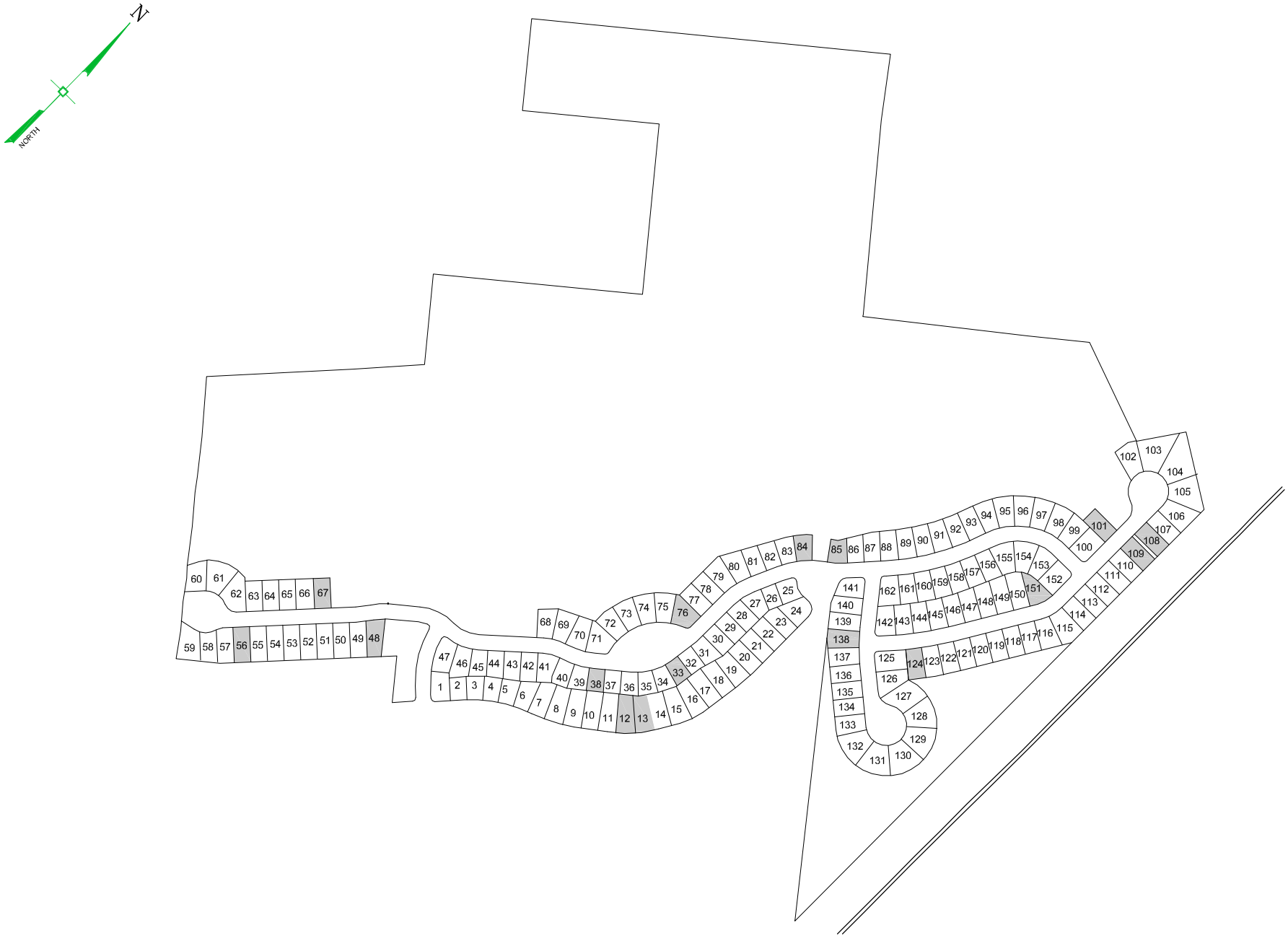

AFFORDABLE HOUSING LOCATION MAP	MOUNTAINSIDE WOODS VISTA DRIVE TOWN OF LLOYD ULSTER COUNTY, NEW YORK	DATE: JAN '13	JOB # 944.01	ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs	71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 Fx: (845) 457-1899
		SCALE: N.T.S.	SHEET # AH-1		

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Drawing Name: Z:\944.01 - Mountainside\dwg\Subdivision Plan.dwg Date Printed: Jan 09, 2013, 12:28pm