



Walsh Park Benevolent Corporation

Presentation to the Community

**Concerning the potential purchase of the Fishers Island
School Property**

Summer 2022

Agenda

- Walsh Park
- Why This Property?
- Timeline
- Key Issues Raised
- Preliminary Site Plan and Design Concepts
- Case Study: Ferry Building Apartments
- Conclusion
- Appendix – WPBC FAQs & CHA Traffic Study Letter

Walsh Park

- Not-for-profit corporation founded in 1987 to address the declining year-round population on Fishers Island.
- Mission is to create a supply of housing specifically for year-round residents.
- Manages 12 owner-occupied houses, 23 rental/leased units and 2 commercial properties.
- Properties are leased at discounts to the HUD Fair Market Index for affordable housing units (Norwich/New London). All other revenue comes from private donations from the Island community.

Who Lives Here?



Houses approximately 25% of the year-round residents



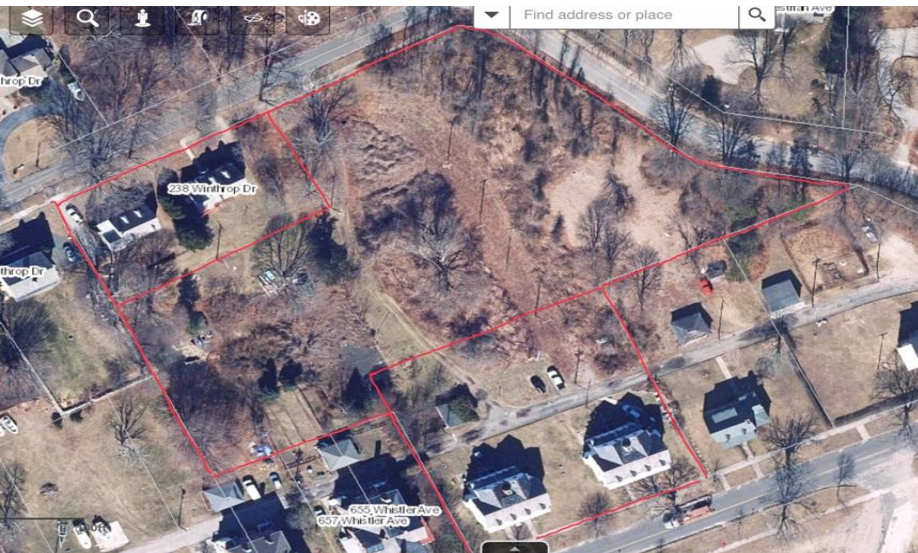
Approx. 33% of the Fishers Island children in the F.I. school



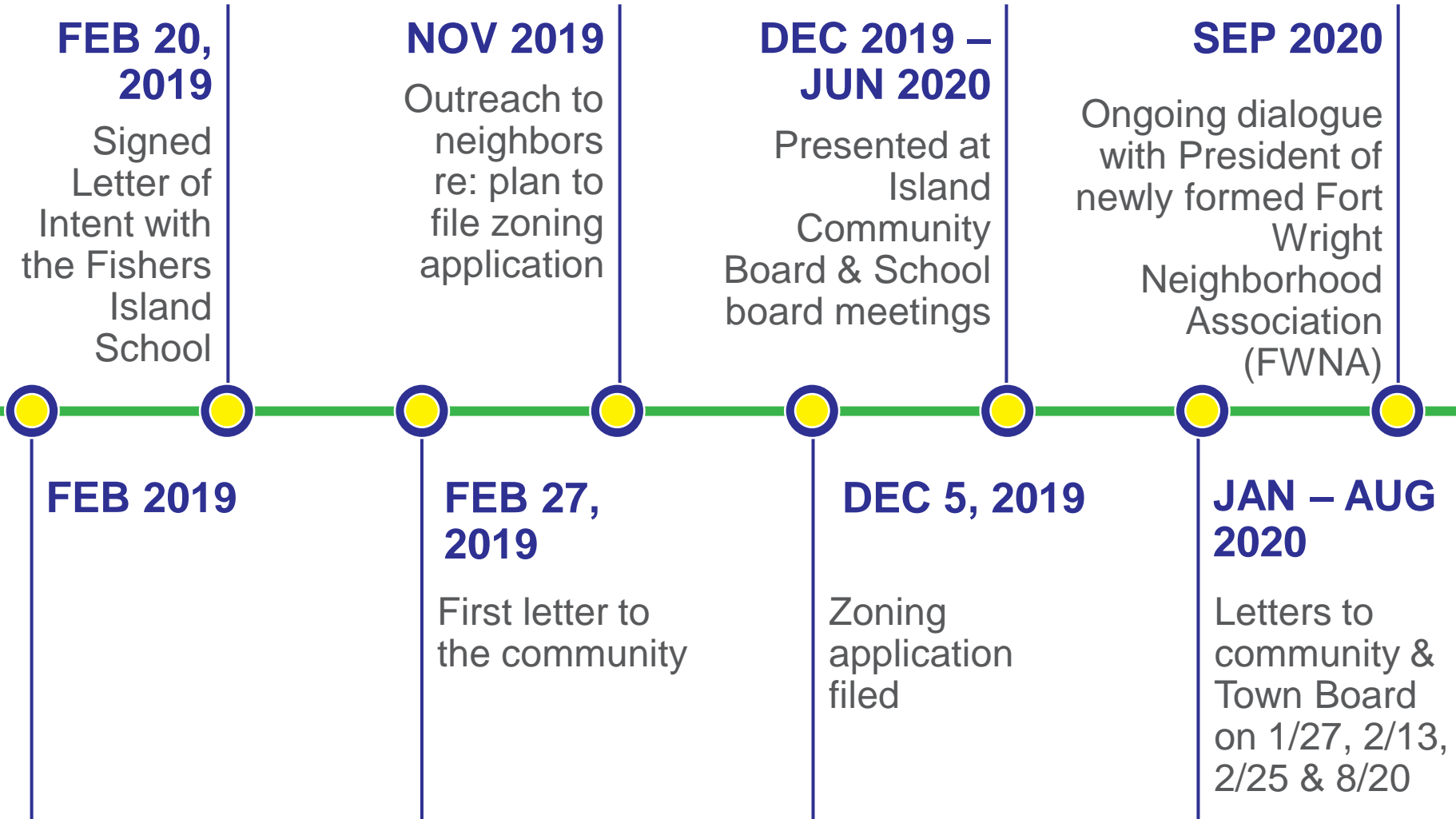
Approx. 58% of the volunteer Fishers Island Fire Department

Why This Property?

- Need to increase the supply of housing for year round residents affirmed by the Town of Southold's Comprehensive Plan, the Yale Study and other studies.
- Property is available for sale and proceeds will help Fishers Island School (FIS) defray other expenses.
- Identified as a possible building site by 2013-2015 Land Use Working Group on Fishers Island.
- Other development opportunities over the last 10 years not viable or have fallen through.
- Great location in vibrant west end area. Ability to build with similar density, scale and aesthetics to the surrounding neighborhood.
- Sale of the property will be authorized by the registered voters on Fishers Island.



Timeline



Timeline (continued)

**DEC, 15
2020**
Town
approves
change in
zone
application

APRIL 2022
Preliminary Plat
Plan Approval
granted by Town
Planning Board

FALL 2022
Fishers Island
School to issue
notice and plan to
request voter
approval of potential
sale of property in
Nov 2022

2022 – 2024
Creation and
approval of final site
plan, structural
design, etc. in
partnership with
community and Town

OCT 2020

Signed Letter of
Understanding and
Support with the
FWNA agreeing to
limit development to
4 housing units

**JAN – DEC
2021**

WPBC continues to
work through planning
and approval process
with town / CHA
Associates/ architects
for subdivision and
preliminary Plat Plan
approval

**JUN – AUG
2022**

WPBC to conduct
multiple discussions
with the community
including sharing
initial site plan and
design concepts

WINTER 2022

If approved by
referendum
WPBC
executes
purchase of
property from
Fishers Island
School



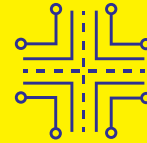
Key Concerns Raised



Design



Traffic

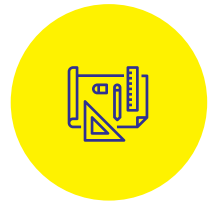


Infrastructure



Density

Design



Concern:

The project will alter the character of the Fort Wright neighborhood.

Response:

Walsh Park is partnering with highly regarded architects, Tod Williams & Billie Tsien, who own a historic building in the neighborhood and who have previously renovated two important historic buildings on Fishers Island including the Ferry Freight building.

- The intent of the design process is to follow all regulatory requirements while designing attractive family housing units that will fit into the character of the existing neighborhood both in terms of scale and design.
- We are sharing our current perspective on the site plan and structure design.
 - We want and plan to take into consideration feedback from neighbors and the community before committing to a final structure design and site plan layout
 - The final design will also be influenced by the regulatory approval process, expense and ongoing design considerations

Traffic



Concern:

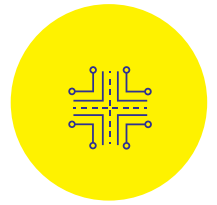
The project will result in traffic congestion and unsafe conditions.

Response:

Although it would not typically be required for a development of this size, WPBC originally committed to engaging CHA Consulting Inc. to conduct a Traffic Impact Analysis (TIA) covering winter and summer months.

- CHA Consulting upon initial review indicated that a TIA would not be an appropriate use of funds to conduct given the low levels of population and housing in the area and the number of units to be built. CHA is in the process of producing a traffic impact opinion letter which will be shared when complete.
- The Planning Board recommendation cited a likely minimal increase in traffic volume given the small number (4) of maximum units.
- WPBC has committed to providing adequate off-street parking to ensure the existing streets are not utilized for parking.

Infrastructure



Concern:

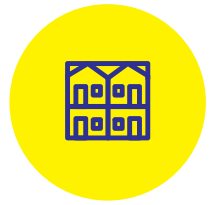
New development will tax existing infrastructure.

Response:

WPBC will continue to work with the Fishers Island Utility Company and the Town to identify potential infrastructure challenges in the Fort Wright area.

- WPBC is prepared to invest in partnership with the Fishers Island Utility Company and / or the Town to make needed upgrades, as it did with the Ferry building.

Density



Concern:

Too many additional units will change the character of the neighborhood and create traffic and other issues that will negatively impact the community.

Response:

WPBC amended its zone change application to reduce the maximum number of allowable dwellings down to 4. Hamlet Density zoning would normally have permitted ~9/10 units given the size of the property.

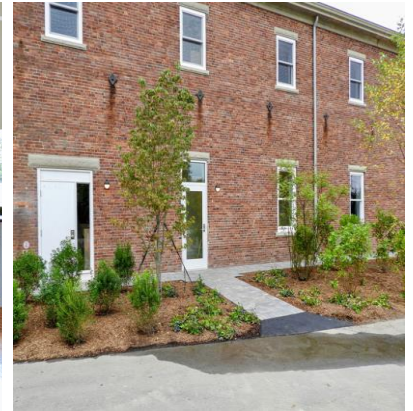
- Housing will be available only to year-round residents.
- Adequate off street parking will be created.
- WPBC has committed to investing in or maintaining existing landscaping to create natural buffers as may be desirable and / or required by the Planning Board.

Preliminary Site Plan and Design Concepts

Please see TWBT site plan and design presentation

Case Study: Ferry Building Apartments

- 6 apartments added to WPBC properties.
- Completed on time and on budget.
- Funded by private donations in partnership with the Town, the Ferry District, FIDCO and the FI Utility Company.
- Included over \$800,000 in investments to the Ferry Building, the exterior and the water infrastructure at no cost to the Town, the District or the community – new roof, new windows, new water main, landscaping etc.
- Walsh Park has demonstrated its ability to undertake a project of this magnitude and deliver a finished product that is in the best interests of the entire community.





Conclusion

We appreciate your support of this much needed project

- As confirmed by multiple studies and the Comprehensive Plan additional year-round housing is essential to the prosperity and long-term viability of Fishers Island.
- WPBC has from the onset of its exploration of this partnership with the School communicated with and solicited feedback from the community. WPBC remains committed to continuing to engage with and listen to the views of the community and will proceed in a thoughtful manner, sensitive to all interests.
- This project will take several more years to complete and will be dependent on successful capital raising and other factors.
- In order to continue to invest in this project, WPBC needs, with the approval of Island voters, to execute the purchase of the property from the school.

Please Vote for the approval of this project



Appendix

WPBC Frequently Asked Questions

- How big is Walsh Park?
 - Walsh Park currently owns or operates 37 properties:
 - 12 owner-occupied homes on Peters Way
 - 23 homes or apartments (rentals)
 - 2 commercial properties (rentals)

We estimate that approximately 25% of the year-round Island population reside in Walsh Park housing, including 33% of the island children attending the Fishers Island School and 58% of the Fishers Island Fire Department/EMT and Sea Stretcher volunteers.

Walsh Park has been very successful in providing housing to Island residents for over 30 years. At present our properties are 100% occupied and there is a waiting list for openings.
- How is Walsh Park governed?
 - Walsh Park is a 501(c) (3) nonprofit organization. A volunteer Board of Directors consisting of full-time Island residents as well as seasonal residents, governs the organization. The board meets regularly during the course of the year. The organization has two co-presidents, Ned Carlson and Andrew Burr, and one full-time employee, Matt Edwards, Walsh Park's Program Manager.
- How does Walsh Park establish its rents?
 - The United States Department of Housing and Urban Development annually publishes its Index for Maximum Rents for Affordable Housing Units in Norwich/New London CT. Based upon the age and condition of our properties, Walsh Park applies a 10% to 30% discount to the HUD recommended rates.
 - The rents that we charge do not fully cover the taxes, insurance and routine maintenance that we pay on our properties. We depend on annual fund donations to cover the remainder of our annual cash needs, including costs of property renovations and major repairs.





Appendix (continued)

WPBC Frequently Asked Questions

- How do I apply for Walsh Park housing?
 - Anyone interested in Walsh Park housing is encouraged to submit a formal application to Matt Edwards at PO Box 684, Fishers Island, NY 06390.
 - A copy of the standard application can be found on our web site here: http://walshpark.org/home/wp-content/uploads/2015/09/WPBC_2018_Application.pdf
- I am a Walsh Park tenant. How do I get Walsh Park to address a repair/maintenance issue on my rental unit?
 - Matt Edwards, our full-time program manager, resides on the Island and can be reached at (631) 788-7927. Among his many duties, Matt is available to address tenant concerns about repair and maintenance issues. Repair and maintenance work is generally undertaken by various Island contractors. We try to address tenant issues promptly and thoroughly as they are brought to our attention.
- What criteria does Walsh Park use when selecting tenants?
 - Anyone who expresses an interest in Walsh Park housing is first interviewed by members of the Board of Directors. Formal applications are then reviewed by the entire board. We seek tenants who have strong letters of recommendation and are prepared and willing to become active members of the community by volunteering their services to any of the many civic organizations that operate on Fishers Island, including among others, the Fishers Island Fire Department, Island Health Services, Fishers Island School, Fishers Island Conservancy, etc.



Appendix (continued)

WPBC Frequently Asked Questions

- What does Walsh Park do to promote home ownership?
 - Approximately 1/3 of our properties are owner occupied and 2/3 are rental properties. This balance has evolved over time, partly because our younger tenants seem to prefer rentals and partly because the cost of home ownership is high.
 - We believe that more home ownership is a worthy objective and are constantly exploring ways in which we can encourage people to buy their homes. Recently, we sold a Walsh Park home to one of our tenants and we are willing to engage in similar transactions as buyers are identified.
- What are Walsh Park's sources of funding?
 - Walsh Park has three primary sources of funding:
 - Rental income – earmarked for insurance, taxes and regular maintenance on our properties. Rental income covers approximately 60% of our annual cash needs.
 - Annual fund donations – earmarked for our program manager's salary, other administrative costs and for property renovations and major repairs. Annual fund donations cover approximately 40% of our annual cash needs.
 - Capital contributions – solicited in separate fundraising campaigns when we undertake major capital projects. For example, in 2019, we raised \$3.6 million from approximately 80 very generous donors to build the Ferry Building apartments.

Frank Burr Endowment Fund - We have a very small endowment at present to which people donate from time to time. Our hope is that eventually the fund's earnings will cover part of our annual cash needs.

Walsh Park is highly dependent on help from the community, both financial and voluntary service, if we are to further our mission. Please feel free to donate here: <http://walshpark.org/support-walsh-park/>





Appendix (continued)

WPBC Frequently Asked Questions

- What is the status of the school property purchase?
 - Walsh Park has a letter of intent to buy a parcel of undeveloped land from the Fishers Island School once various approvals can be secured from the Town of Southold. Approval of the sale will be subject to a referendum of registered voters on Fishers Island. It is hoped that a referendum can be held in November 2022.
 - Once Walsh Park purchases the property, we will then turn our attention to detailed architectural drawings, site planning, fund raising, and construction, all in coordination with the neighbors in the Fort Wright area. This is expected to be a long-term project.
- How are the Peter's Way properties structured to promote home ownership?
 - The original Peters Way properties were built on a 24-acre parcel that was acquired by Walsh Park from Mary Walsh in 1987. Individual homes were constructed and sold to year-round Island residents. Ownership of the land was retained by Walsh Park. Homeowners are able to sell their homes with certain restrictions, at formula prices that take into account capital improvements made by the owners. This structure enables the owners to participate in the appreciation in value of the houses and to build equity in their homes. The project has been a great success insofar as most of the original owners still reside in their houses and are active members of the community.