
concerns

From Susan Manson <susancmanson12@gmail.com>

Date Fri 10/10/2025 1:19 PM

To manager@villageofnorthport.net <manager@villageofnorthport.net>; susancmanson12@gmail.com <susancmanson12@gmail.com>

Jered,

There is so much public confusion surrounding the proposed affordable/attainable housing issue in Northport. After reviewing my notes from the VC Work Sessions, the VC evening meetings, a recent Planning Commission meeting, and the meeting concerned citizens had with you on September 15, it seems that the VC and PC are demonstrating confusion and lack of thoughtful listening and planning. Members of both bodies seem to change their minds depending who they are talking to, and at the end of the meetings much is left up in the air. The public cannot get a feel for what is going to happen next, and it is often a surprise. Lack of transparency comes to mind. The VC as an elected body has the responsibility to listen to and represent ALL residents, not just their friends and not just their own personal opinions.

The following comments may sound disjointed, but that is how I feel this issue has become:

1. Why do VC members think it is responsible to give away a valuable piece of land for a developer to do what they want to with it? Once any of these properties are given away, the VC has NO control over what will happen on that land now or in the future.
2. Even if the land is donated, we have heard repeatedly that due to building costs, truly affordable/attainable housing is not possible. Prices quoted on September 15 were \$320,000 for an 800 square foot home and \$480,000 for a 1200 square foot home.
3. An 800 square foot home will not adequately house a family. So why is that on the table?
4. If affordable/attainable housing is our goal, why is there now a proposal for housing on 7th that does not meet standards for people who need to work and live in Northport. What is our goal? It seems like it is constantly changing. Now we hear that "We need all kinds of housing." One calm, thoughtful step at a time seems prudent.
5. If the PC, as stated by Jane Gale at their meeting on October 8, is finished with the 7th Street property, WHY did they allow Nicole to read Kristi Fischer's spiteful letter? They were saying they were finished, but demonstrated just the opposite. It seems to the public that there was a hidden agenda. Especially since the letter had many assumptions, not truths.
6. How can the Village assure that any affordable/attainable housing would be rented or purchased by the targeted residents in the short term and the long term? Thunder Road is an example of rushed, poor planning and lack of follow through by the VC.
7. Where is the traffic study for any of these proposed sites?
8. Has there been a study on drainage from 7th street onto residential property?
9. Who will pay for sewers for new housing? The taxpayers?
10. The 7th Street 1.2 acre property is adjacent to an environmentally valuable 4.8 acre property. Reforestation seems like an intelligent, responsible decision, especially because we are a Tree City. This

is a perfect opportunity to prove that. One VC member stated that trees would not grow there. Just an uneducated opinion. Absolutely no research to prove that.

11. The Village is responsible for environmental due diligence to correctly remedy the contamination that they have known for years is present on the 1.2 acre plot. Is EPA Grant funding available for this responsibility? It is time the village stops ignoring this contamination and acts to remedy it now.

12. Can we work with Homestretch, Peninsula Housing, New Community Vision, the Township rather than on our own? Why would we give away land that the Village owns when New Community Vision has land and yet have not started building on it?

13. How many affordable/attainable housing units are actually needed? Not just a guess.

14. It was said at a VC meeting on July 3 that "we are not going to rush into separating the parcels." Yet, that has already been done. Was it presented to the public? Was it voted on?

15. Buster Dame as a building site was dropped because of opposition by the public. Why is the VC not listening to the opposition to 7th street as a site? Why are we being incorrectly labeled as "not in my neighborhood," and Buster Dame opposition was not labeled this way? Is it impossible for the VC to think that we are thinking environmentally?

16. This land was donated as a green space. The VC should respect that intention and protect it ALL permanently.

Thank you for reading this email.

Sincerely,
Sue Manson
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