

## LEAGUE OF WOMEN VOTERS OF THE HAMPTONS

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When placing an order, please include your Name, Address, Phone #, E-mail address, and Organization (if applicable). In addition, please indicate the number of DVDs and/or VIDEO TAPES and PAMPHLETS you are ordering.

Checks made out to the LWWH should be sent to:

**LWWH  
P.O. Box 2253  
East Hampton, NY 11937**

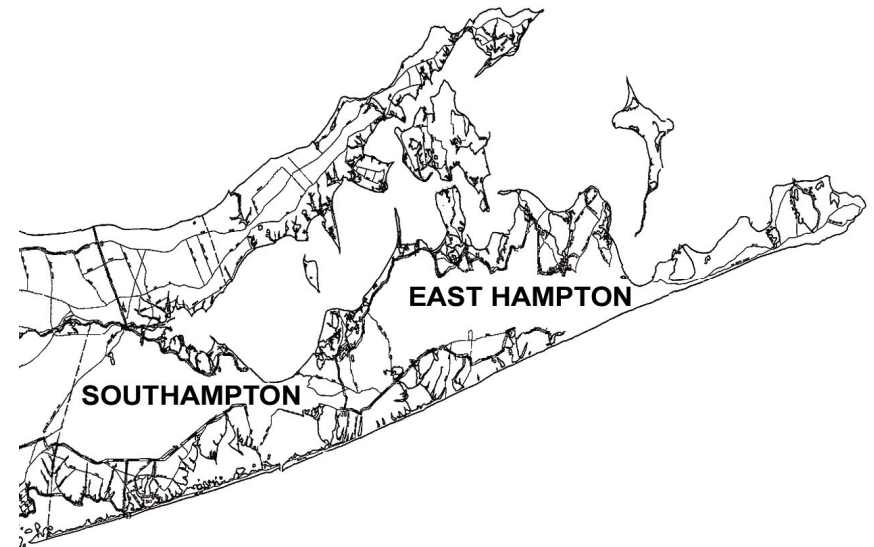
If you have any questions, please call Barbara Jordan at (631)-324-6144 or e-mail her at [BJORDLWWH@AOL.COM](mailto:BJORDLWWH@AOL.COM) and write 'LWWH VIDEO' in the subject box.

The video and pamphlet are available for free on our website:  
[www.lwv-suffolkcounty.org/Hamptons.htm](http://www.lwv-suffolkcounty.org/Hamptons.htm)



## THE LEAGUE OF WOMEN VOTERS OF THE HAMPTONS

**PRESENTS**



## TROUBLE IN PARADISE: THE AFFORDABLE HOUSING *CRISIS* ON THE SOUTH FORK

The League of Women Voters of The Hamptons  
P.O. BOX 2253, EAST HAMPTON, NY 11937  
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### ACKNOWLEDGEMENTS

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## AFFORDABILITY FOR MIDDLE INCOME FAMILIES (80%-120% median)

**Middle Income** is income that ranges from (80% to 120% median)

### HOUSEHOLD SIZE

* INCOME % OF MEDIAN	1	4	6
80%	\$49,750	\$71,100	\$82,450
120%	\$74,600	\$106,600	\$123,700

\*Statistics are from HUD and are rounded off.

FAMILY SIZE	80% TO 120% MEDIAN INCOME	MONTHLY \$ AVAILABLE @ 30% OF INCOME	HOUSES CAN AFFORD TO BUY @ 120% OF INCOME
1	\$49,750 to \$74,600	\$1,244 to \$1,865	\$149,250 to \$223,800
4	\$71,100 to \$106,600	\$1,778 to \$2,665	\$213,300 to \$319,800
6	\$82,450 to \$123,700	\$2,061 to \$3,093	\$247,350 to \$371,100

**\$400,000 = MEDIAN HOME PRICE IN SUFFOLK COUNTY**

**\$600,000 = MEDIAN HOME PRICE ON THE SOUTH FORK**



## LWVH POSITION ON AFFORDABLE HOUSING

The League of Women Voters of The Hamptons believes that in order to meet the current and future housing needs of all citizens, regardless of economic circumstances, there should be a diversity of affordable housing opportunities and types (ownership, rentals, single and multiple dwellings). As much as possible, they should be located in proximity to places of employment, transportation, recreation and commercial development, thereby broadening access to the job market and community facilities.

The LWVH supports mixed use development of main streets, historic districts, downtowns, and restored brownfields (areas that have been contaminated by previous use or toxic waste), and supports limiting the location of land development to areas where the infrastructure and public services are adequate and in place.

The LWVH encourages revising the process of obtaining a permit to make it predictable, certain, efficient and final, and supports the creation of flexible codes and ordinances to encourage mixed housing types, sizes and price ranges.

The LWVH encourages the Towns and Villages to coordinate with Suffolk County when making decisions relative to infrastructure, taxes and incentives for economic development, public transportation and location of facilities. Collaborative community-based planning for long-term land use is essential.

The LWVH supports initiatives that would encourage affordable homes through acquisition of previously developed sites for the purpose of re-development, and the sale or transfer of county-owned tax-defaulted properties to Towns and Villages for the purpose of affordable housing.

Adopted May 2002



## DID YOU KNOW?

Affordable housing adds to the diverse character of a community and statistics show that areas, in which it is built, will maintain or increase their property values.

Affordable housing is built in accordance with the same building codes and standards as any other house that is constructed and is of equal quality. Many of these homes being constructed in East Hampton and Southampton Towns have an “Energy Star” \* designation.

Affordable housing allows local people to stay in their communities by finding housing they can afford. Even when government provides such housing, preference is given to local people in a lottery system.

Affordable housing does not necessarily add children to the school population, nor add to the school tax burden. Statistics show that apartment living &/or townhouse living adds few children to local schools and are tax positive to local school districts.

Affordable housing does not always increase density\*. For example, if zoning\* permits 10 houses to be built on 5 acres, but those building rights were transferred\* to just one of those acres for 10 townhouses, the density would be the same as if they had not been transferred. The difference would be that the community would now have 4 acres of open space.

Affordable housing must be built in compliance with the regulations of the Suffolk County Health Department relative to water flow and sewage; therefore, there is no difference between affordable housing and market-rate housing in that regard.

Affordable housing does not impact traffic when it is located in areas close to employment and transportation.

\* See ‘A Glossary of Terms’

## AFFORDABILITY FOR MODERATE INCOME FAMILIES (50%-80% median)

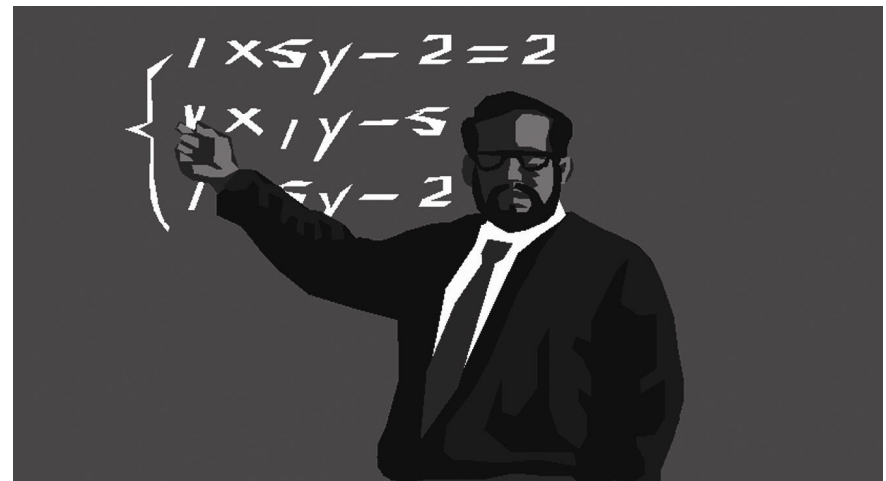
**Moderate Income** is income that ranges from 50% to 80% of the county median. For our area, we are talking about incomes that range as follows:

### HOUSEHOLD SIZE

* INCOME % OF MEDIAN	1	4	6
50%	\$31,100	\$44,450	\$51,550
80%	\$49,750	\$71,100	\$82,450

\* Statistics are from HUD and are rounded off.

FAMILY SIZE	50% TO 80% MEDIAN INCOME	MONTHLY \$ AVAILABLE @ 30% OF INCOME	HOUSES CAN AFFORD TO BUY @ 80% OF INCOME
1	\$31,100 to \$49,750	\$778 to \$1,244	\$93,300 to \$149,250
4	\$44,450 to \$71,100	\$1,111 to \$1,778	\$133,350 to \$213,300
6	\$51,550 to \$82,450	\$1,289 to \$2,061	\$154,650 to \$247,350



## AFFORDABILITY FOR MEDIAN INCOME FAMILIES (100% of median)

**Median Income** is a statistical phrase used by the U.S. Census Bureau, where half of all households are below and half are above an annual income level in a given area. The 2005 Median Income for Nassau/Suffolk County @ HUD is as follows:

### HOUSEHOLD SIZE

* INCOME % OF MEDIAN	1	4	6
100%	\$62,200	\$88,850	\$103,100

\* Statistics are from HUD and are rounded off.

FAMILY SIZE	100% OF MEDIAN INCOME	MONTHLY \$ AVAILABLE @ 30% OF INCOME	HOUSES CAN AFFORD TO BUY @ 100% OF INCOME
1	\$62,200	\$1,555	\$186,600
4	\$88,850	\$2,221	\$266,550
6	\$103,100	\$2,578	\$309,300



## WHO EARNS WHAT?

### Who earns 80% of median income\*?

A single person household earning less than \$49,750 a year could be a starting teacher, a health aide, or a medical assistant.

A four-person household with income less than \$71,100 a year could be a two-income family consisting of a bank loan officer and a librarian, or a one-income family consisting of a computer software engineer or a beginning physician's assistant.

### Who earns 120% of median income?

A single person household earning less than \$74,600 could include a nursing instructor or a SUNY beginning professor.

A four-person household with income under \$106,600 could be a two-income family consisting of an electrician and a law clerk, or a one-income family consisting of an air traffic controller.

\* see 'A Glossary of Terms'



## DO YOU KNOW THE FACTS?

- ▶ In the Town of Southampton, only 6% of the year round population has income over \$100,000. This means that only 6% of the population can afford mortgages greater than \$324,000.
- ▶ During the last four years home prices have increased 81% while salaries have increased only 14%.
- ▶ Housing prices on the South Fork are more than three times the national average of \$188,000.
- ▶ One-third of the population spends more than 35% of their income on housing.
- ▶ About 59% of 20-34 year olds on Long Island live with their parents because they cannot find affordable housing.
- ▶ Over 130,000 20-34 year olds have left Long Island since 2000 leading to a brain drain. This is five times more than any other place in the U.S. Today, 70% of this age group say they are likely to leave Long Island within 5 years.
- ▶ In the Town of East Hampton, 60+% of all houses are owned by second homeowners.
- ▶ One house with a standard cesspool is the same as 20 houses with a Cromaglass\* wastewater treatment system.
- ▶ Attached housing/townhouses/condos are tax positive for local school districts.
- ▶ Increasingly, people are buying houses as an investment rather than as a home to live in and raise a family, thus adding to the increase in housing prices.
- ▶ The median income of households in the Towns of East Hampton and Southampton is at least \$20,000 less than the Nassau/Suffolk median of \$88,850.

\* see 'A Glossary of Terms'

## A GLOSSARY OF TERMS

**AFFORDABLE HOUSING** is housing that costs no more than 30% of a family's gross income for mortgage or rent payments, utilities, homeowner's insurance and property taxes, thereby leaving a family sufficient funds for other needs.

**CROMAGLASS** is a private corporation whose wastewater treatment system was the first such system approved for use in Suffolk County by the county Department of Health. Their treatment system is an alternative to sewer districts.

**DENSITY** is the maximum number of units that can be built on a parcel of land according to the current zoning laws.

**ENERGY STAR** designated houses are part of a national U.S. Environmental Protection Agency construction program which encourages the building of homes that are 30% more energy efficient than conventionally built new homes.

**MEDIAN INCOME** is a statistical phrase used by the U.S. Census Bureau, where half of all households are below and half are above an annual income level in a given area.

**MODERATE INCOME** is income that ranges from 50% to 80% of the county median.

**MIDDLE INCOME** is income that ranges from 80% to 120% of the county median.

**TDR'S or TRANSFER OF DEVELOPMENT RIGHTS** is a process allowing the transfer of sanitary flow credits from one land parcel to another in compliance with the Suffolk County Sanitary Code. Such a transfer is density neutral.

**ZONING LAWS** establish land usage purposes in a given geographic area, ex., residential, commercial, light industry, parks, etc.