

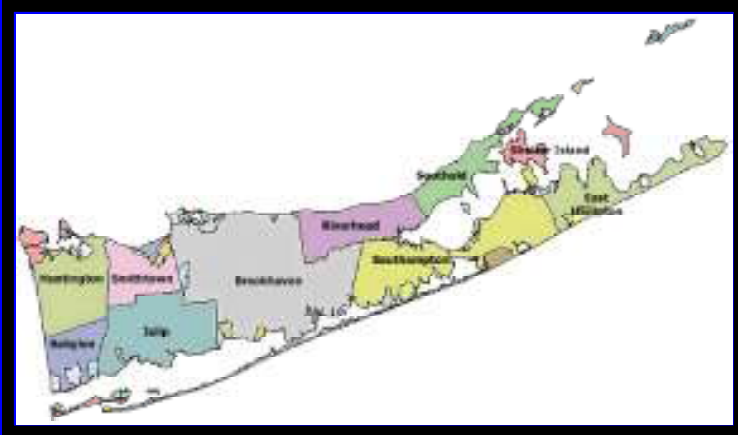


SUFFOLK COUNTY, NEW YORK

WORKFORCE HOUSING

Speaker: Joseph T. Sanseverino
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DEMOGRAPHIC PROFILE



- Population: 1.45 million
- Median sales price: \$400,000
- Median income: \$91,000
- Between 1999 and 2004 home prices increased 100% while household income rose only 14%.

IMPACT OF HIGH HOUSING COSTS

- Home prices have risen to 4.8 times median income, up from 2.5 in 2000.
- 18-34 year old population leaving the area at a rate 5 times the national average.
- 56% of the population say they are somewhat or very likely to move in the next 5 years.
- Businesses having a difficult time recruiting and retaining workers even though wages are 12% more than the national average.

ADDRESSING THE HOUSING ISSUE

Workforce Housing Commission

1. Created in 2004 to identify policies, initiatives and actions to construct workforce housing.
2. Membership includes: builders, labor, elected officials, environmentalists, lenders and school board officials.
3. Commission report included recommendations and actions to implement.

WORKFORCE HOUSING COMMISSION RECOMMENDATIONS

- Revised Workforce Housing Ordinance
 - Provide funding to acquire property
 - Transfer County owned land for housing
 - Allow mixed income & mixed use developments
 - Increase income limits to 120% of median income
- Request all municipalities to provide list of potential housing sites

WORKFORCE HOUSING COMMISSION RECOMMENDATIONS

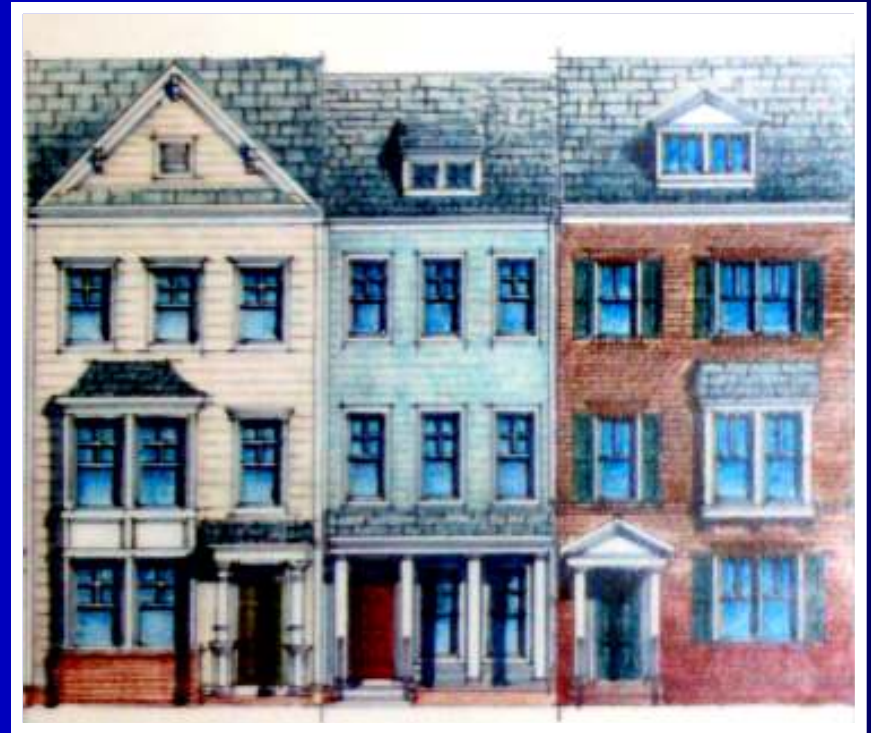
- Streamline workforce housing permit process
- Working with local municipalities to redefine and develop zoning codes
- Create a workforce housing web-site
- Expand the County's Employer Assisted Housing Program

PATCHOGUE VILLAGE

- 80 mixed income units
- 2 bedrooms townhouses
- Sales price of \$159,000 to \$331,000

Financing:

- \$3.3 million - Suffolk County
- \$1.3 million – NY State
- \$605,000 – County HOME funds
- \$8 million -private



NORTH BELLPORT PROJECT

- 20 single family homes
- 3 bedrooms, 1.5 baths, 1350 sq.ft.
- Cost to construct: \$171,405
- Sales price: \$116,405
- Subsidies from: NY state, County land and HOME funds, CDBG funds for infrastructure.



EMPLOYER ASSISTED HOUSING

- Bi-county program in both Suffolk and Nassau counties.
- Offers up to \$17,000 in public funds for downpayment and \$15,000 for repairs.
- Employer contribution is \$3,000 per participating employee.
- Incomes can be up to 120% of median (\$109,200 for a family of four).
- Sales price can not exceed \$380,000.
- Currently have 60 companies in the program.