

HOMES FOR OUR WORKFORCE - OVERVIEW -



Prepared by Suffolk County
Department of Economic Development
And Workforce Housing
Division of Affordable Housing

What are workforce homes?/Who does it serve?

- Suffolk County's program targets:
 - ½ of units for those under 80% of median income
 - ½ of units for those under 120% of median income

What are workforce homes? 80% of median income

- **Who earns 80% of median income?**



Single person household
earning < \$49,750/year

- Health aide
- Starting teacher

Four person household
earning < \$71,100/year

- 2 incomes of bank loan officer and librarian
- 1 income of computer software engineer

What are workforce homes? 120% of median income

- **Who earns 120% of median income?**



- Single person household earning under \$74,600
 - Nursing instructors
 - SUNY beginning professor
- Four person household earning under \$106,600
 - 2 income family of electrician and law clerk
 - 1 income family of air traffic controller

Workforce homes deciding who lives there

- **Due to high demand, municipalities generally conduct lotteries to select residents.**
- **Preference is usually given for local area residents.**
- **First priority could be established for those already in the local school district.**
- **Other priorities could target the greater-Yaphank area, Brookhaven residents and needed workers.**

Workforce homes keeping them affordable

- **Aim to balance equity accumulation with continuing affordability.**
- **Variety of formulas in use around country – many tied to CPI plus allowable property investments.**
- **Experience has shown no difference in upkeep of homes or community.**

Workforce homes what do they look like?



Workforce homes example – Huntington, NY



- **Millennium Hills**
Walt Whitman Road
Melville, NY
- Millennium Hills Housing Fund
Development Corp.
- Mixed ownership and rental units.
- 84 units total
- 18 acres
- 4.67 units/acre

Workforce homes example – Bay Shore, NY



- **Sunnybrook Court**
Brook and Rhodes Streets
Bay Shore, NY
- Long Island Housing Partnership & Barbash Associates
- Attached single family homes
- 10 units
- 1.75 acres
- 5.71 units/acre

Workforce homes example - Oakland, CA



The Villas 2806 E 10th St.
Oakland, California

Oakland Community Housing
Inc.

Pyatok Architects, Inc.
Irving Gonzales Architect

Ownership attached housing
2.3 acres
23 units/acre

Source: Design Matters, City Design
Center at the University of Illinois
at Chicago

Workforce homes example - Seattle, WA suburb



- **Highland Gardens-Klahanie**
Issaquah, Washington
- St. Andrews Ltd. Partners
c/o St. Andrew's Housing Group
& Interim Community Development
Association
- Pyatok Architects, Inc.
- Rental attached housing
- 4.18 acres
- 12 units/acre
- Source: Design Matters, City Design Center at
the University of Illinois at Chicago

Workforce homes example – Mamaroneck, New York



- **Hommocks Park Apartments**
1361 Boston Post Road
Mamaroneck, New York 10543
- Town of Mamaroneck Housing Authority
- Perkins Eastman Architects PC
- Mixed income rental housing
- 1.8 acres
- 30 units/acre

Source: Design Matters, City Design Center
at the University of Illinois at Chicago

Workforce Homes Community Concerns Myths/Reality

- Lowers property values
- Generates school age children
- Increases taxes
- Produces traffic congestion
- Etc.,

Workforce homes property value impacts

●	Cobblersidge	Manorville	1992	Median owner-occupied value	\$137,700	1990
●					\$160,400	2000
●					Increase	16%
●	Amity Villas	Amityville	1993	Median owner-occupied value	\$124,400	1990
●					\$151,700	2000
●					Increase	22%
●	The Pines	East Quogue	1995	Median owner-occupied value	\$194,200	1990
●					\$251,700	2000
●					Increase	30%
●	SUFFOLK COUNTY			Median owner-occupied value	\$165,900	1990
●					\$185,200	2000
●					Increase	12%

- Source: Suffolk County Planning Department, using census tract data from the 1990 and 2000 U. S. Census

Workforce homes school age children

- National and local experience shows that attached homes generate fewer children than detached single family homes.
- Park Row in Central Islip generated 1 student /20 homes.
- Plymouth Village generated 1 student /6 homes.
- Victorian Gardens generated 1 student/10 homes.

Workforce homes property taxes

- Analysis of local affordable housing communities shows limited tax impact:
 - Victorian Homes, a 50 home community currently houses 5 school-age children. With **average taxes paid of \$2,000 per unit, Victorian Homes generates a complex wide school tax surplus of over \$30,000/year.**
 - At **Park Row** a **significant tax surplus** is realized. At .04 public school-age children, the community is **generating a total surplus of over \$1 million.**

Workforce homes traffic/residents

- Smaller homes generate less traffic.
- Workforce homes, *because of local selection preference*, are occupied by the products of Long Island schools and communities.

Workforce Homes

Why do we need them?

- Local businesses and major institutions face difficulty in recruiting and retaining employees.
 - Brookhaven National Labs
 - Brookhaven Memorial Hospital
 - Long Island Association
- Our economy benefits when critical workers can live in the community where they work.

Workforce Homes

Why do we need them?

- Long Island **losing young people aged 20-34 4 times faster** than the national demographic.
- 56% of 20-34 year olds still live with their parents or other adults.
- Families scattered around country because younger generation can't afford to live here.
- Affects social and economic fabric of our region.