



LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

AMITYVILLE VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



9,525 Population

3,480 Households

58% of units are owner occupied

29% of units are renter occupied

12% of units are vacant

\$379,800 is the median home value

33% of owners pay greater than 30% of their household income towards housing

\$1,358 is the median gross rent

56% of renters pay greater than 30% of their household income towards rent

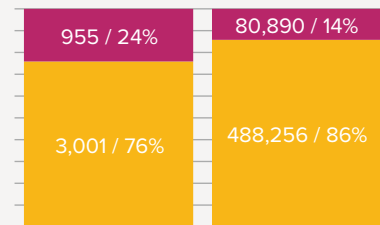
\$80,345 is the median household income

AMITYVILLE
VILLAGE**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

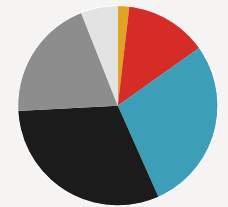
Housing Supply

source: 2009-13 American Community Survey



Amityville Suffolk County

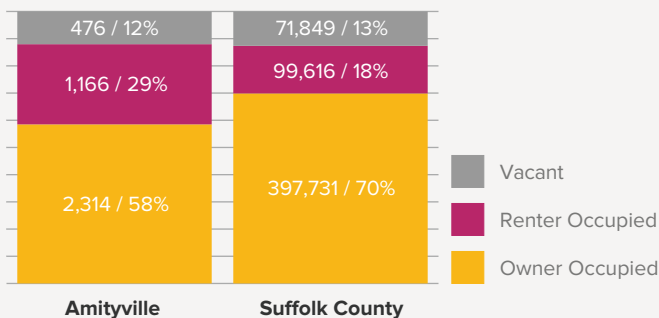
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey



Amityville

Suffolk County

Vacant

Renter Occupied

Owner Occupied

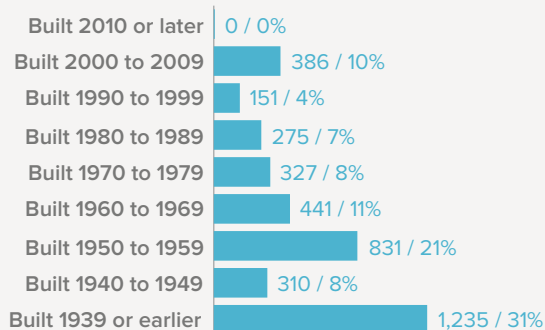
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	58
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	58

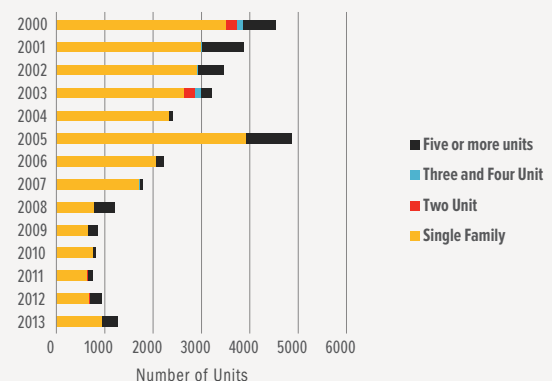
Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County



Five or more units
Three and Four Unit
Two Unit
Single Family

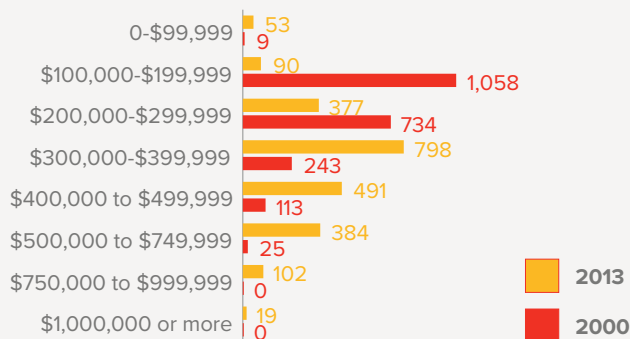
Number of Units

AMITYVILLE
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

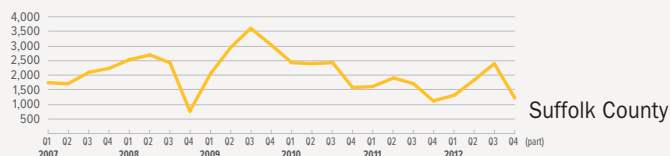
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Amityville	Suffolk County
\$379,800 in 2013	\$383,400 in 2013
\$203,100 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$60,885	per year

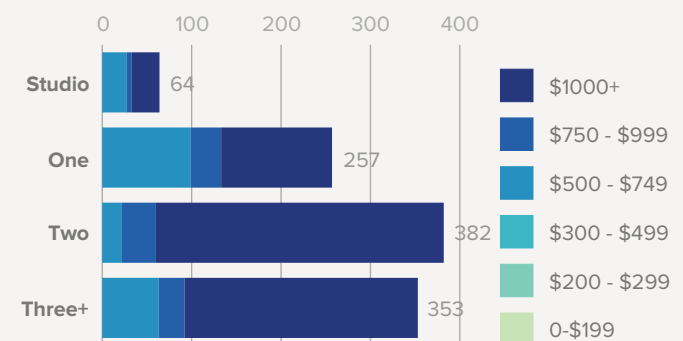
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$42,054
Median income of all households	\$80,345
Median gross rent	\$1,358
Median gross rent as proportion of renter median income	39%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



AMITYVILLE
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	9,525
Households	3,480
Average household size	2.57
Proportion of residents that live in families	78.30%
Average family size	3.2
Proportion of residents that live alone	13.20%
Proportion of households	
with someone under 18 in 2013	28.90%
with someone under 18 in 2000	11.60%
with someone over 65 in 2013	35.90%
with someone over 65 in 2000	30.50%

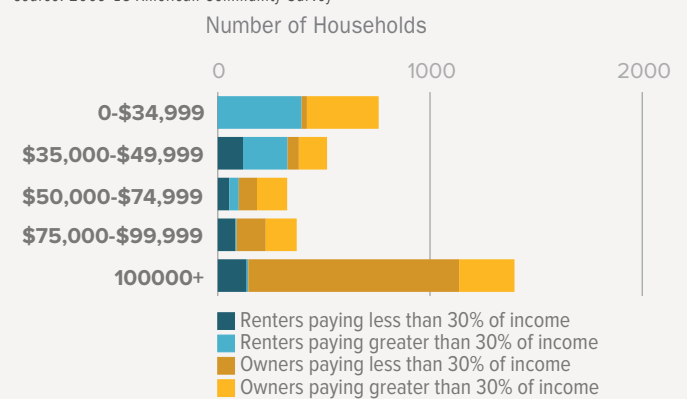
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

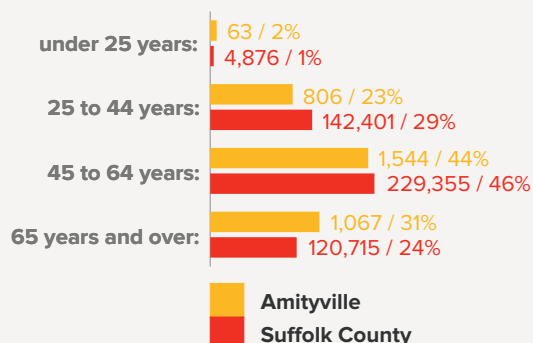
**Race + Ethnicity**

source: 2009-13 American Community Survey

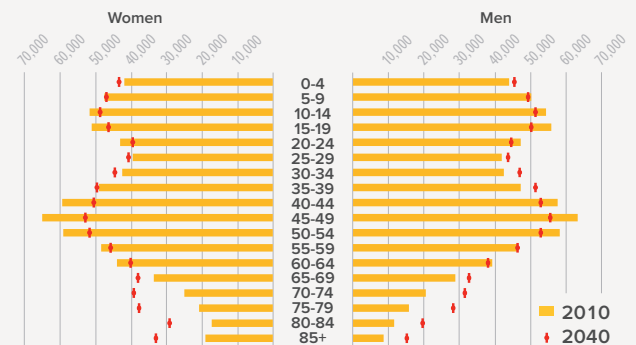
Percent White, non Hispanic	67.50%
Percent Black, non Hispanic	11.00%
Percent Asian, non Hispanic	1.70%
Percent Hispanic	17.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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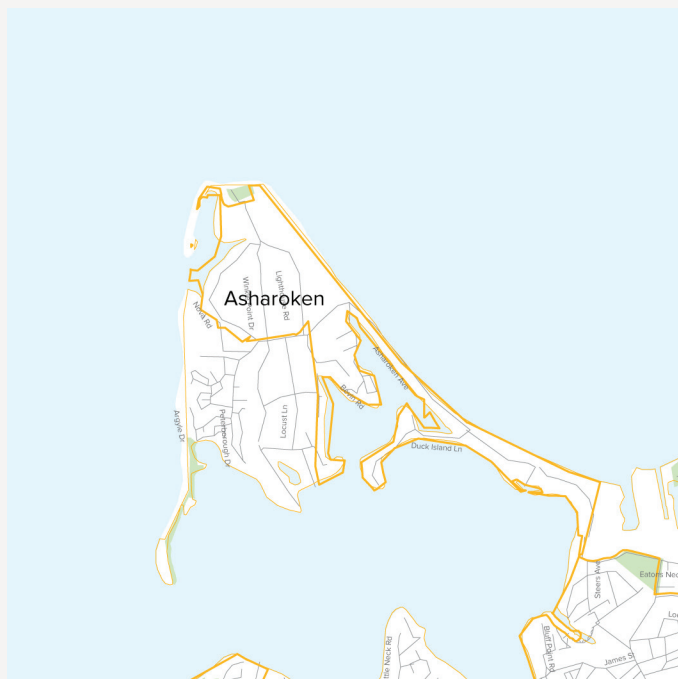


HOUSING DATA PROFILE **2014**

ASHAROKEN VILLAGE

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610 Population

224 Households

76% of units are owner occupied

6% of units are renter occupied

17% of units are vacant

\$1,000,000+ is the median home value

33% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

12% of renters pay greater than 30% of their household income towards rent

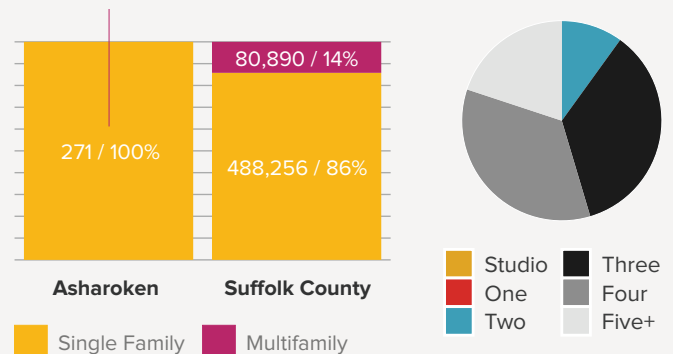
\$135,833 is the median household income

ASHAROKEN
VILLAGE**HOUSING INVENTORY**

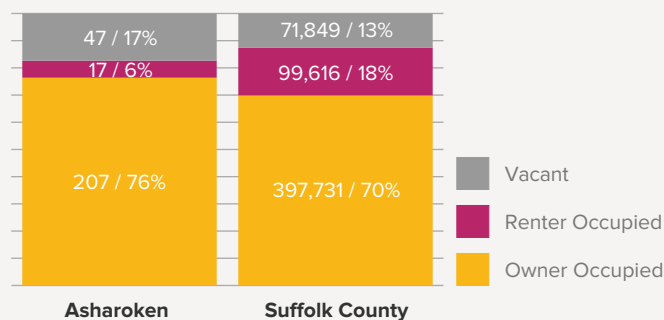
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

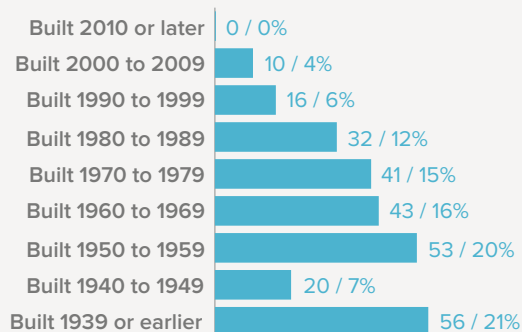
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

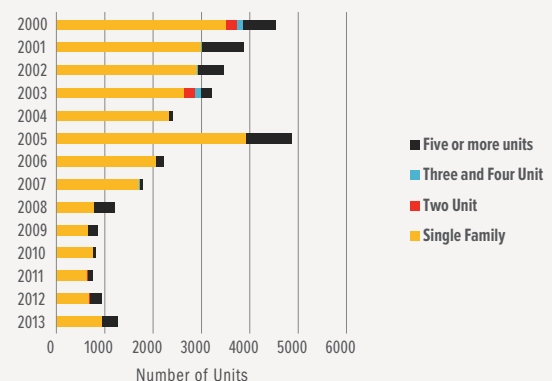
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

ASHAROKEN VILLAGE

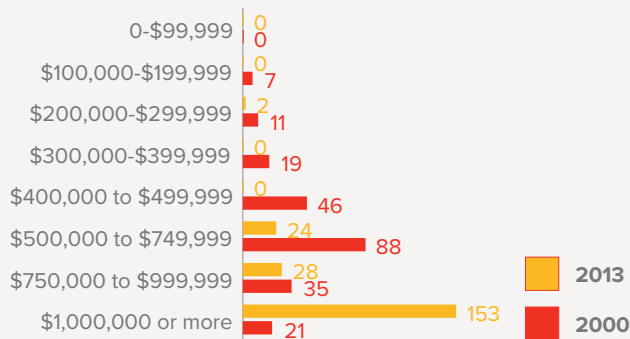
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

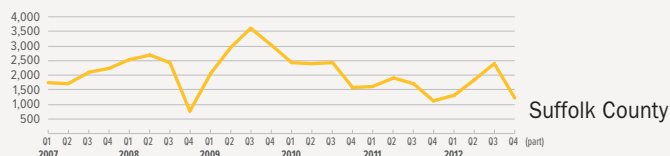
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1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Asharoken	Suffolk County
\$1,000,000+ in 2013	\$383,400 in 2013
\$583,800 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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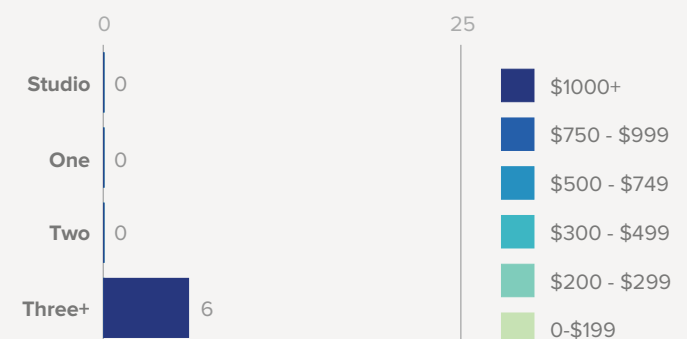
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$81,806
Median income of all households	\$135,833
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	29%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



ASHAROKEN
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

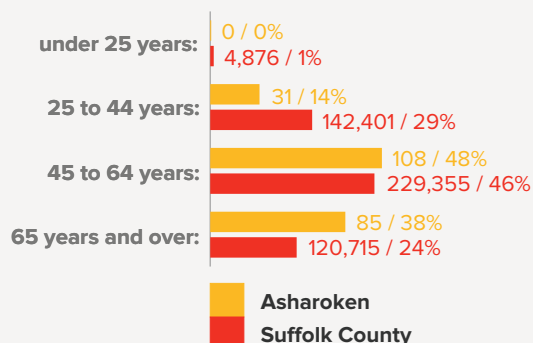
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	97.00%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	1.10%
Percent Hispanic	1.30%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

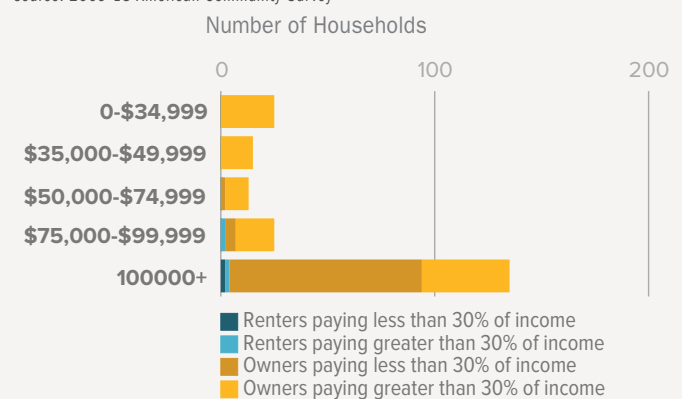
**Population + Households**

source: 2009-13 American Community Survey

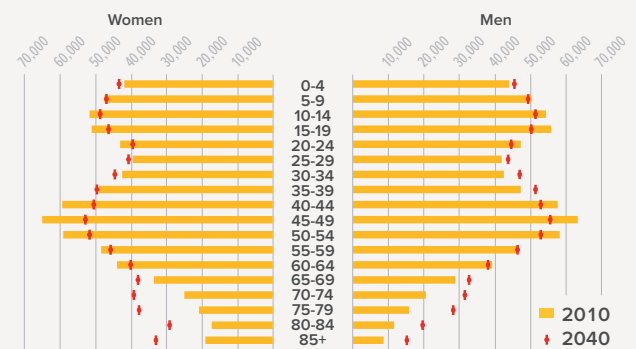
Population	610
Households	224
Average household size	2.72
Proportion of residents that live in families	91.80%
Average family size	3.04
Proportion of residents that live alone	6.90%
Proportion of households	
with someone under 18 in 2013	27.70%
with someone under 18 in 2000	9.10%
with someone over 65 in 2013	51.30%
with someone over 65 in 2000	23.60%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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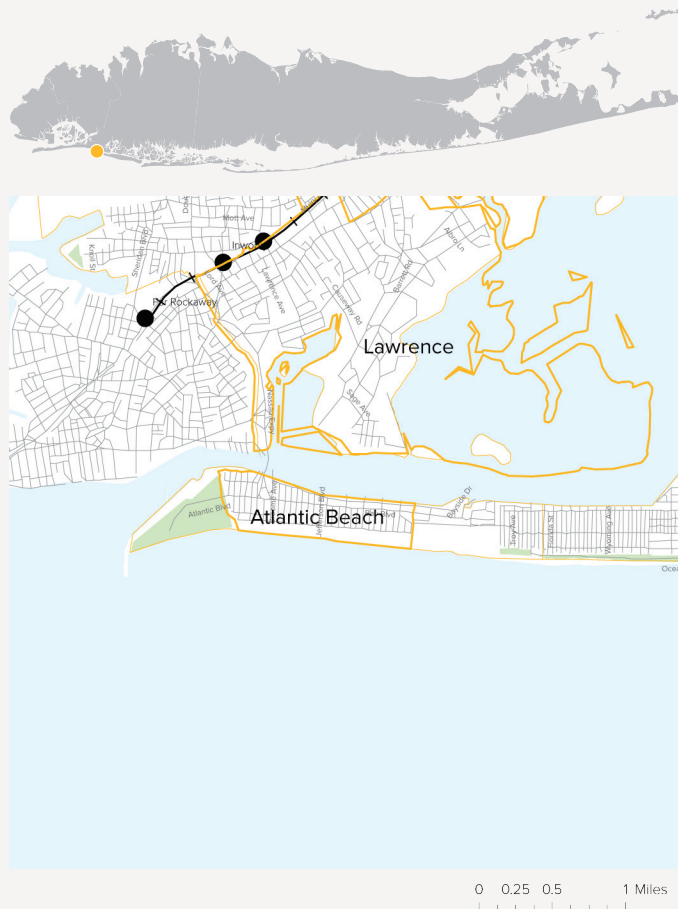


HOUSING DATA PROFILE **2014**

ATLANTIC BEACH VILLAGE

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1,647 Population

696 Households

69% of units are owner occupied

9% of units are renter occupied

22% of units are vacant

\$721,500 is the median home value

35% of owners pay greater than 30% of their household income towards housing

\$1,719 is the median gross rent

62% of renters pay greater than 30% of their household income towards rent

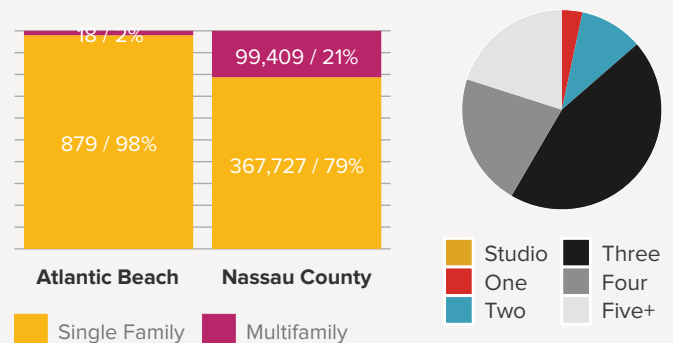
\$103,958 is the median household income

ATLANTIC BEACH
VILLAGE**HOUSING INVENTORY**

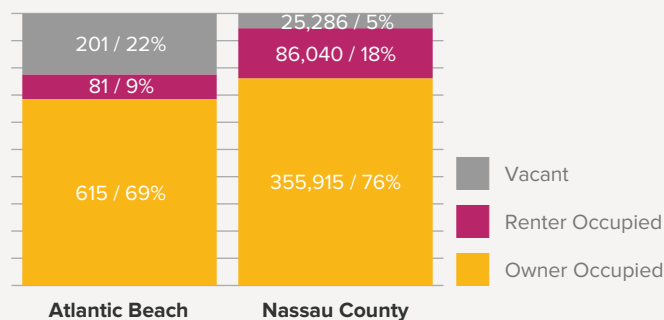
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

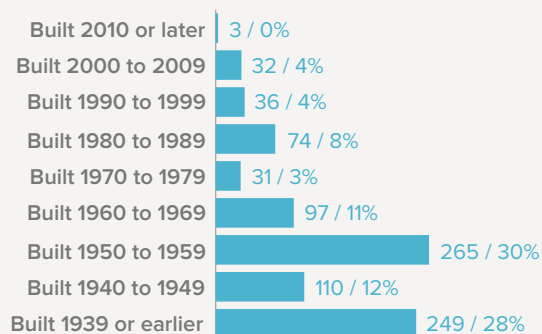
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

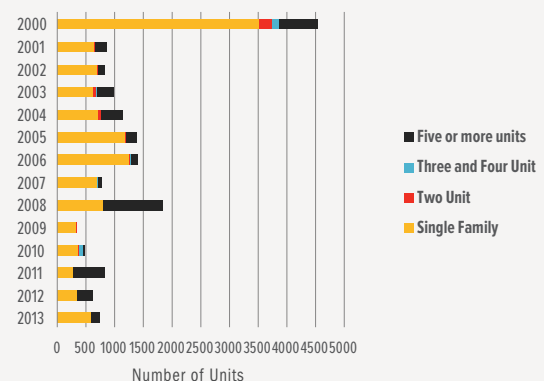
Public Housing	0
Section 8 Housing Voucher Choice Program	1
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	1

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

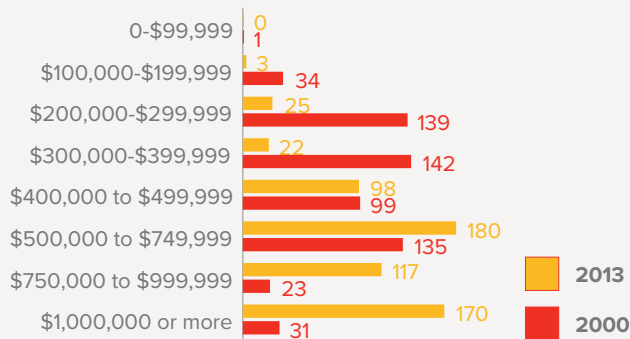
Housing Permits in Nassau County

ATLANTIC BEACH
VILLAGE**OWNER OCCUPIED HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Atlantic Beach	Nassau County
\$721,500 in 2013	\$454,500 in 2013
\$385,200 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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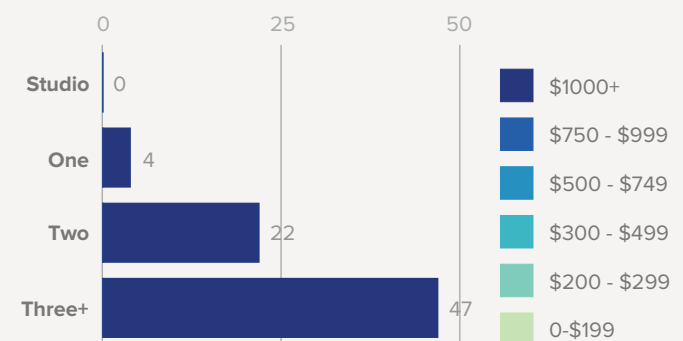
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$37,188
Median income of all households	\$103,958
Median gross rent	\$1,719
Median gross rent as proportion of renter median income	55%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



ATLANTIC BEACH
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

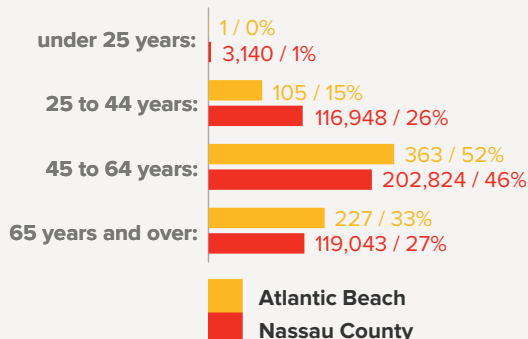
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	93.40%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	2.50%
Percent Hispanic	4.10%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

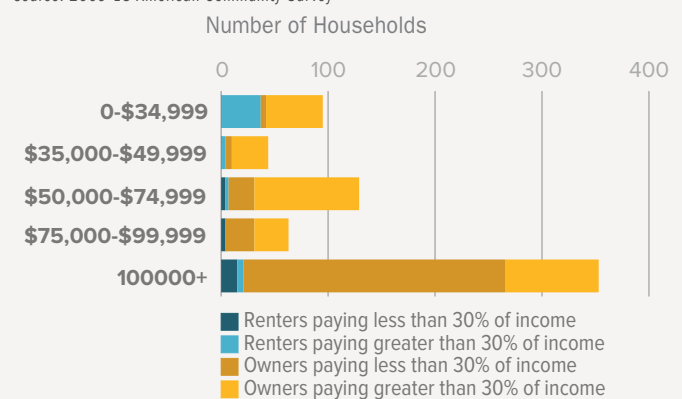
**Population + Households**

source: 2009-13 American Community Survey

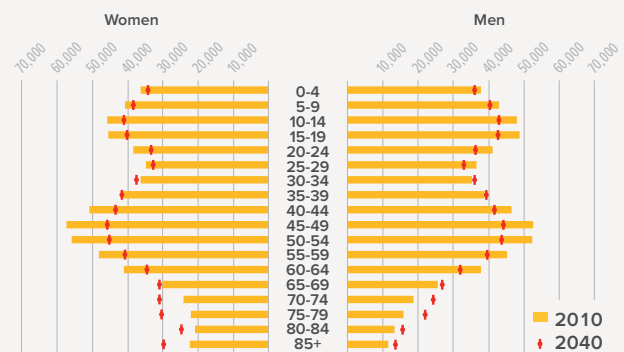
Population	1,647
Households	696
Average household size	2.32
Proportion of residents that live in families	81.20%
Average family size	2.85
Proportion of residents that live alone	16.50%
Proportion of households	
with someone under 18 in 2013	20.40%
with someone under 18 in 2000	9.70%
with someone over 65 in 2013	38.10%
with someone over 65 in 2000	29.20%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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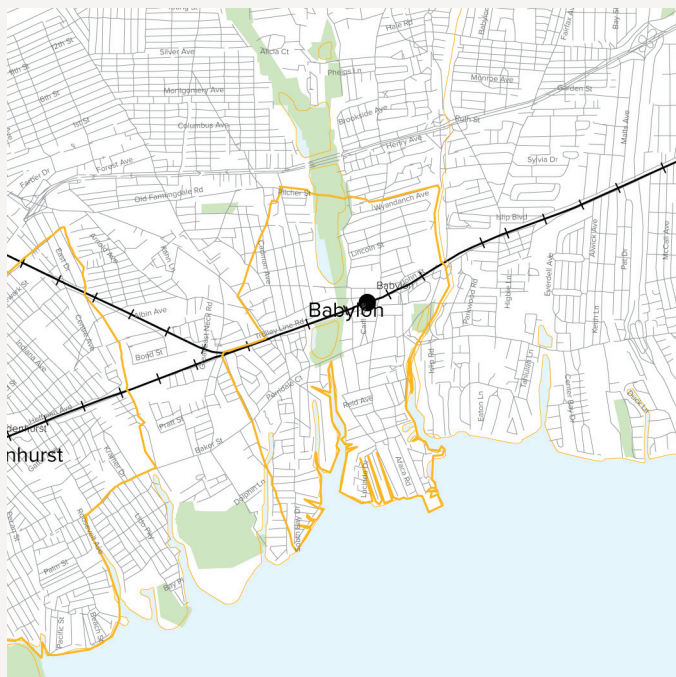
HOUSING DATA PROFILE **2014**

BABYLON

VILLAGE

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0 0.25 0.5 1 Miles

12,175 Population

4,521 Households

73% of units are owner occupied

24% of units are renter occupied

3% of units are vacant

\$442,900 is the median home value

31% of owners pay greater than 30% of their household income towards housing

\$1,453 is the median gross rent

37% of renters pay greater than 30% of their household income towards rent

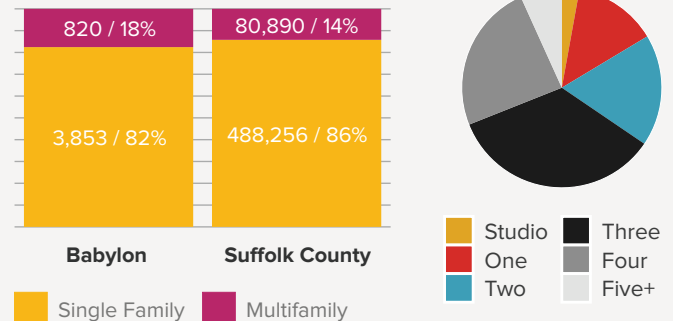
\$96,790 is the median household income

BABYLON
VILLAGE**HOUSING INVENTORY**

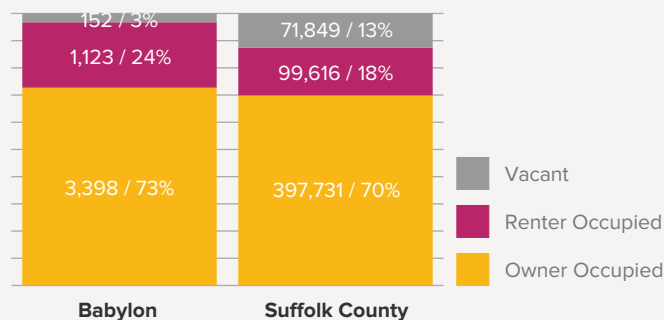
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

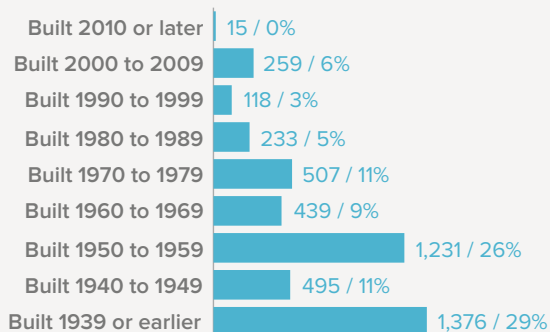
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

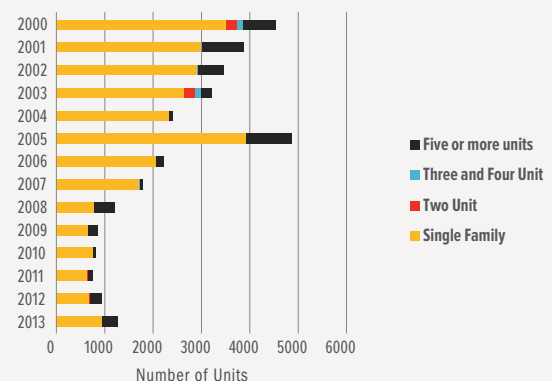
Public Housing	0
Section 8 Housing Voucher Choice Program	16
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	16

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

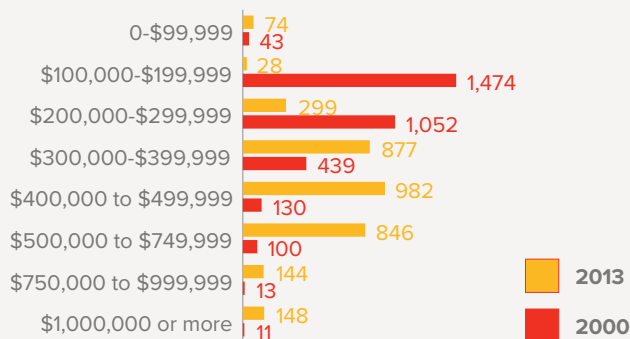
Housing Permits in Suffolk County

BABYLON
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

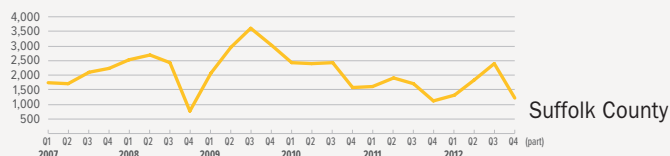
source: 2009-13 American Community Survey, 2000 Census¹
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**

source: 2009-13 American Community Survey, 2000 Census¹

Babylon	Suffolk County
\$442,900 in 2013	\$383,400 in 2013
\$207,300 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$60,885	per year

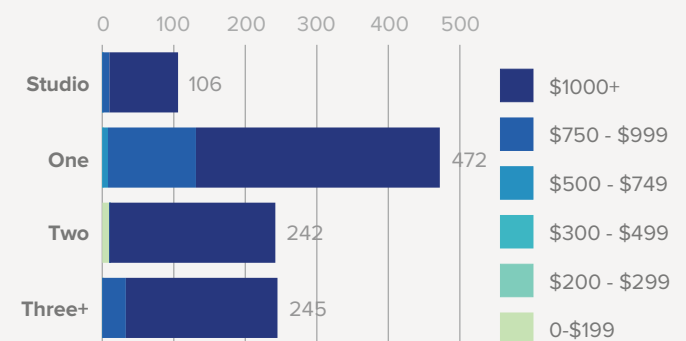
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$61,743
Median income of all households	\$96,790
Median gross rent	\$1,453
Median gross rent as proportion of renter median income	28%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



BABYLON
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	12,175
Households	4,521
Average household size	2.67
Proportion of residents that live in families	83.00%
Average family size	3.26
Proportion of residents that live alone	13.30%
Proportion of households	
with someone under 18 in 2013	29.50%
with someone under 18 in 2000	7.70%
with someone over 65 in 2013	23.60%
with someone over 65 in 2000	37.50%

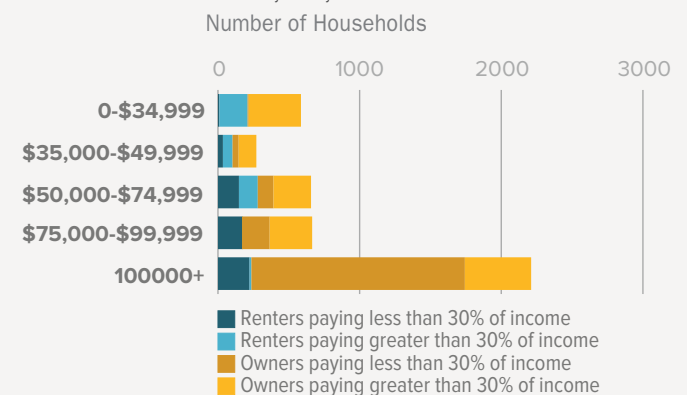
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

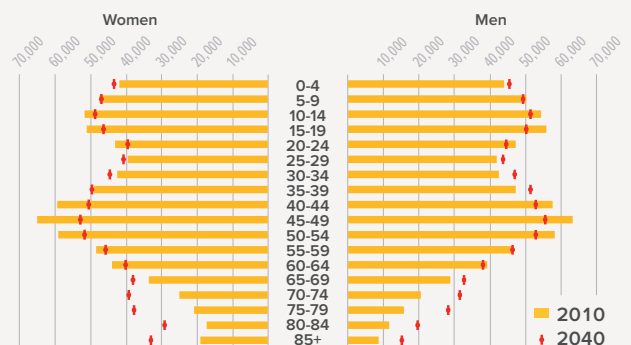
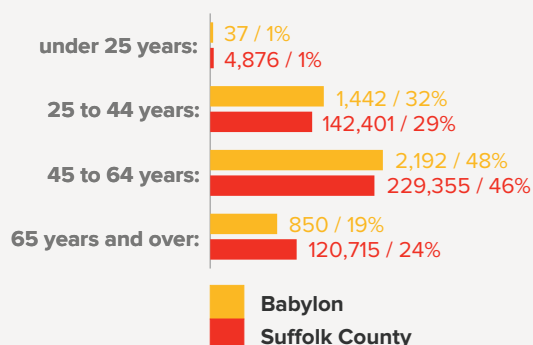
Percent White, non Hispanic	85.70%
Percent Black, non Hispanic	1.10%
Percent Asian, non Hispanic	5.20%
Percent Hispanic	7.10%
Percent American Indian	0.30%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION

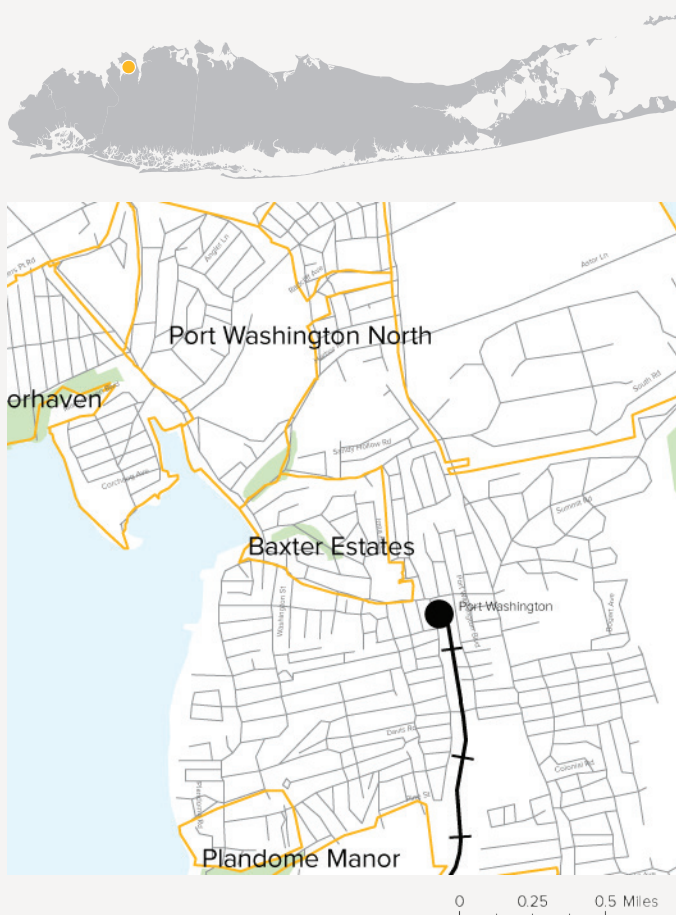


HOUSING DATA PROFILE **2014**

BAXTER ESTATES VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



885 Population

361 Households

70% of units are owner occupied

23% of units are renter occupied

6% of units are vacant

\$730,900 is the median home value

28% of owners pay greater than 30% of their household income towards housing

\$1,736 is the median gross rent

53% of renters pay greater than 30% of their household income towards rent

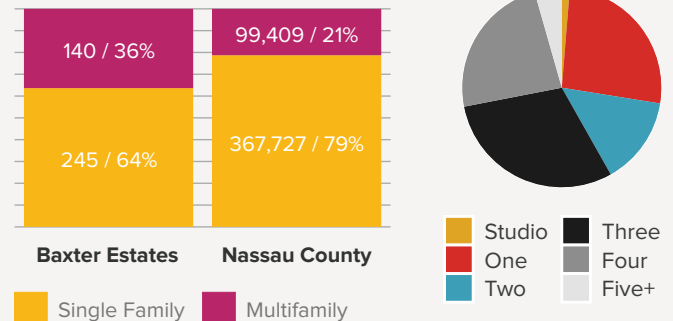
\$109,375 is the median household income

BAXTER ESTATES
VILLAGE**HOUSING INVENTORY**

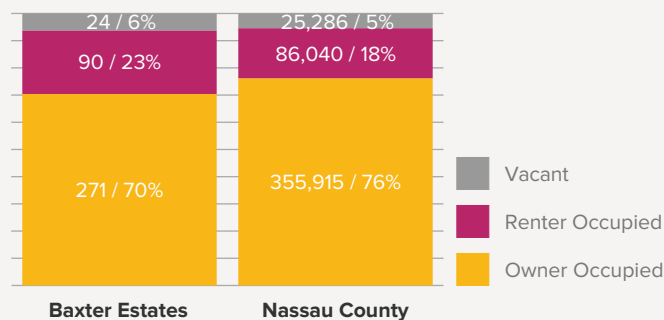
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

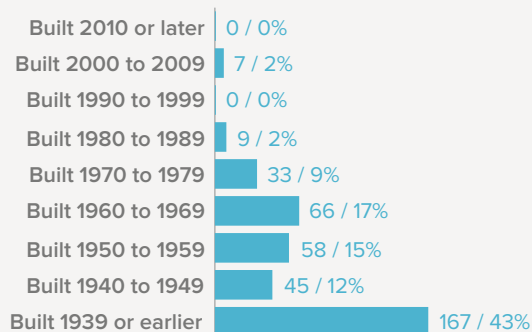
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

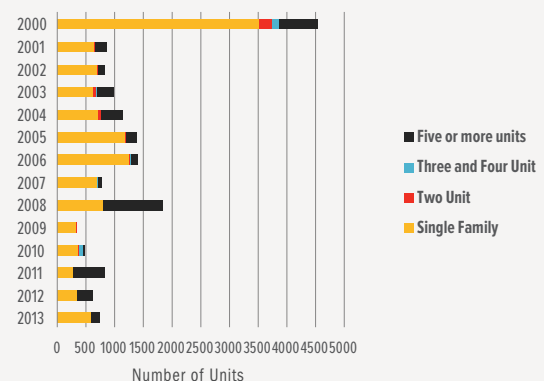
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

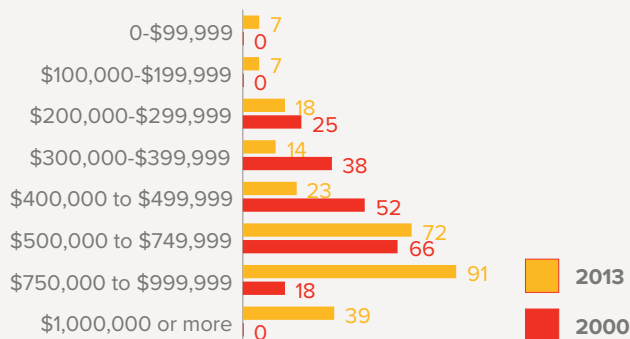
Housing Permits in Nassau County

BAXTER ESTATES
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Baxter Estates	Nassau County
\$730,900 in 2013	\$454,500 in 2013
\$446,500 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

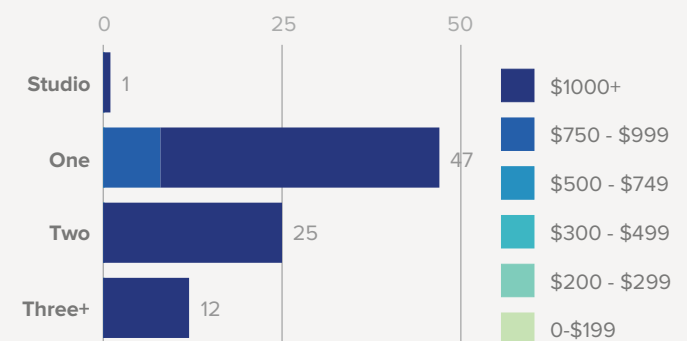
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$58,333
Median income of all households	\$109,375
Median gross rent	\$1,736
Median gross rent as proportion of renter median income	36%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



BAXTER ESTATES
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

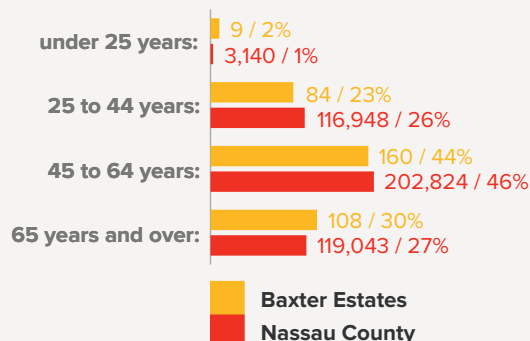
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	78.60%
Percent Black, non Hispanic	0.30%
Percent Asian, non Hispanic	9.90%
Percent Hispanic	9.20%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

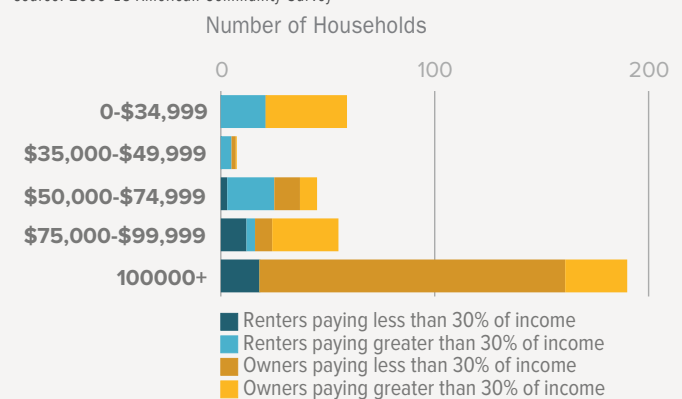
**Population + Households**

source: 2009-13 American Community Survey

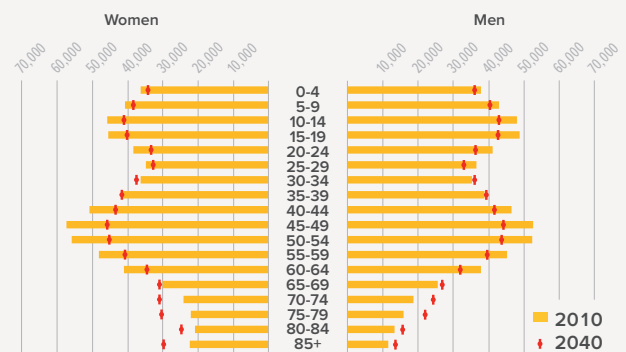
Population	885
Households	361
Average household size	2.45
Proportion of residents that live in families	81.60%
Average family size	3.35
Proportion of residents that live alone	17.40%
Proportion of households	
with someone under 18 in 2013	33.00%
with someone under 18 in 2000	10.90%
with someone over 65 in 2013	34.60%
with someone over 65 in 2000	38.00%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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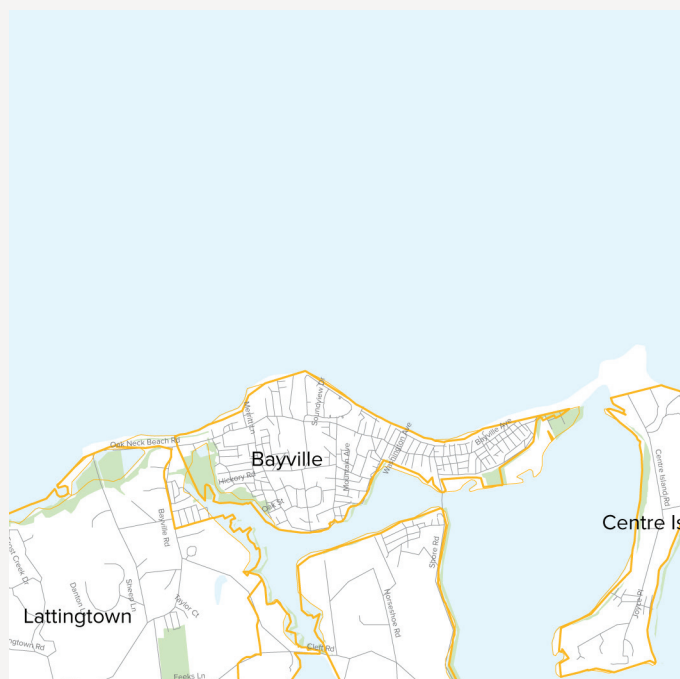
HOUSING DATA PROFILE **2014**

BAYVILLE

VILLAGE

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6,701 Population

2,458 Households

76% of units are owner occupied

17% of units are renter occupied

7% of units are vacant

\$565,900 is the median home value

31% of owners pay greater than 30% of their household income towards housing

\$1,530 is the median gross rent

49% of renters pay greater than 30% of their household income towards rent

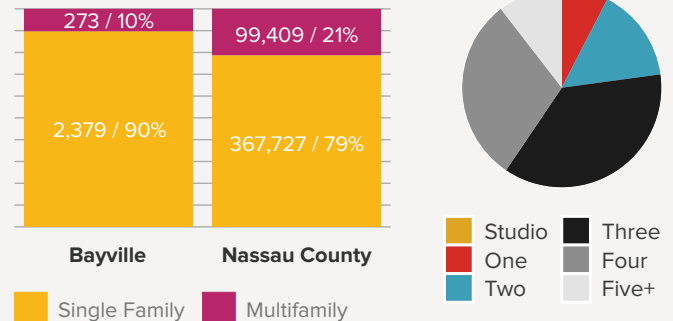
\$98,362 is the median household income

BAYVILLE
VILLAGE**HOUSING INVENTORY**

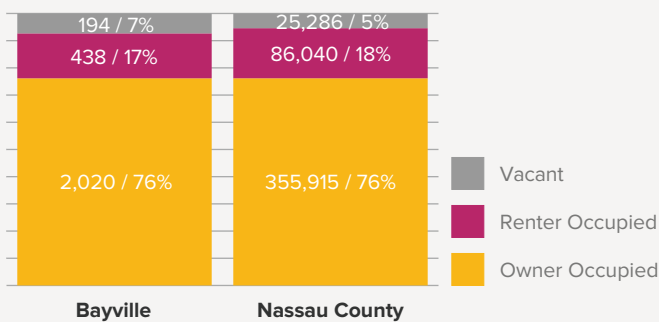
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

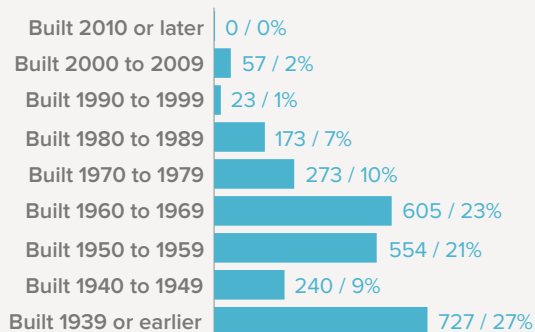
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

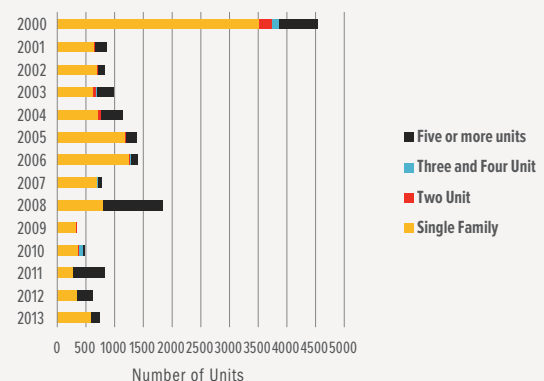
Public Housing	0
Section 8 Housing Voucher Choice Program	8
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	8

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

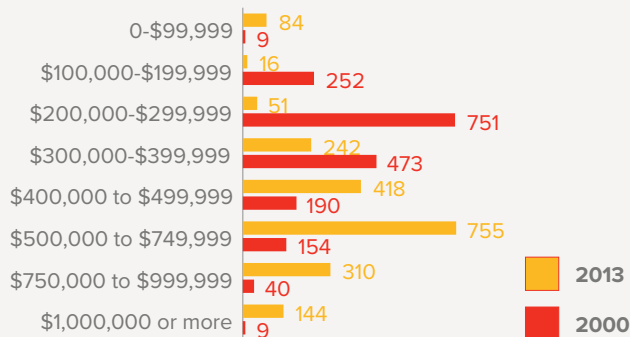
Housing Permits in Nassau County

BAYVILLE
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Bayville	Nassau County
\$565,900 in 2013	\$454,500 in 2013
\$292,100 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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	\$60,885	per year

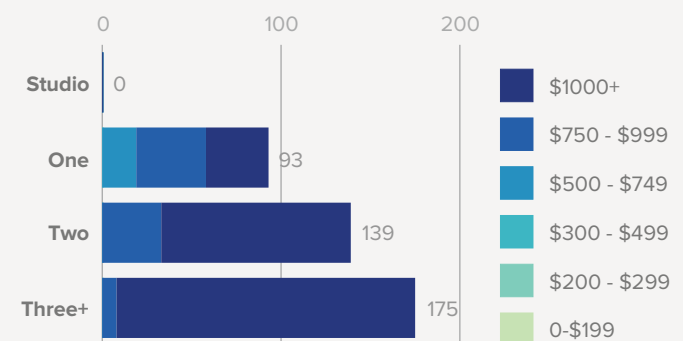
Renter Households

source: 2009-13 American Community Survey

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Median income of all households	\$98,362
Median gross rent	\$1,530
Median gross rent as proportion of renter median income	31%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



HOUSING DATA PROFILE **2014**

BAYVILLE VILLAGE

DEMOGRAPHICS

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	6,701
Households	2,458
Average household size	2.69
Proportion of residents that live in families	87.60%
Average family size	3.23
Proportion of residents that live alone	10.50%
Proportion of households	
with someone under 18 in 2013	34.40%
with someone under 18 in 2000	7.60%
with someone over 65 in 2013	35.40%
with someone over 65 in 2000	35.90%

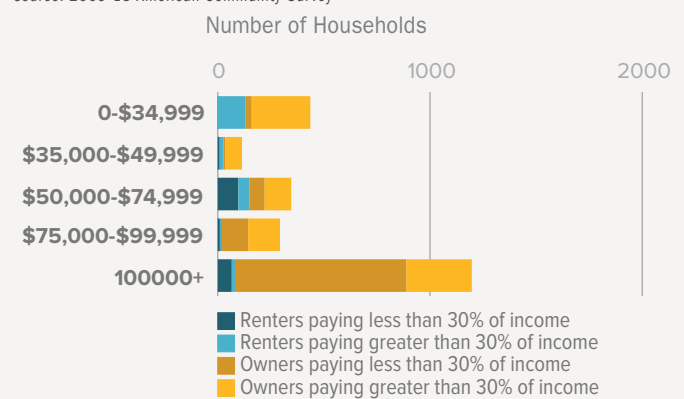
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey



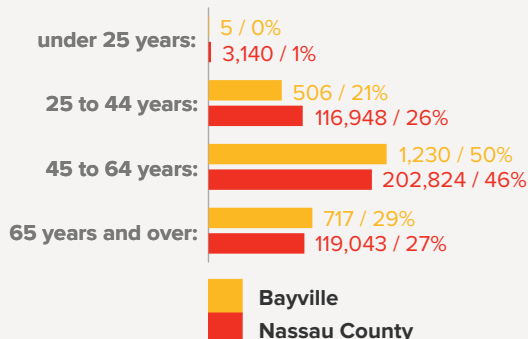
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	93.70%
Percent Black, non Hispanic	0.40%
Percent Asian, non Hispanic	1.60%
Percent Hispanic	3.90%
Percent American Indian	0.20%

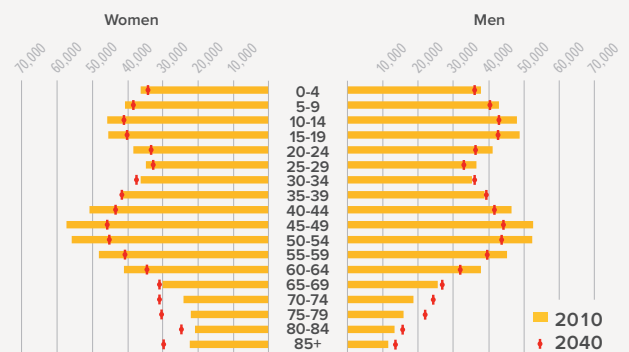
Age of Heads of Household

source: 2009-13 American Community Survey



Population Projections

source: Cornell Program on Applied Demographics, 2011





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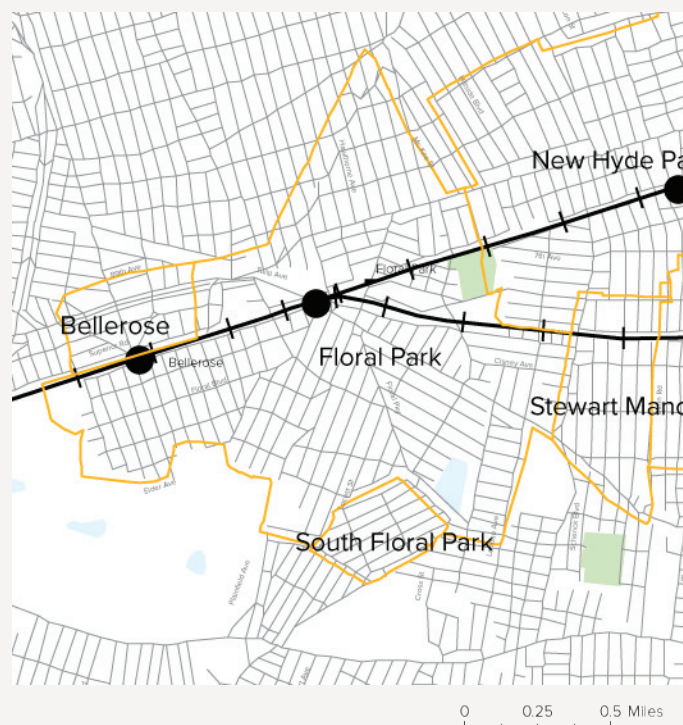


HOUSING DATA PROFILE **2014**

BELLEROSE VILLAGE

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1,205 Population

394 Households

94% of units are owner occupied

5% of units are renter occupied

1% of units are vacant

\$568,600 is the median home value

26% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

57% of renters pay greater than 30% of their household income towards rent

\$126,500 is the median household income

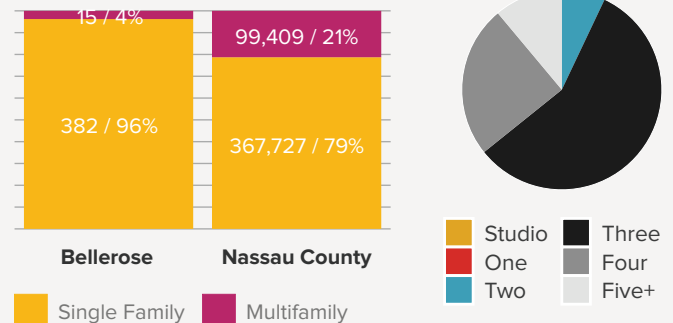
1 * Data is unavailable due to small population size or other factors.

BELLEROSE
VILLAGE**HOUSING INVENTORY**

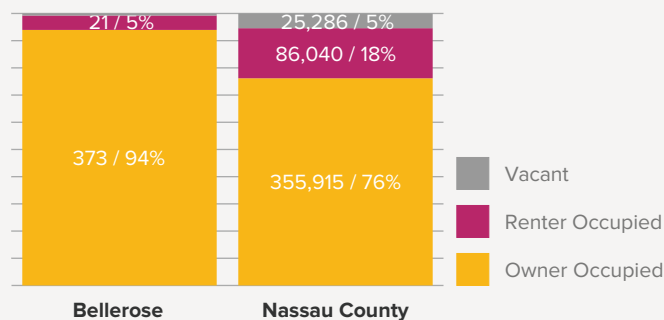
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	3
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	3

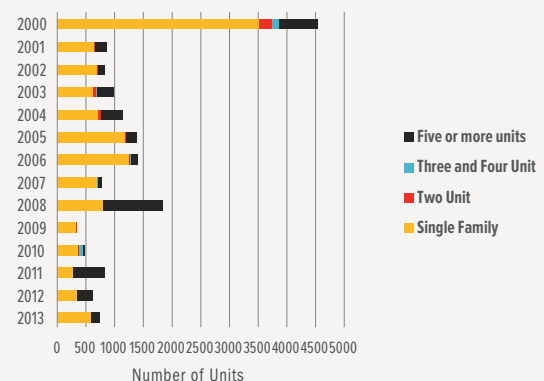
Age of Housing Stock

source: 2009-13 American Community Survey

Built 2010 or later	0 / 0%
Built 2000 to 2009	3 / 1%
Built 1990 to 1999	0 / 0%
Built 1980 to 1989	0 / 0%
Built 1970 to 1979	2 / 1%
Built 1960 to 1969	18 / 5%
Built 1950 to 1959	24 / 6%
Built 1940 to 1949	23 / 6%
Built 1939 or earlier	327 / 82%

Housing Permits

source: Census, Building Permits Survey 2000-2013

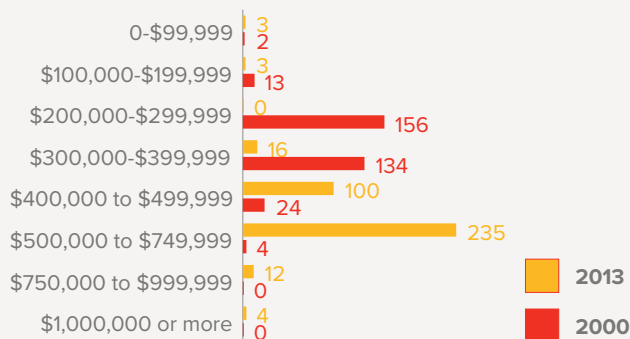
Housing Permits in Nassau County

BELLEROSE
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Bellerose	Nassau County
\$568,600 in 2013	\$454,500 in 2013
\$297,100 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

Renter Households

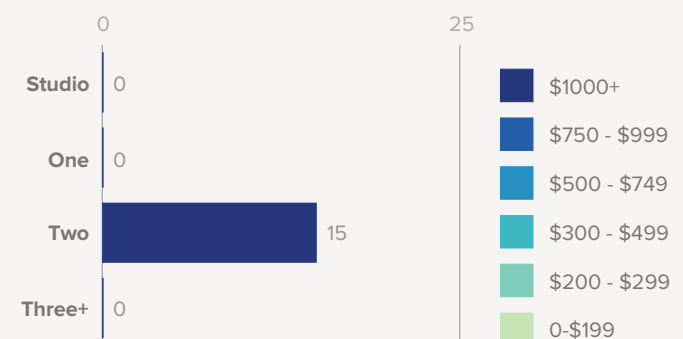
source: 2009-13 American Community Survey

Renter median income	\$12,188
Median income of all households	\$126,500
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



BELLEROSE
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	1,205
Households	394
Average household size	3.06
Proportion of residents that live in families	92.50%
Average family size	3.54
Proportion of residents that live alone	7.10%
Proportion of households	
with someone under 18 in 2013	35.80%
with someone under 18 in 2000	5.60%
with someone over 65 in 2013	36.00%
with someone over 65 in 2000	45.20%

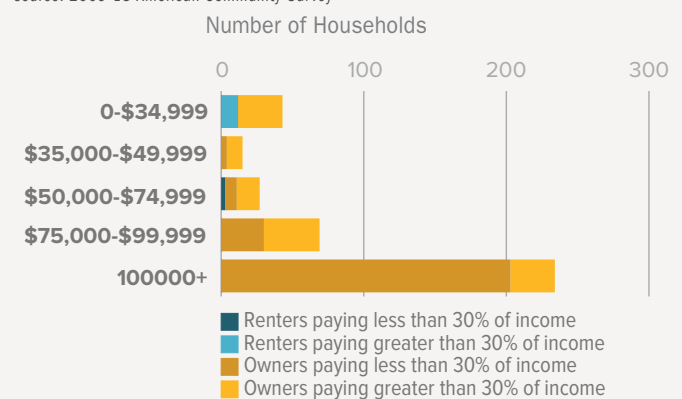
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

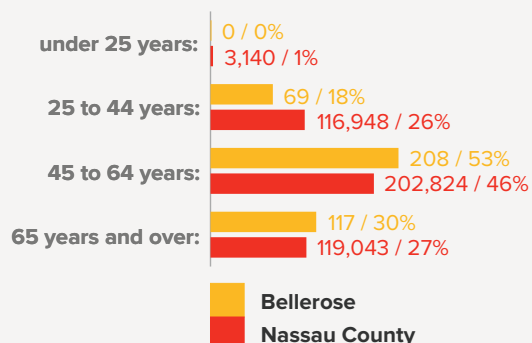
**Race + Ethnicity**

source: 2009-13 American Community Survey

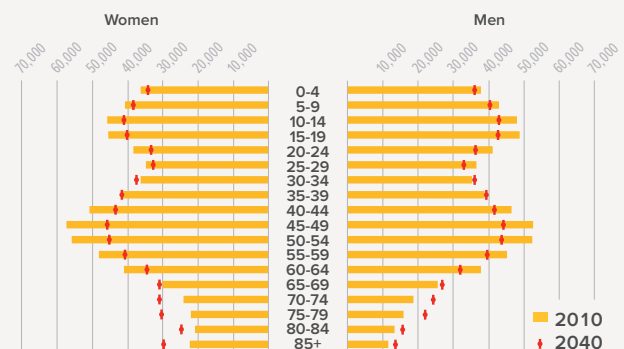
Percent White, non Hispanic	83.20%
Percent Black, non Hispanic	1.20%
Percent Asian, non Hispanic	7.00%
Percent Hispanic	3.50%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION

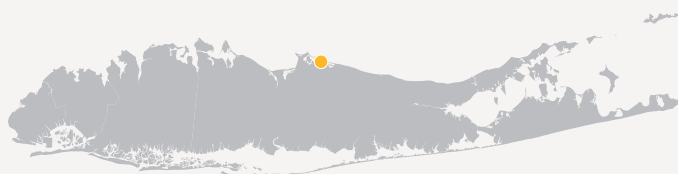


HOUSING DATA PROFILE **2014**

BELLE TERRE VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



836 Population

277 Households

82% of units are owner occupied

3% of units are renter occupied

15% of units are vacant

\$871,500 is the median home value

15% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

0% of renters pay greater than 30% of their household income towards rent

\$171,607 is the median household income

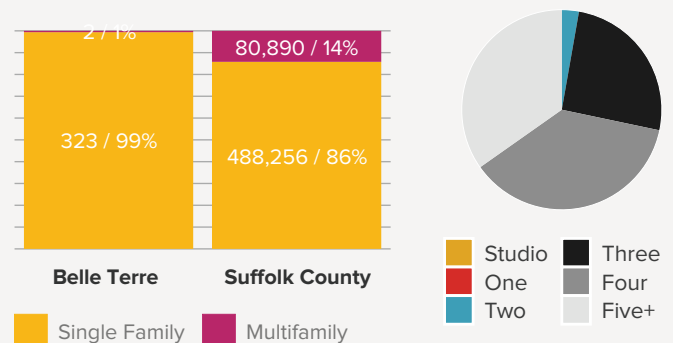
1 * Data is unavailable due to small population size or other factors.

BELLE TERRE
VILLAGE**HOUSING INVENTORY**

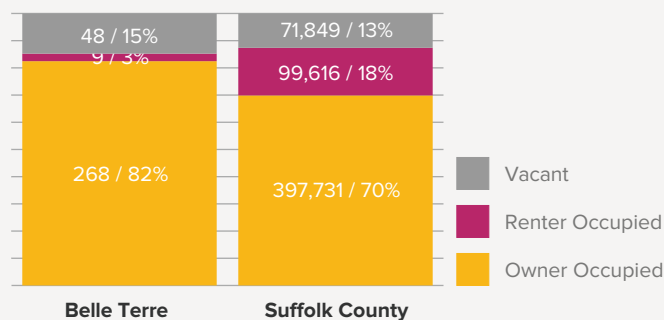
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

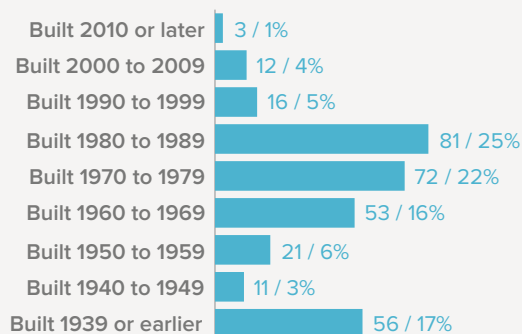
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

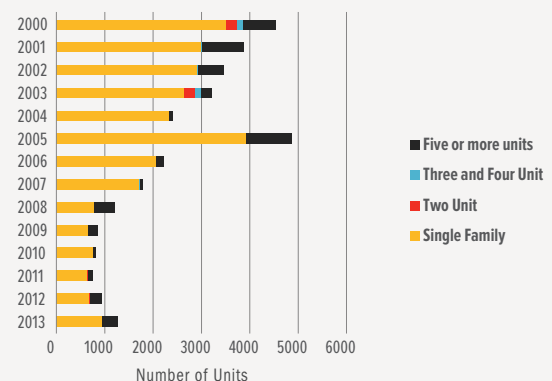
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

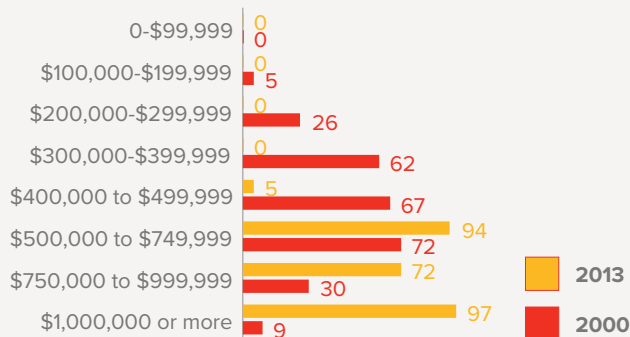
Housing Permits in Suffolk County

BELLE TERRE
VILLAGE**OWNER OCCUPIED HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

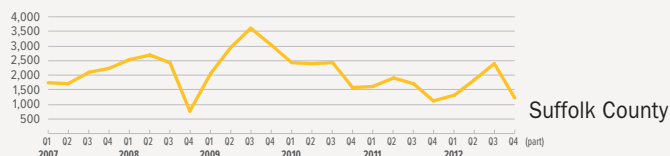
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Belle Terre	Suffolk County
\$871,500 in 2013	\$383,400 in 2013
\$462,900 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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Renter Households

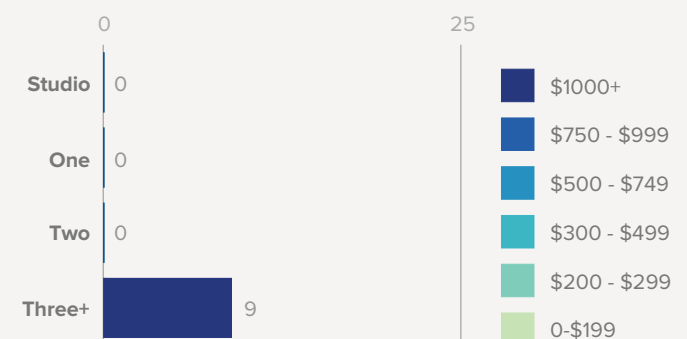
source: 2009-13 American Community Survey

Renter median income	\$- *
Median income of all households	\$171,607
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



BELLE TERRE
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

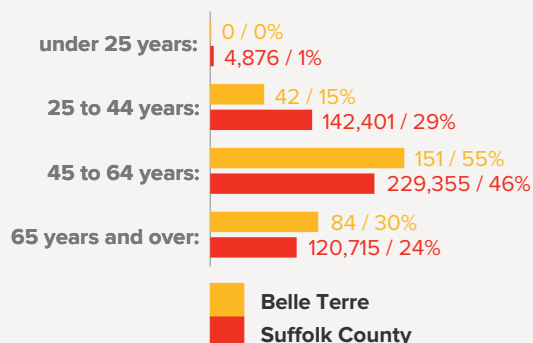
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	86.40%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	5.30%
Percent Hispanic	3.90%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

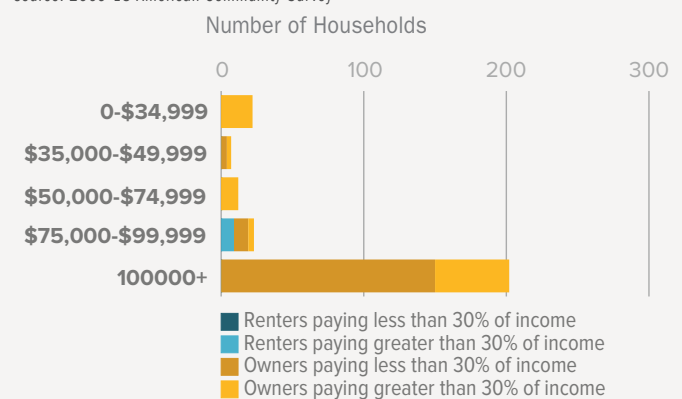
**Population + Households**

source: 2009-13 American Community Survey

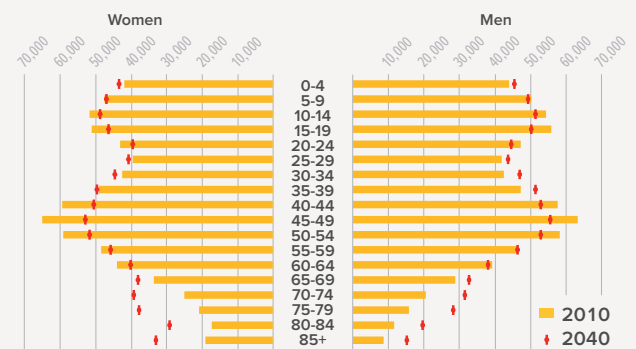
Population	836
Households	277
Average household size	3.02
Proportion of residents that live in families	94.10%
Average family size	3.32
Proportion of residents that live alone	5.50%
Proportion of households	
with someone under 18 in 2013	39.40%
with someone under 18 in 2000	4.50%
with someone over 65 in 2013	35.00%
with someone over 65 in 2000	34.30%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



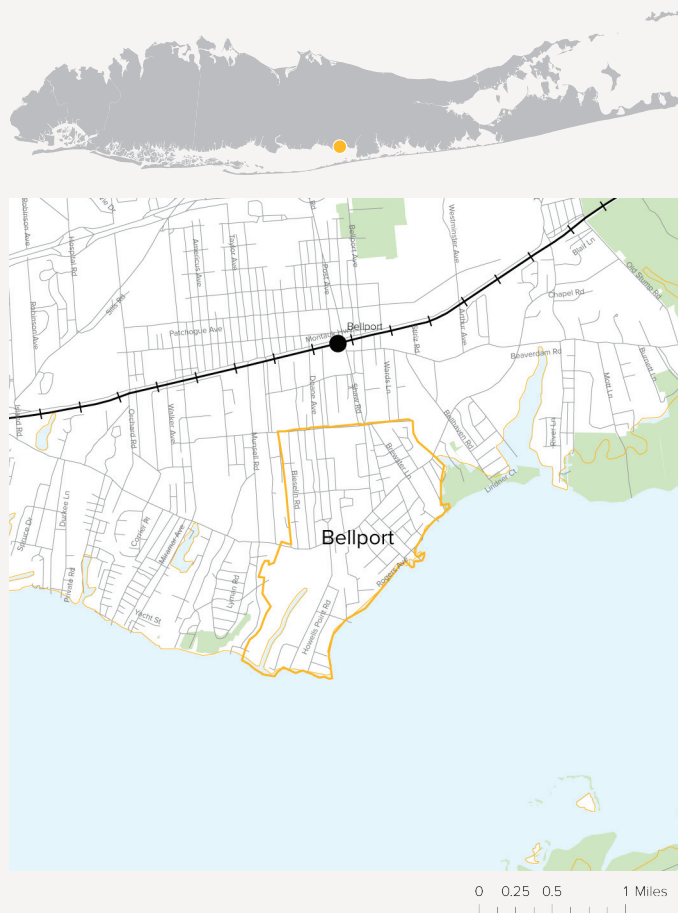
HOUSING DATA PROFILE **2014**

BELLPORT

VILLAGE

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2,152 Population

1,038 Households

70% of units are owner occupied

17% of units are renter occupied

13% of units are vacant

\$425,000 is the median home value

39% of owners pay greater than 30% of their household income towards housing

\$1,566 is the median gross rent

39% of renters pay greater than 30% of their household income towards rent

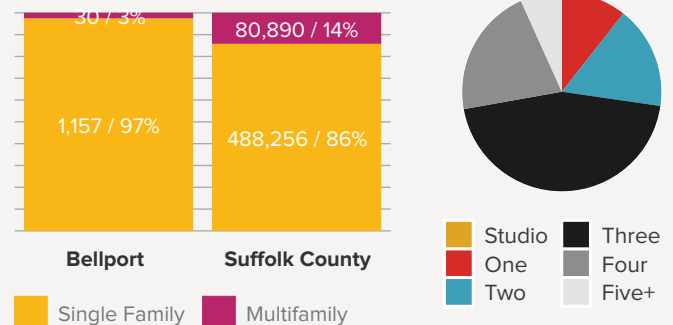
\$77,500 is the median household income

BELLPORT
VILLAGE**HOUSING INVENTORY**

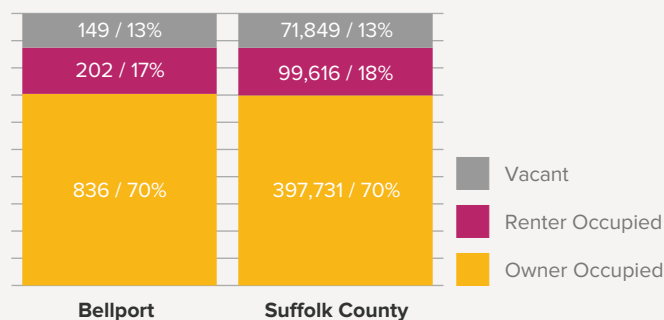
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

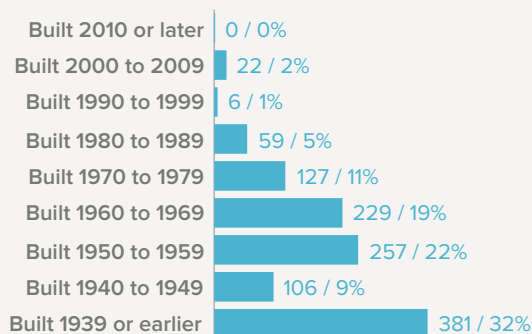
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

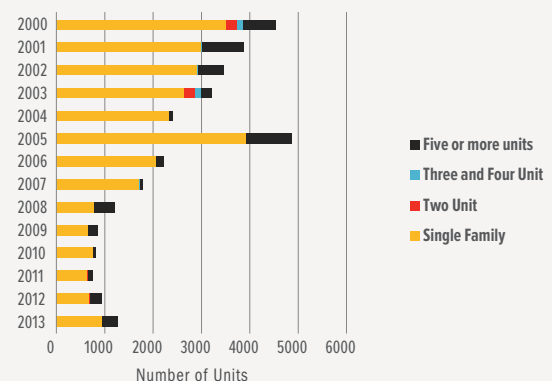
Public Housing	0
Section 8 Housing Voucher Choice Program	1
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	1

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

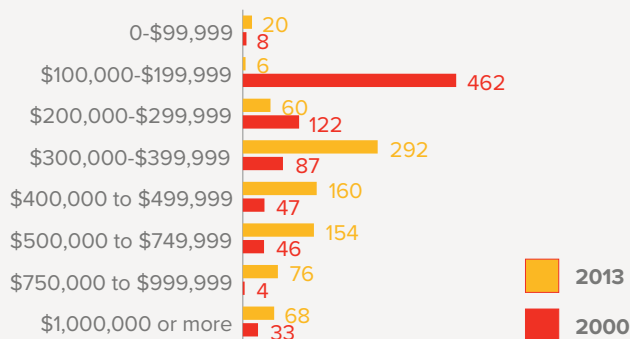
Housing Permits in Suffolk County

BELLPORT
VILLAGE**OWNER OCCUPIED HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

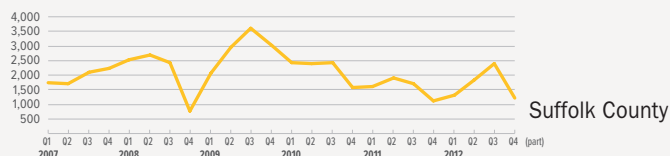
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Bellport	Suffolk County
\$425,000 in 2013	\$383,400 in 2013
\$187,300 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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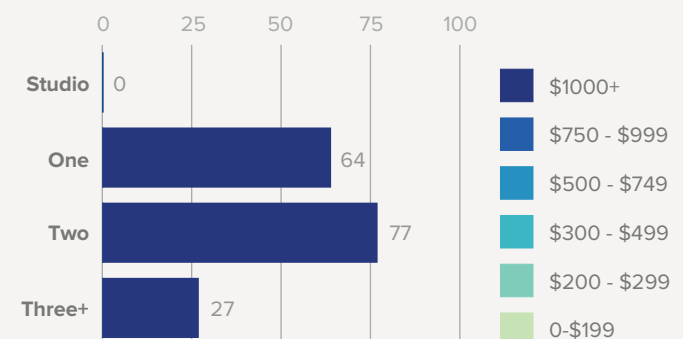
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$60,455
Median income of all households	\$77,500
Median gross rent	\$1,566
Median gross rent as proportion of renter median income	31%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



BELLPORT
VILLAGE**DEMOGRAPHICS**

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Population + Households

source: 2009-13 American Community Survey

Population	2,152
Households	1,038
Average household size	2.07
Proportion of residents that live in families	76.90%
Average family size	2.81
Proportion of residents that live alone	22.20%
Proportion of households	
with someone under 18 in 2013	19.50%
with someone under 18 in 2000	12.50%
with someone over 65 in 2013	40.00%
with someone over 65 in 2000	24.60%

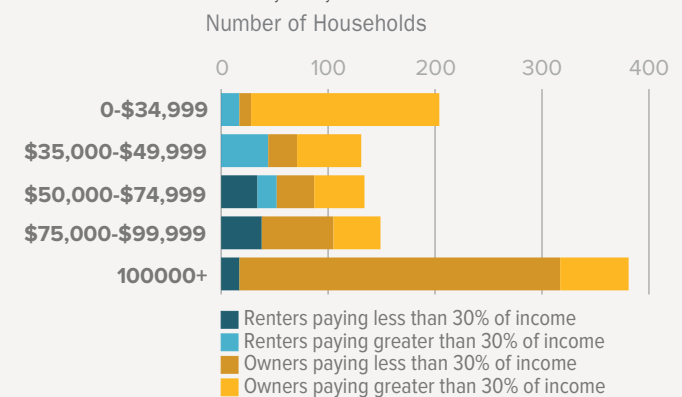
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and Suffolk Counties	100% AMI	\$105,100
	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

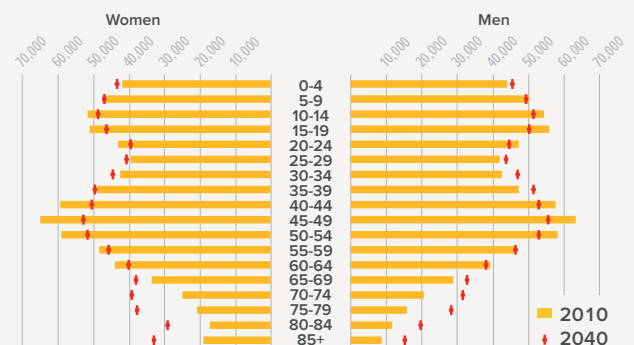
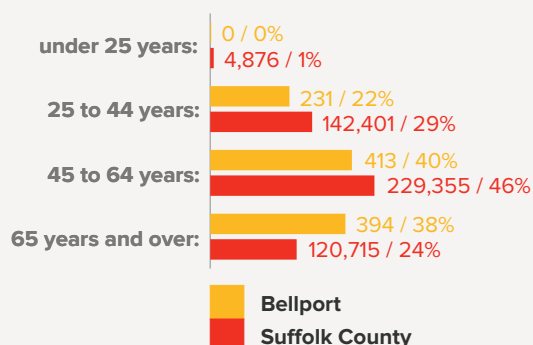
Percent White, non Hispanic	92.80%
Percent Black, non Hispanic	1.00%
Percent Asian, non Hispanic	0.50%
Percent Hispanic	4.00%
Percent American Indian	0.60%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

BRIGHTWATERS VILLAGE

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0 0.25 0.5 1 Miles

3,105 Population

1,076 Households

91% of units are owner occupied

9% of units are renter occupied

0% of units are vacant

\$520,700 is the median home value

27% of owners pay greater than 30% of their household income towards housing

\$1,344 is the median gross rent

25% of renters pay greater than 30% of their household income towards rent

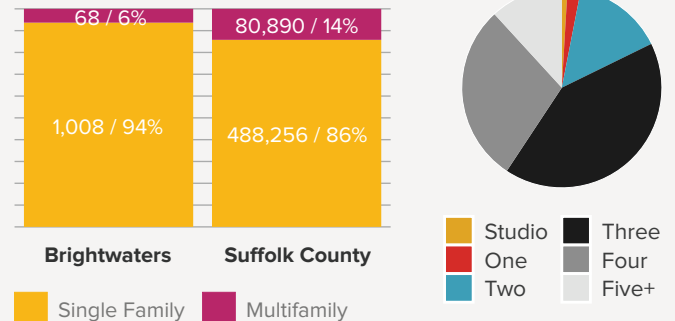
\$115,909 is the median household income

BRIGHTWATERS
VILLAGE**HOUSING INVENTORY**

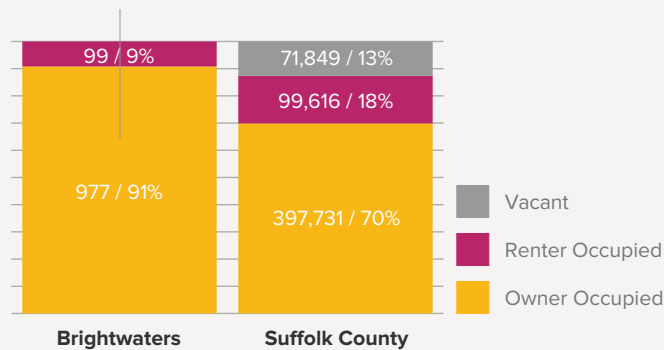
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

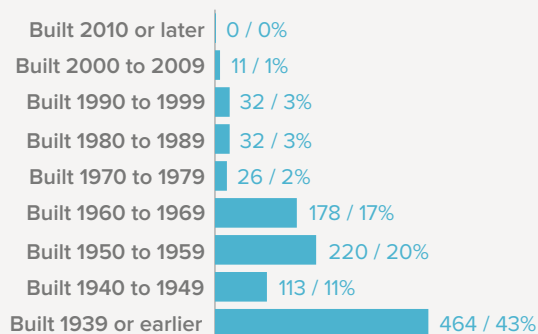
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

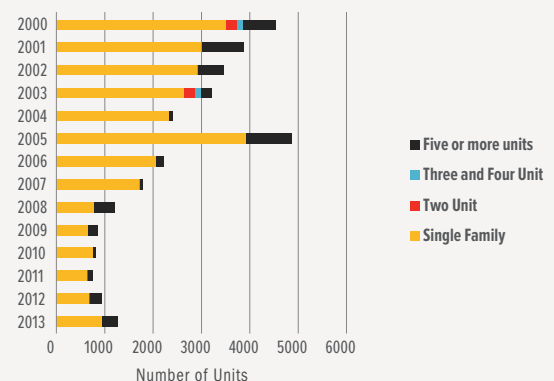
Public Housing	0
Section 8 Housing Voucher Choice Program	2
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	2

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

BRIGHTWATERS
VILLAGE

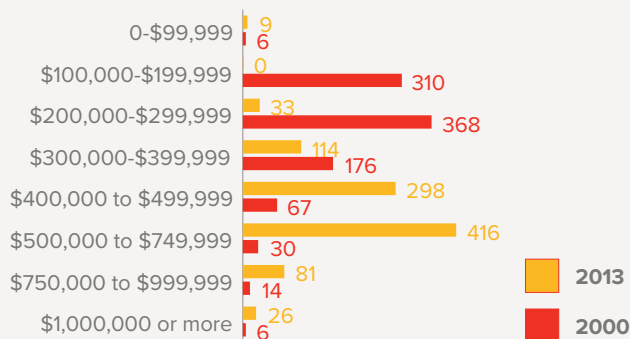
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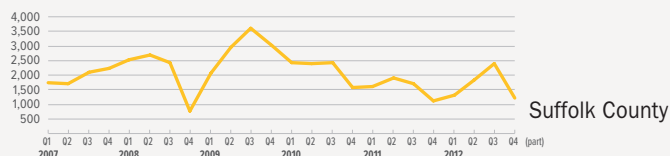
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1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Brightwaters	Suffolk County
\$520,700 in 2013	\$383,400 in 2013
\$246,000 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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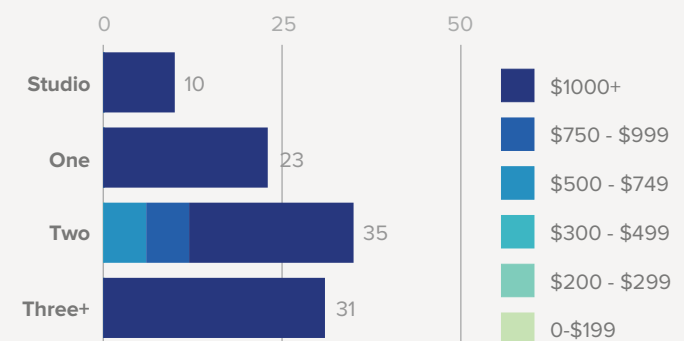
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$68,958
Median income of all households	\$115,909
Median gross rent	\$1,344
Median gross rent as proportion of renter median income	23%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



BRIGHTWATERS
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	3,105
Households	1,076
Average household size	2.88
Proportion of residents that live in families	89.70%
Average family size	3.19
Proportion of residents that live alone	7.60%
Proportion of households	
with someone under 18 in 2013	34.50%
with someone under 18 in 2000	5.90%
with someone over 65 in 2013	23.80%
with someone over 65 in 2000	40.40%

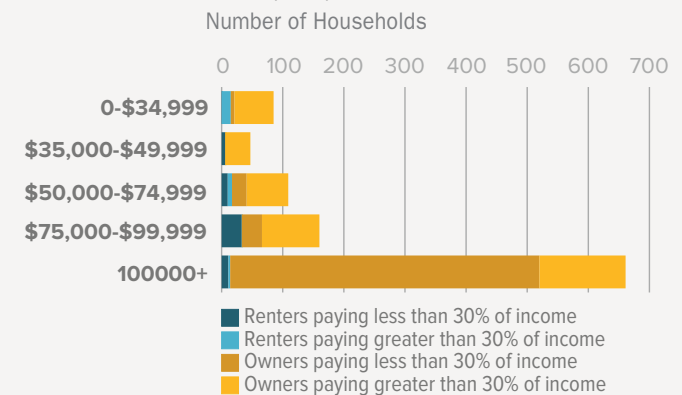
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

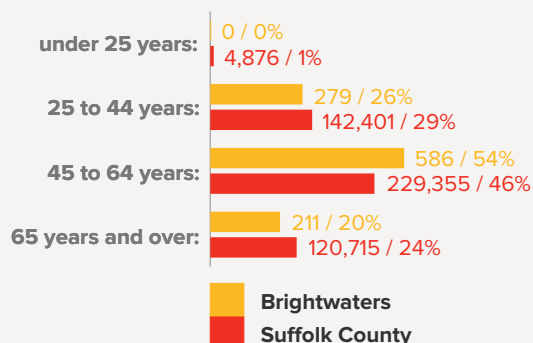
**Race + Ethnicity**

source: 2009-13 American Community Survey

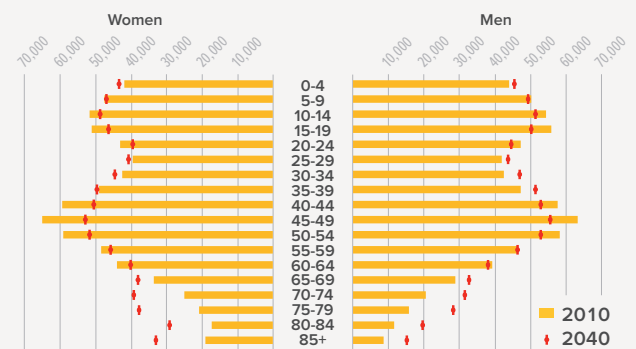
Percent White, non Hispanic	88.90%
Percent Black, non Hispanic	0.30%
Percent Asian, non Hispanic	3.20%
Percent Hispanic	6.50%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

BROOKVILLE

VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



3,492 Population

792 Households

27% of units are owner occupied

64% of units are renter occupied

9% of units are vacant

\$1,000,000+ is the median home value

16% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

44% of renters pay greater than 30% of their household income towards rent

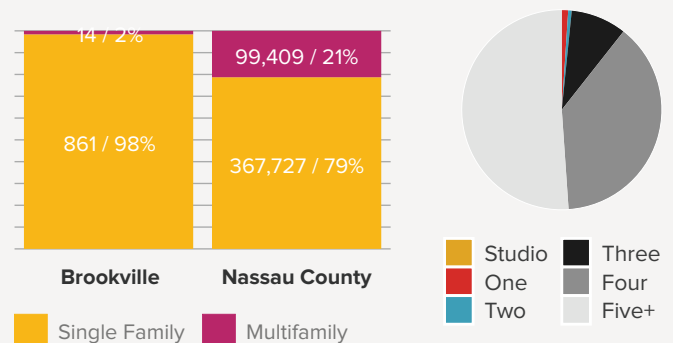
\$221,875 is the median household income

BROOKVILLE
VILLAGE**HOUSING INVENTORY**

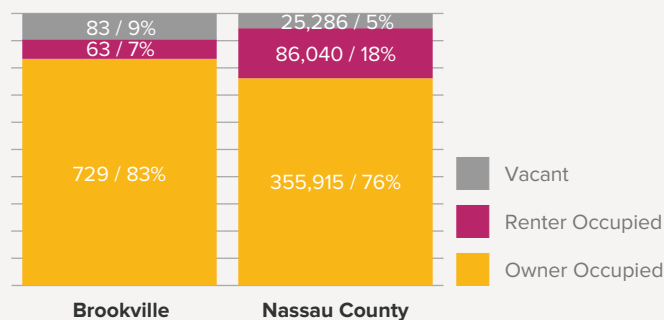
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

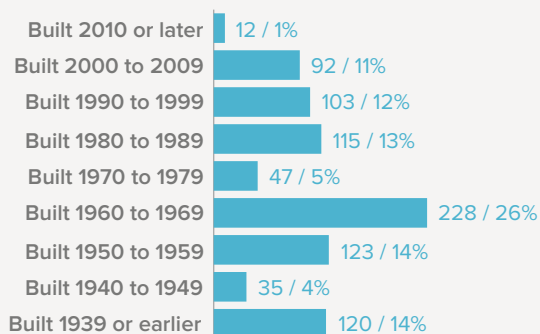
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

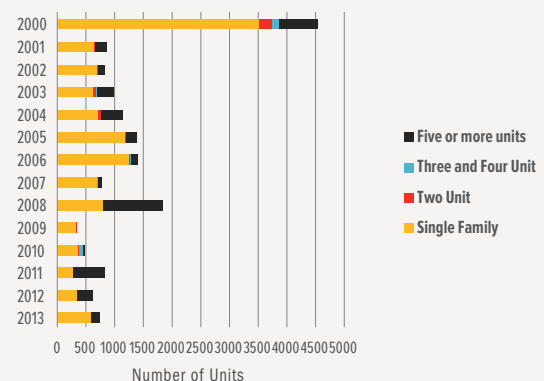
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

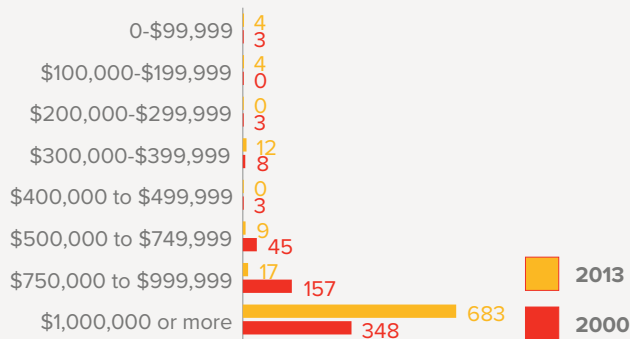
Housing Permits in Nassau County

BROOKVILLE
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Brookville	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$1,000,000+ in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

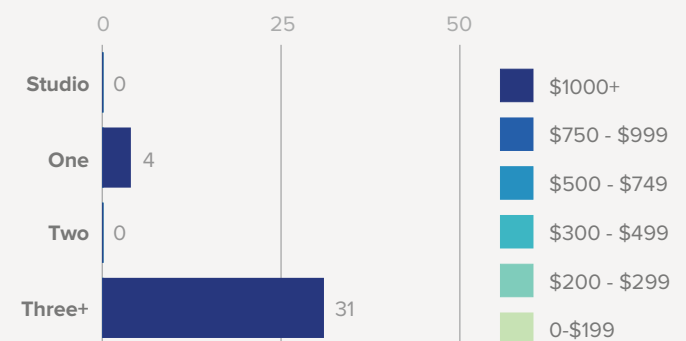
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$105,481
Median income of all households	\$221,875
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	23%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



BROOKVILLE
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

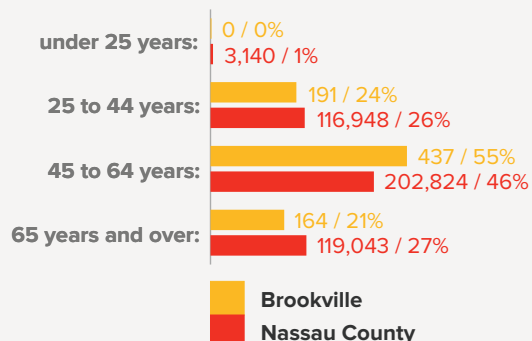
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	76.30%
Percent Black, non Hispanic	6.60%
Percent Asian, non Hispanic	10.70%
Percent Hispanic	4.30%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

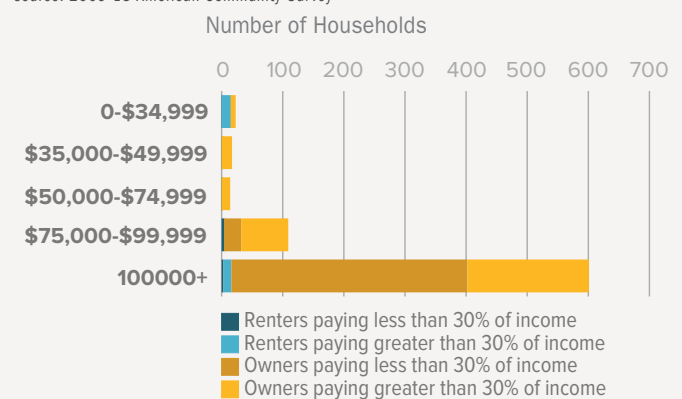
**Population + Households**

source: 2009-13 American Community Survey

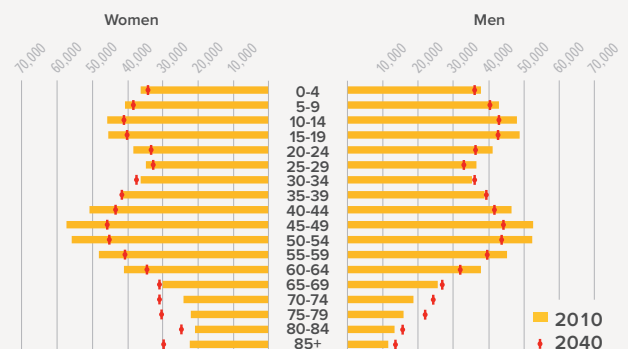
Population	3,492
Households	792
Average household size	3.33
Proportion of residents that live in families	73.30%
Average family size	3.45
Proportion of residents that live alone	2.10%
Proportion of households	
with someone under 18 in 2013	51.90%
with someone under 18 in 2000	4.60%
with someone over 65 in 2013	27.40%
with someone over 65 in 2000	51.20%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

CEDARHURST

VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



6,598 Population

2,133 Households

49% of units are owner occupied

35% of units are renter occupied

16% of units are vacant

\$530,100 is the median home value

24% of owners pay greater than 30% of their household income towards housing

\$1,455 is the median gross rent

52% of renters pay greater than 30% of their household income towards rent

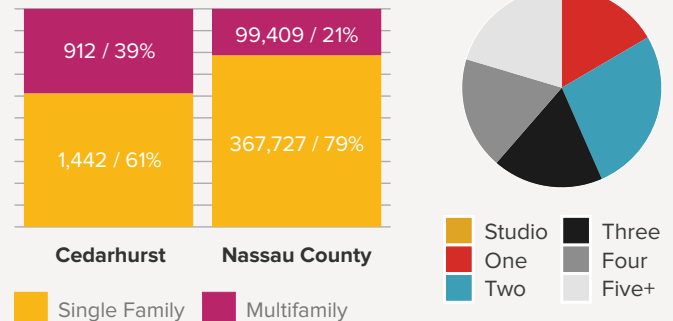
\$78,695 is the median household income

CEDARHURST
VILLAGE**HOUSING INVENTORY**

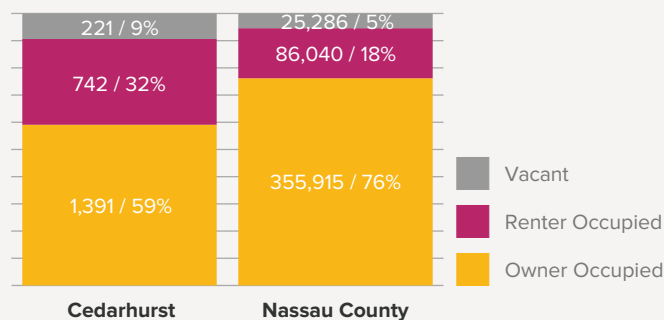
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

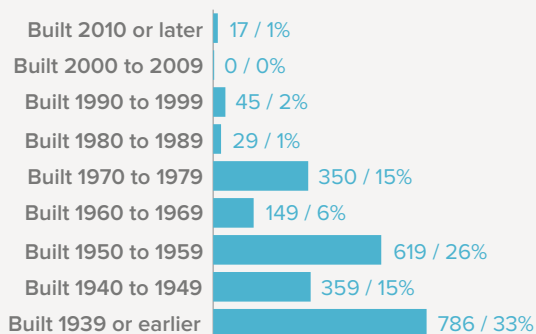
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

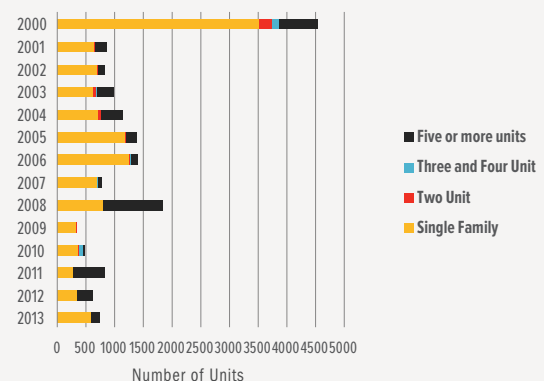
Public Housing	0
Section 8 Housing Voucher Choice Program	18
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	18

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

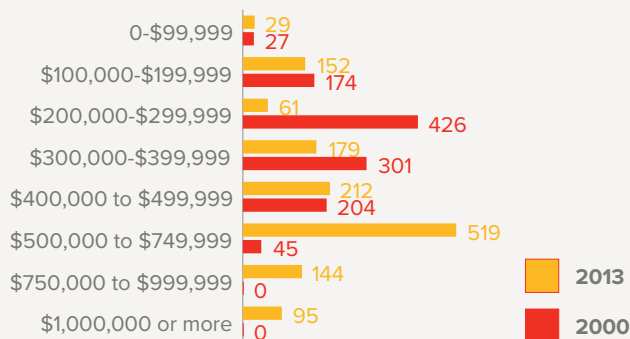
Housing Permits in Nassau County

CEDARHURST
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Cedarhurst	Nassau County
\$530,100 in 2013	\$454,500 in 2013
\$285,200 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

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Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

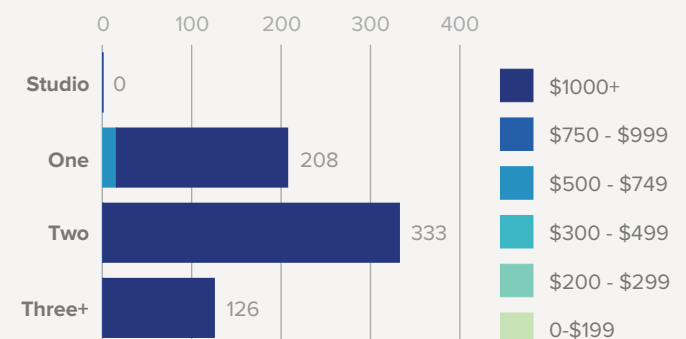
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$49,398
Median income of all households	\$78,695
Median gross rent	\$1,455
Median gross rent as proportion of renter median income	35%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



CEDARHURST
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

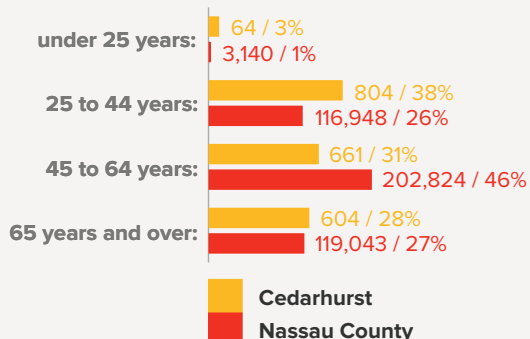
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	86.00%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	3.00%
Percent Hispanic	11.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

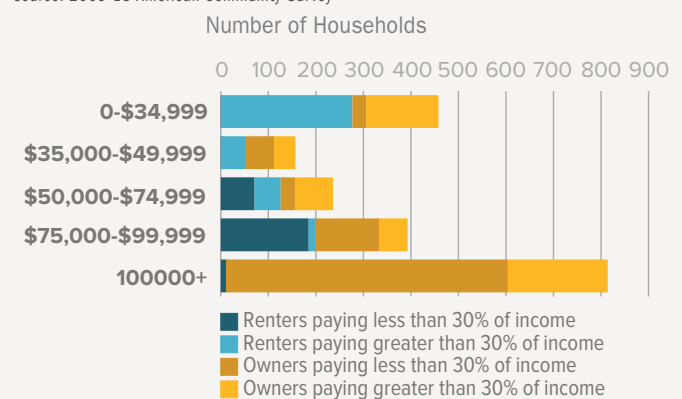
**Population + Households**

source: 2009-13 American Community Survey

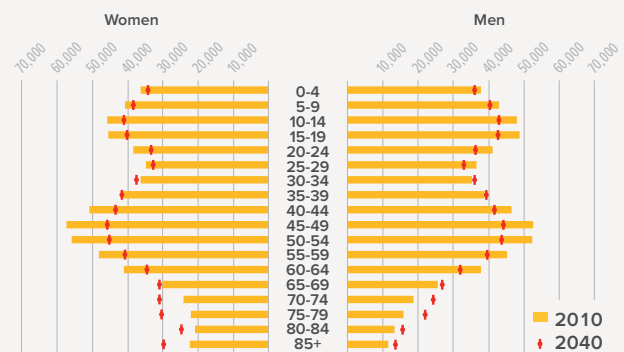
Population	6,598
Households	2,133
Average household size	3.09
Proportion of residents that live in families	91.50%
Average family size	3.76
Proportion of residents that live alone	8.10%
Proportion of households	
with someone under 18 in 2013	38.50%
with someone under 18 in 2000	13.60%
with someone over 65 in 2013	32.80%
with someone over 65 in 2000	32.90%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

CENTRE ISLAND VILLAGE

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385 Population

157 Households

53% of units are owner occupied

39% of units are renter occupied

8% of units are vacant

\$1,000,000+ is the median home value

14% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

5% of renters pay greater than 30% of their household income towards rent

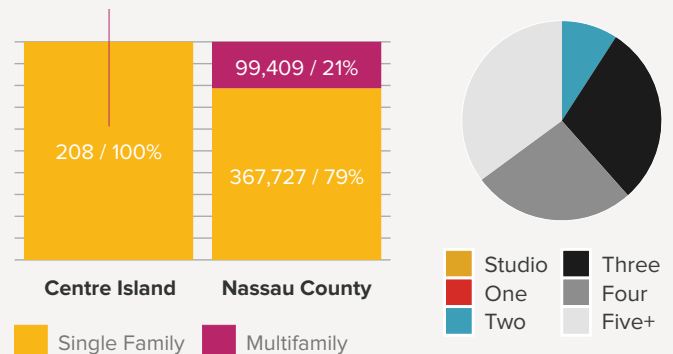
\$155,313 is the median household income

CENTRE ISLAND
VILLAGE**HOUSING INVENTORY**

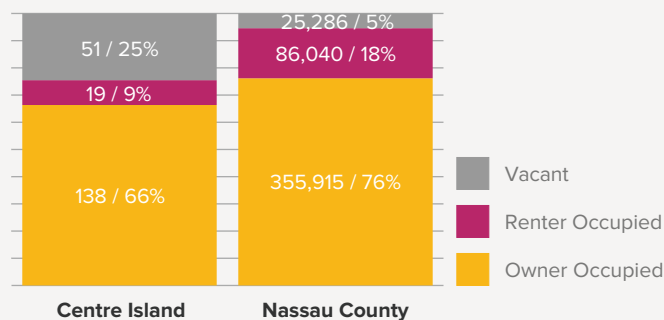
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

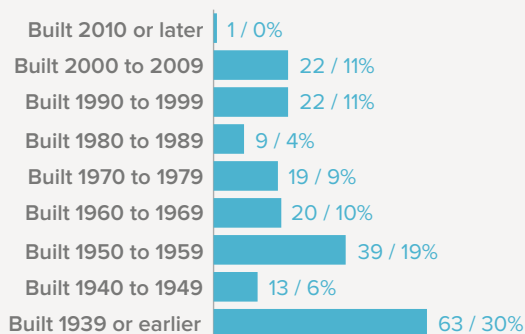
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

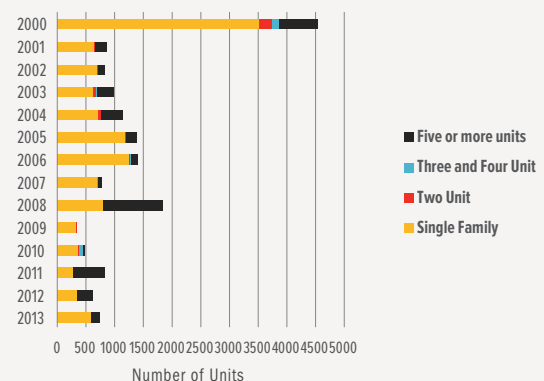
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

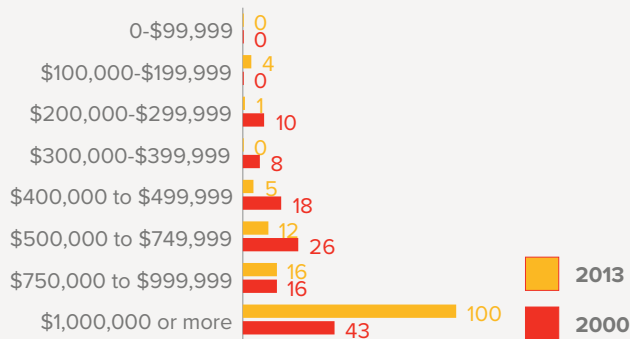
Housing Permits in Nassau County

CENTRE ISLAND
VILLAGE**OWNER OCCUPIED HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Centre Island	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$781,300 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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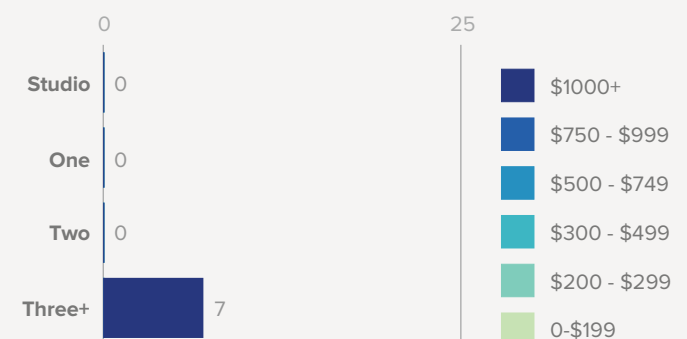
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$56,250
Median income of all households	\$155,313
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	43%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



CENTRE ISLAND
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
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Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

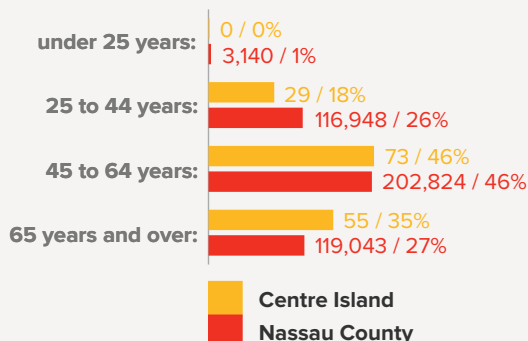
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	89.10%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	0.00%
Percent Hispanic	10.90%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

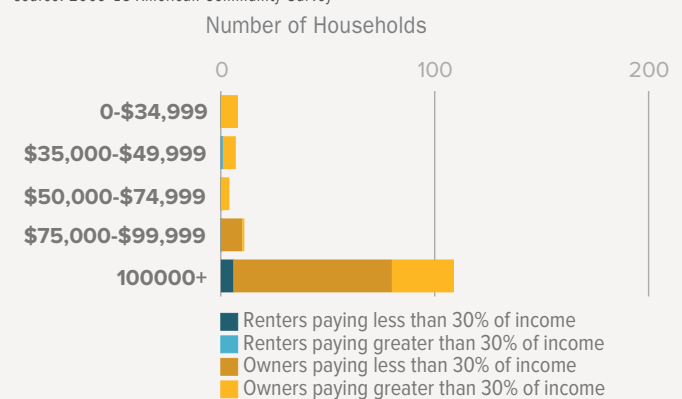
**Population + Households**

source: 2009-13 American Community Survey

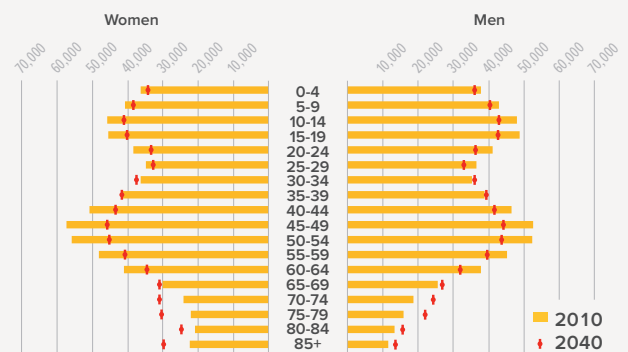
Population	385
Households	157
Average household size	2.45
Proportion of residents that live in families	89.90%
Average family size	2.79
Proportion of residents that live alone	9.10%
Proportion of households	
with someone under 18 in 2013	23.60%
with someone under 18 in 2000	6.30%
with someone over 65 in 2013	40.10%
with someone over 65 in 2000	31.60%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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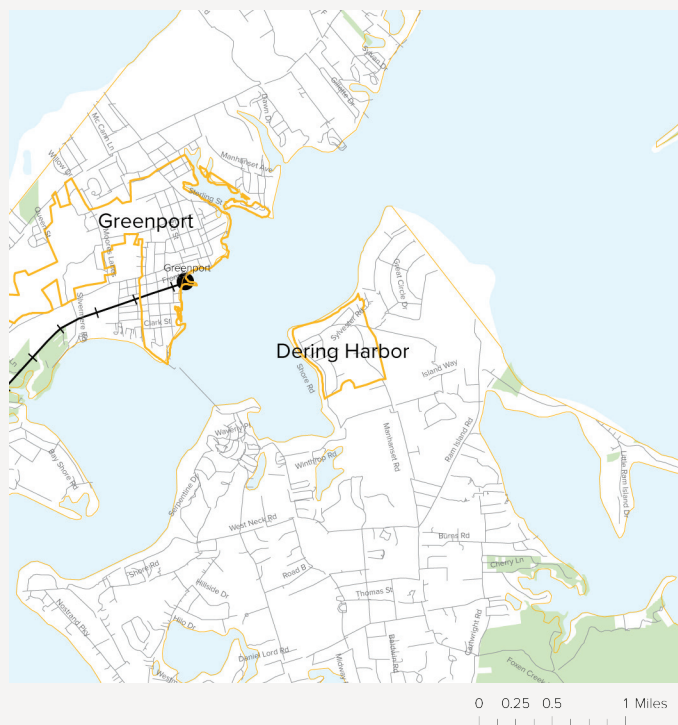


HOUSING DATA PROFILE **2014**

DERING HARBOR VILLAGE

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The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



6 Population

4 Households

46% of units are owner occupied

38% of units are renter occupied

17% of units are vacant

\$- * is the median home value

- * of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

0% of renters pay greater than 30% of their household income towards rent

\$- * is the median household income

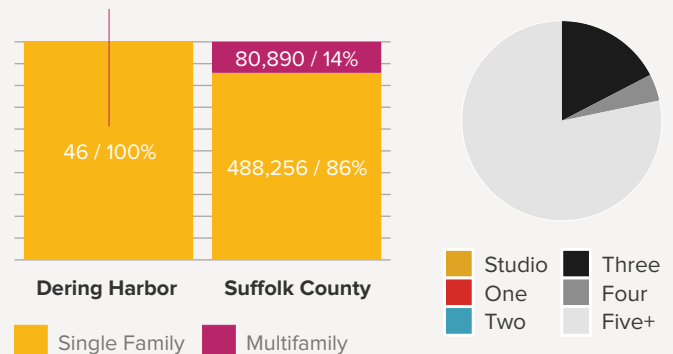
1 * Data is unavailable due to small population size or other factors.

DERING HARBOR
VILLAGE**HOUSING INVENTORY**

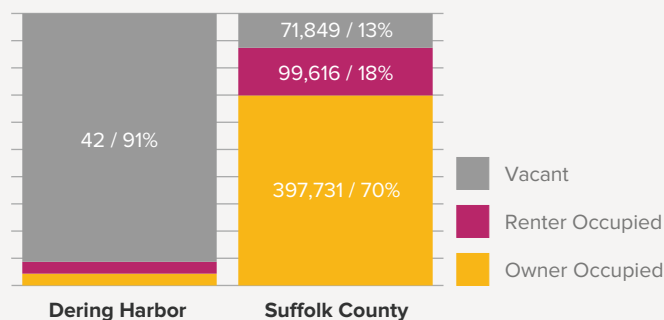
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

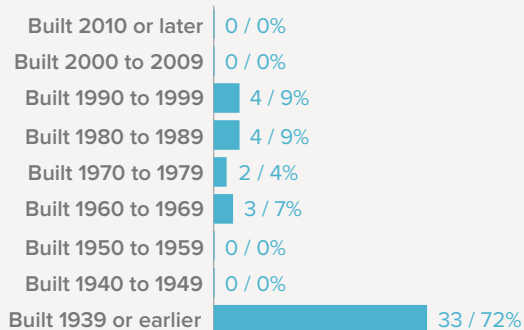
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

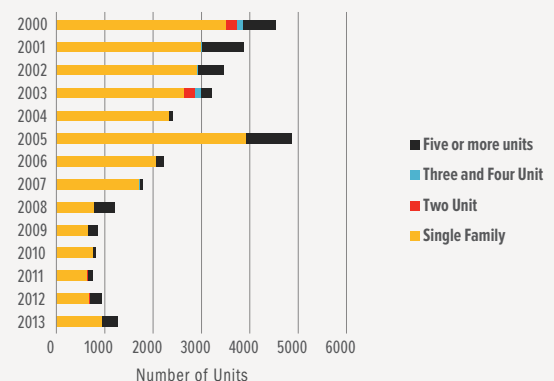
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

DERING HARBOR
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

Renter Households

source: 2009-13 American Community Survey

Renter median income	\$- *
Median income of all households	\$- *
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Foreclosure Activity

source: LI Real Estate

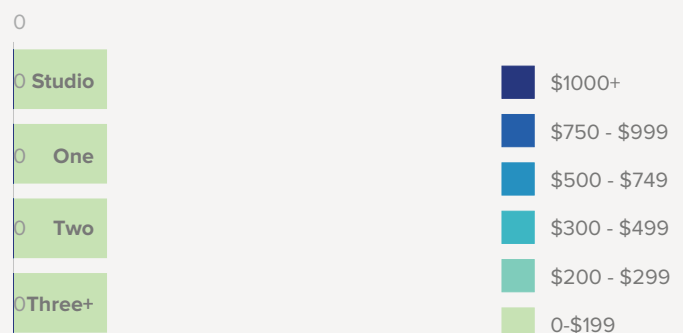
**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Dering Harbor	Suffolk County
\$- * in 2013	\$383,400 in 2013
\$1,000,000+ in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

Rental Units by Gross Rent

source: 2009-13 American Community Survey



DERING HARBOR
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	6
Households	4
Average household size	1.5
Proportion of residents that live in families	66.70%
Average family size	2
Proportion of residents that live alone	33.30%
Proportion of households	
with someone under 18 in 2013	0.00%
with someone under 18 in 2000	16.70%
with someone over 65 in 2013	100.00%
with someone over 65 in 2000	16.70%

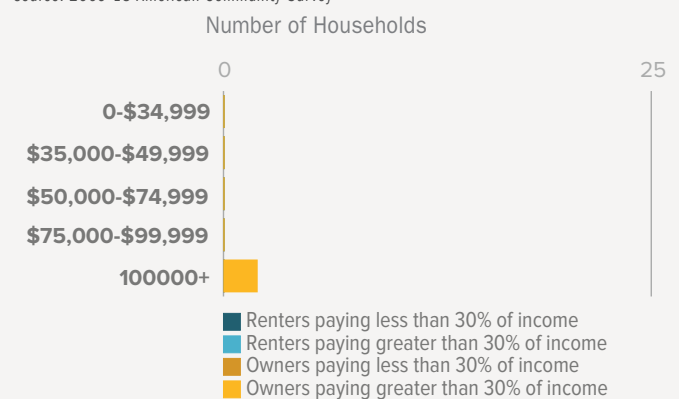
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

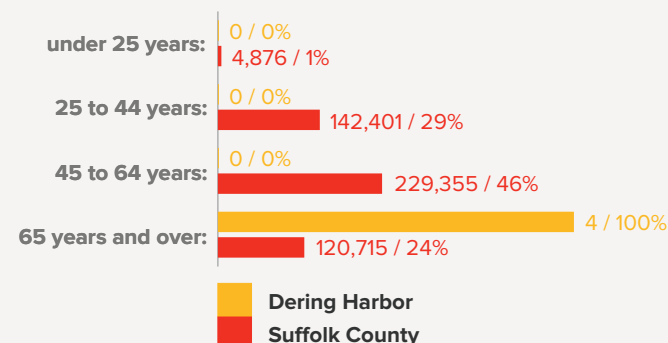
**Race + Ethnicity**

source: 2009-13 American Community Survey

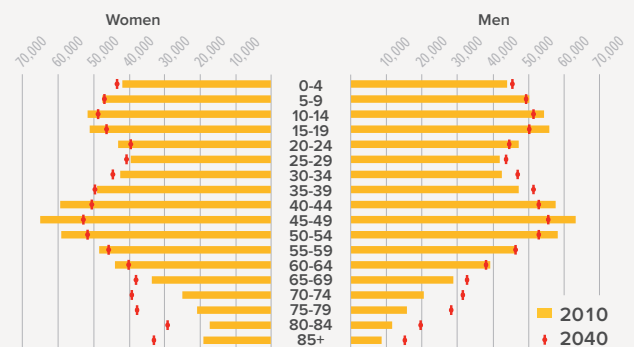
Percent White, non Hispanic	100.00%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	0.00%
Percent Hispanic	0.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

EAST HAMPTON VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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1,137 Population

593 Households

23% of units are owner occupied

8% of units are renter occupied

69% of units are vacant

\$1,000,000+ is the median home value

35% of owners pay greater than 30% of their household income towards housing

\$1,989 is the median gross rent

16% of renters pay greater than 30% of their household income towards rent

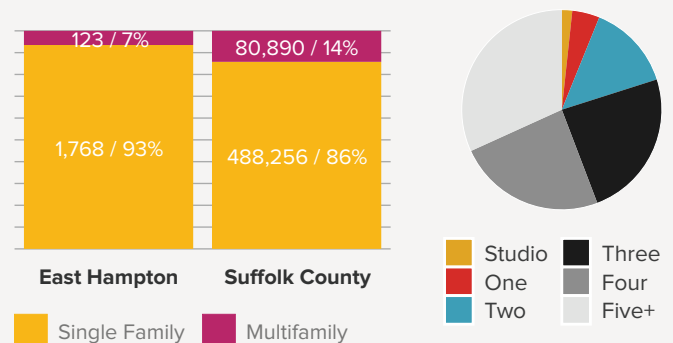
\$89,375 is the median household income

EAST HAMPTON
VILLAGE**HOUSING INVENTORY**

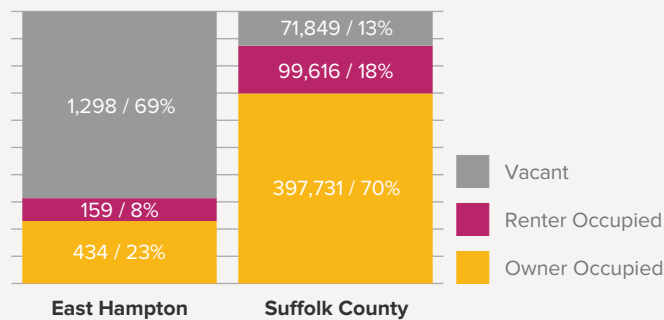
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

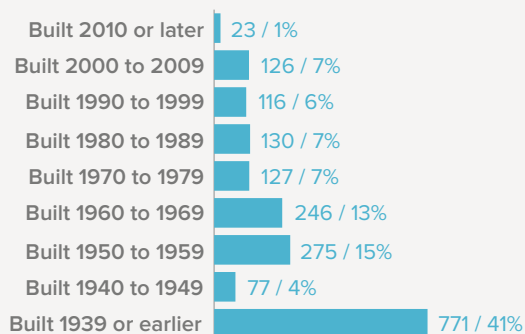
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

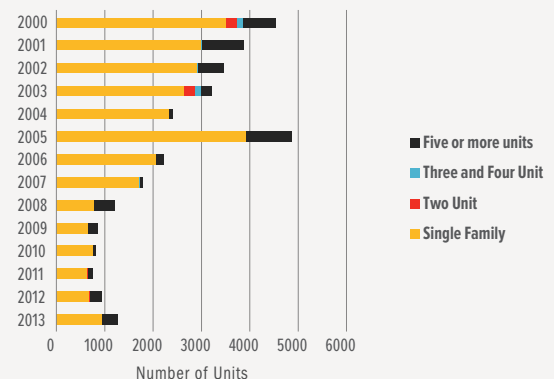
Public Housing	0
Section 8 Housing Voucher Choice Program	8
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	8

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

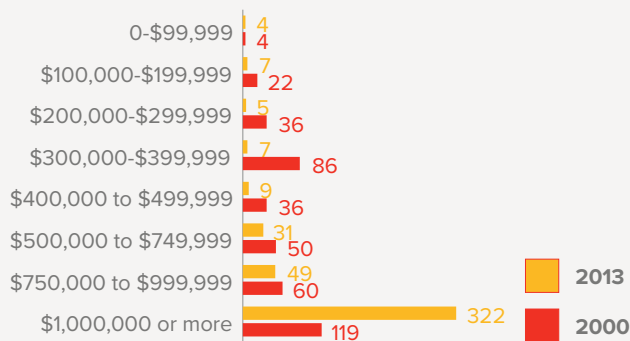
Housing Permits in Suffolk County

EAST HAMPTON
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

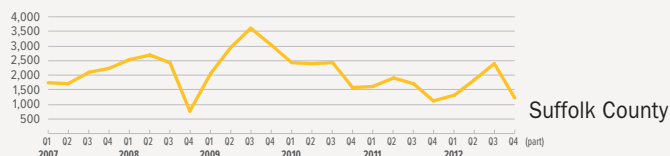
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

East Hampton	Suffolk County
\$1,000,000+ in 2013	\$383,400 in 2013
\$657,300 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

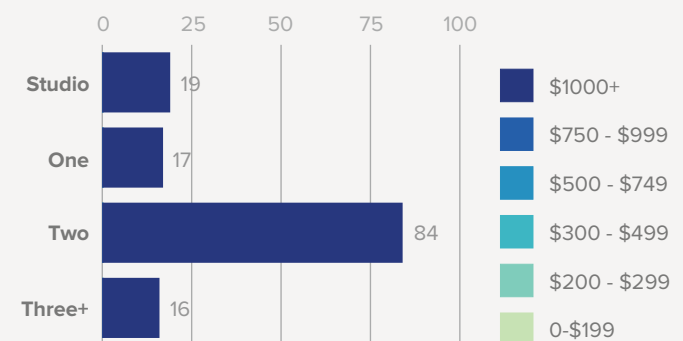
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$92,540
Median income of all households	\$89,375
Median gross rent	\$1,989
Median gross rent as proportion of renter median income	26%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



EAST HAMPTON
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	1,137
Households	593
Average household size	1.9
Proportion of residents that live in families	75.80%
Average family size	2.31
Proportion of residents that live alone	22.20%
Proportion of households	
with someone under 18 in 2013	15.50%
with someone under 18 in 2000	18.00%
with someone over 65 in 2013	55.50%
with someone over 65 in 2000	18.60%

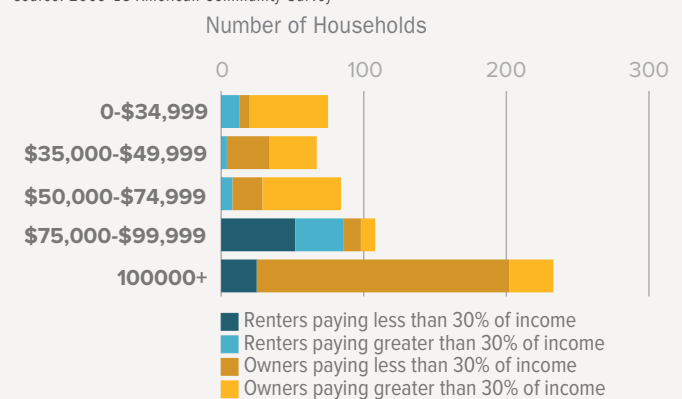
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and Suffolk Counties	100% AMI	\$105,100
	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

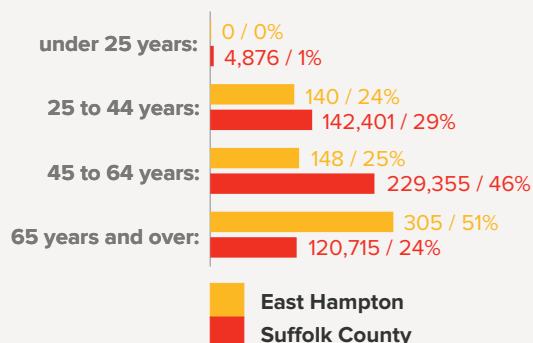
**Race + Ethnicity**

source: 2009-13 American Community Survey

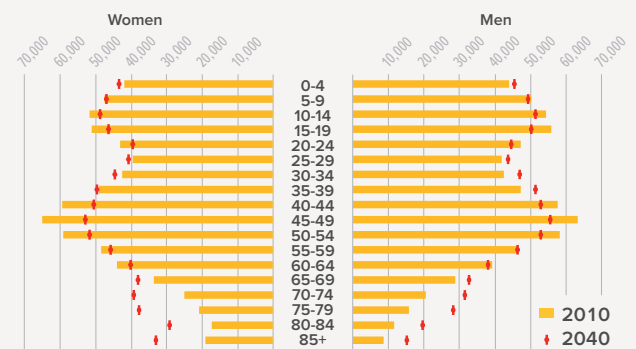
Percent White, non Hispanic	87.90%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	1.10%
Percent Hispanic	10.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

EAST HILLS VILLAGE

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6,984 Population

2,214 Households

96% of units are owner occupied

2% of units are renter occupied

3% of units are vacant

\$907,000 is the median home value

22% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

0% of renters pay greater than 30% of their household income towards rent

\$180,735 is the median household income

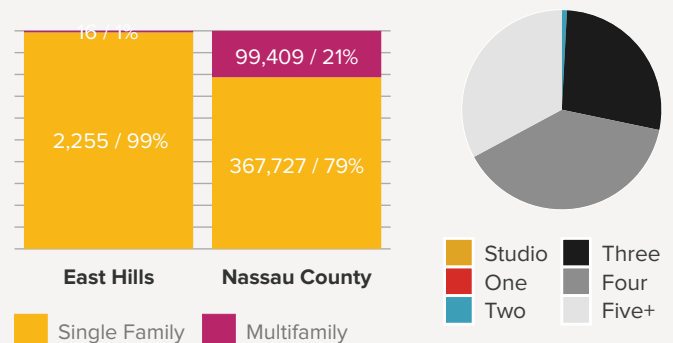
¹ * Data is unavailable due to small population size or other factors.

EAST HILLS
VILLAGE**HOUSING INVENTORY**

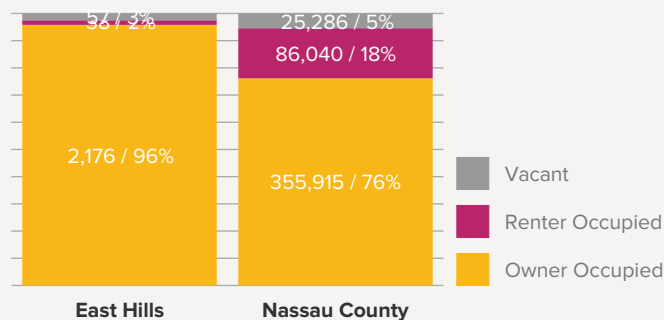
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

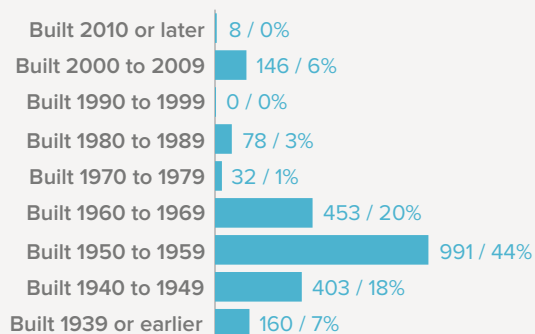
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

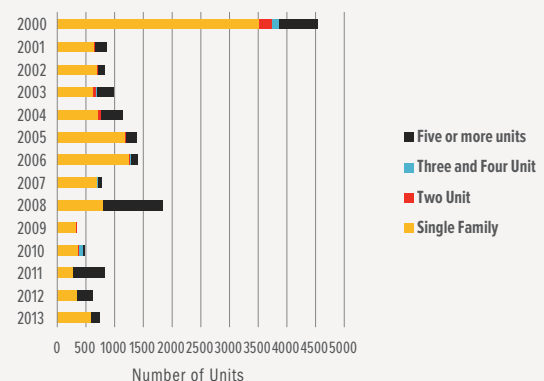
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

1. 2000 Census data used for comparisons over time

* Data is unavailable due to small population size or other factors.

1. 2000 Census data used for comparisons over time

Number of People	Count
Studio	0
One	0
Two	0
Three+	20

EAST HILLS
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	6,984
Households	2,214
Average household size	3.15
Proportion of residents that live in families	96.70%
Average family size	3.35
Proportion of residents that live alone	3.00%
Proportion of households	
with someone under 18 in 2013	48.20%
with someone under 18 in 2000	5.40%
with someone over 65 in 2013	32.50%
with someone over 65 in 2000	47.20%

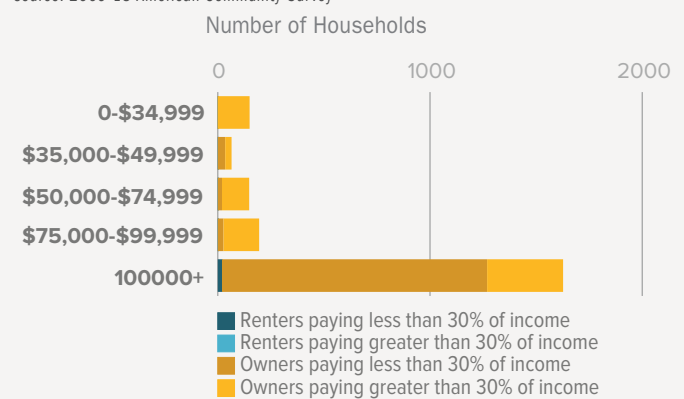
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

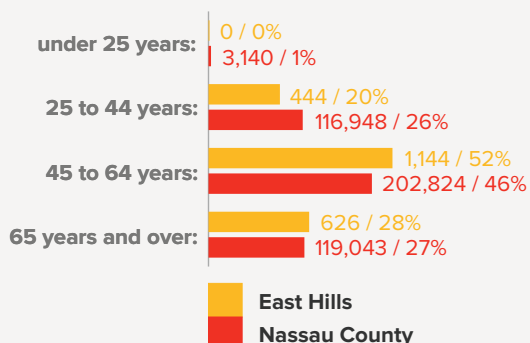
**Race + Ethnicity**

source: 2009-13 American Community Survey

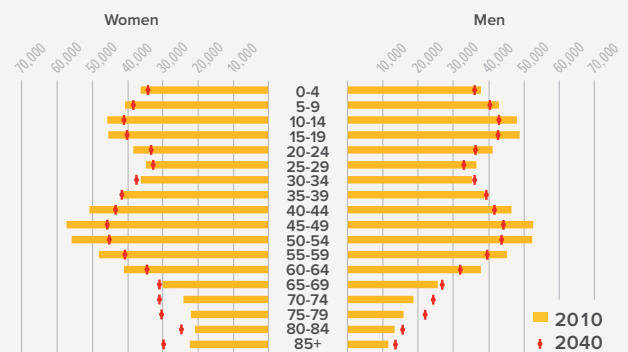
Percent White, non Hispanic	87.00%
Percent Black, non Hispanic	0.10%
Percent Asian, non Hispanic	8.50%
Percent Hispanic	2.60%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



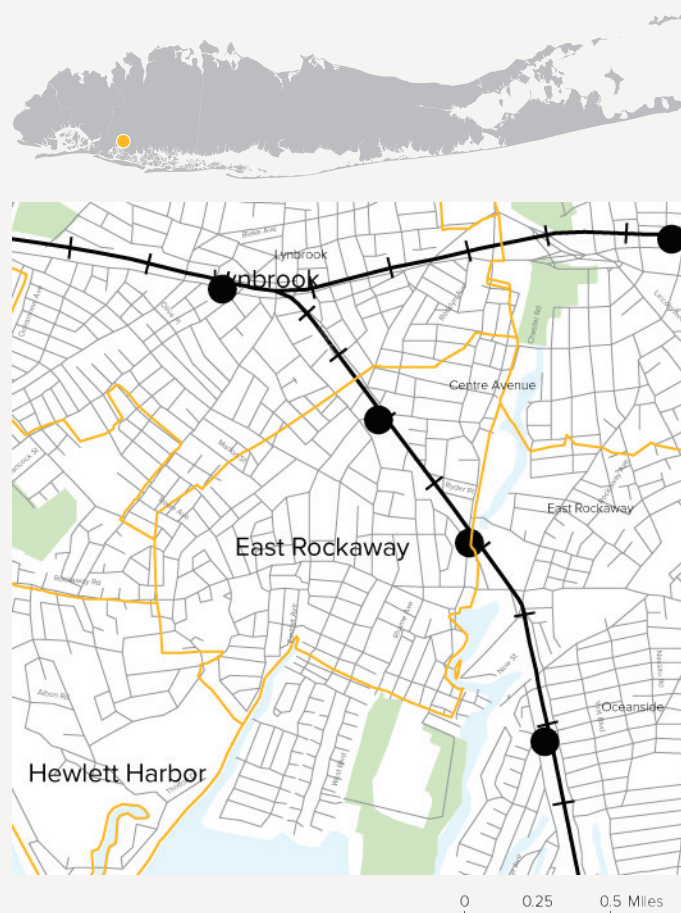
HOUSING DATA PROFILE **2014**

EAST ROCKAWAY

VILLAGE

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9,841 Population

3,598 Households

68% of units are owner occupied

26% of units are renter occupied

6% of units are vacant

\$455,700 is the median home value

27% of owners pay greater than 30% of their household income towards housing

\$1,690 is the median gross rent

57% of renters pay greater than 30% of their household income towards rent

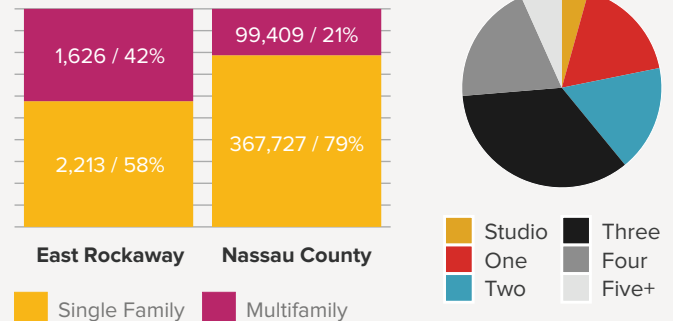
\$92,478 is the median household income

EAST ROCKAWAY
VILLAGE**HOUSING INVENTORY**

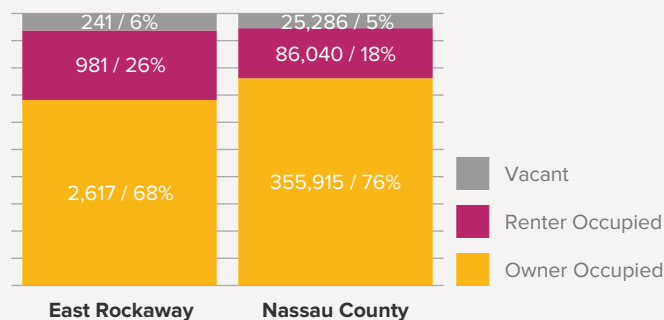
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

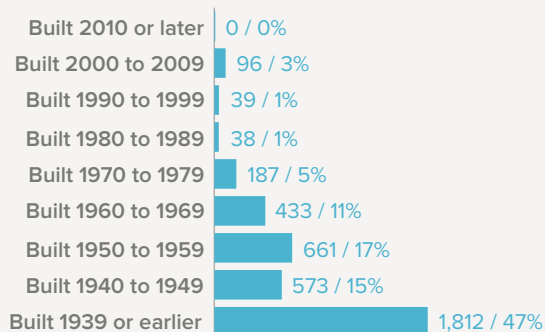
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

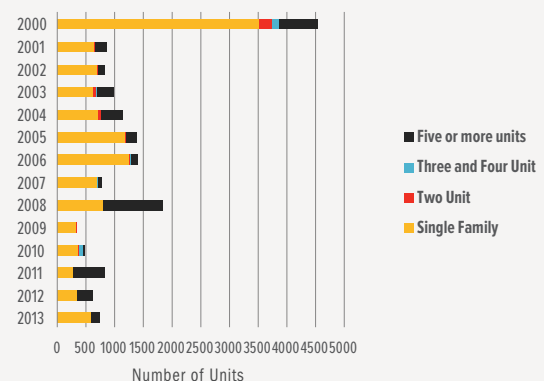
Public Housing	0
Section 8 Housing Voucher Choice Program	42
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	42

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

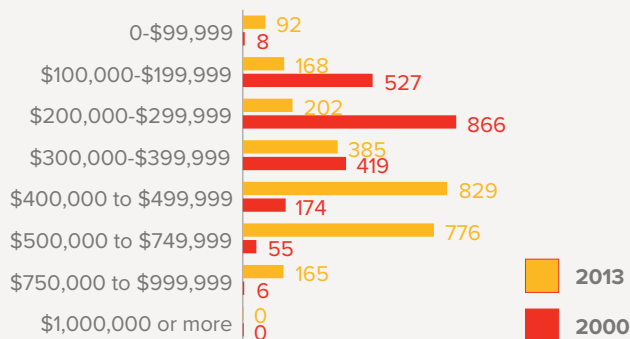
Housing Permits in Nassau County

EAST ROCKAWAY
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

East Rockaway	Nassau County
\$455,700 in 2013	\$454,500 in 2013
\$249,600 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

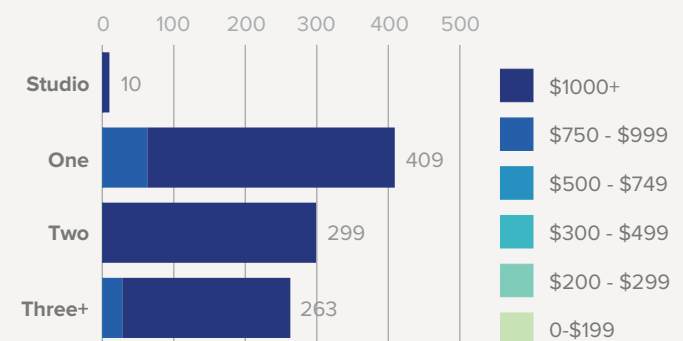
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$52,140
Median income of all households	\$92,478
Median gross rent	\$1,690
Median gross rent as proportion of renter median income	39%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



EAST ROCKAWAY
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

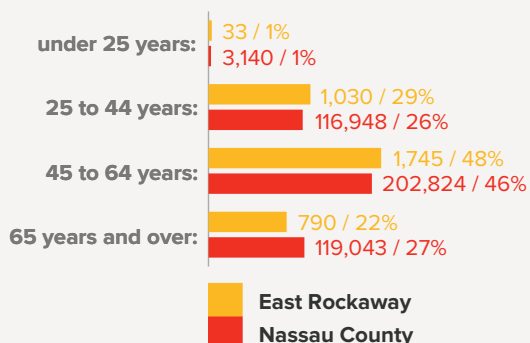
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	89.70%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	1.70%
Percent Hispanic	8.10%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

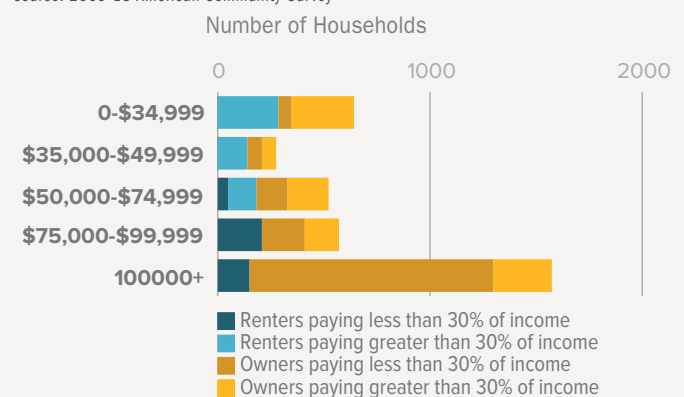
**Population + Households**

source: 2009-13 American Community Survey

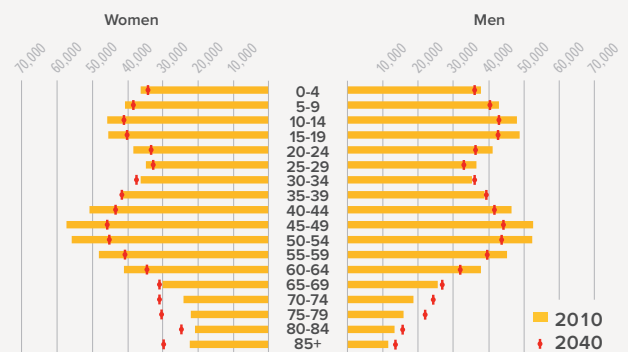
Population	9,841
Households	3,598
Average household size	2.7
Proportion of residents that live in families	87.20%
Average family size	3.33
Proportion of residents that live alone	11.40%
Proportion of households	
with someone under 18 in 2013	29.00%
with someone under 18 in 2000	11.20%
with someone over 65 in 2013	27.40%
with someone over 65 in 2000	34.30%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

EAST WILLISTON VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



2,570 Population

844 Households

94% of units are owner occupied

4% of units are renter occupied

2% of units are vacant

\$769,600 is the median home value

24% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

28% of renters pay greater than 30% of their household income towards rent

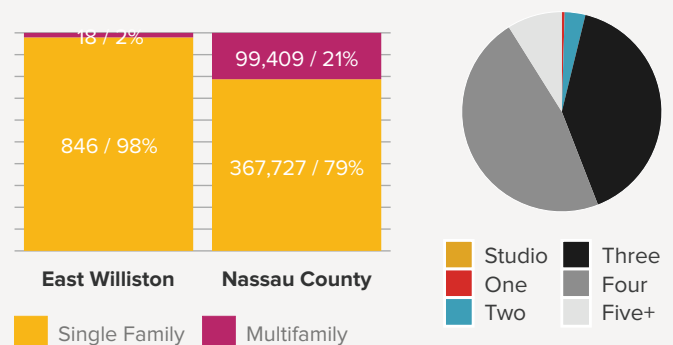
\$156,607 is the median household income

EAST WILLISTON
VILLAGE**HOUSING INVENTORY**

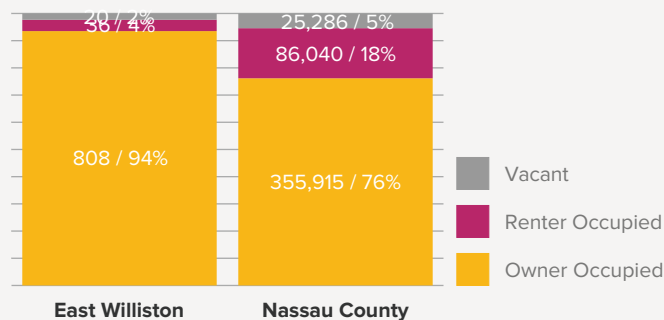
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

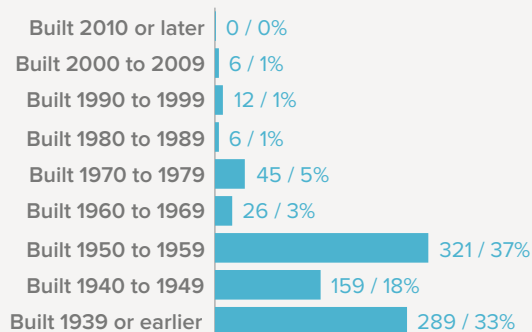
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

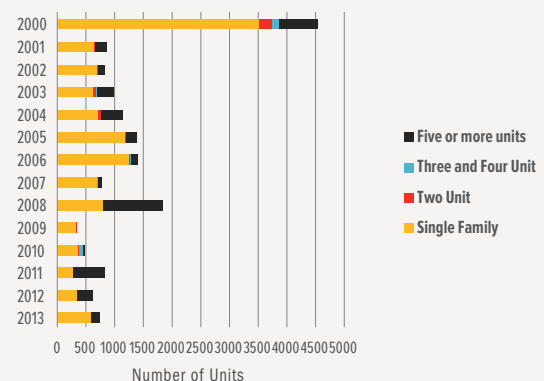
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

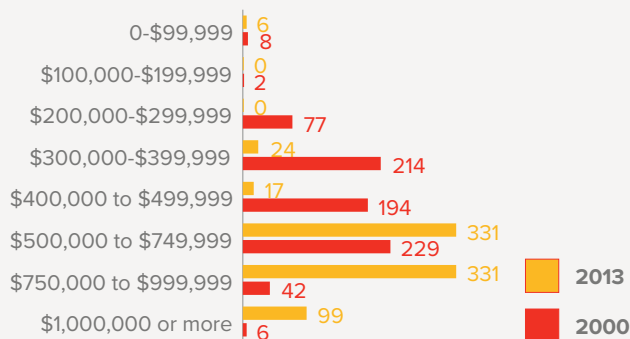
Housing Permits in Nassau County

EAST WILLISTON
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

East Williston	Nassau County
\$769,600 in 2013	\$454,500 in 2013
\$442,000 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

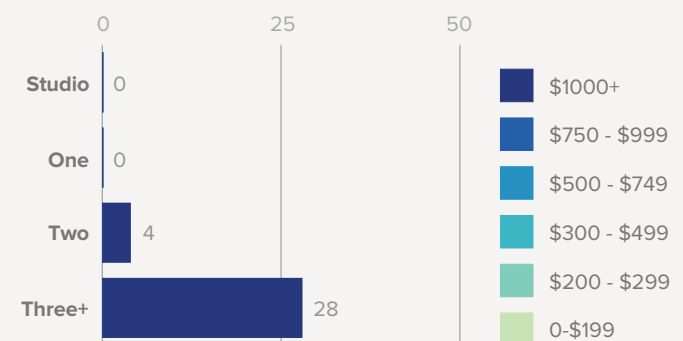
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$104,250
Median income of all households	\$156,607
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	23%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



EAST WILLISTON
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

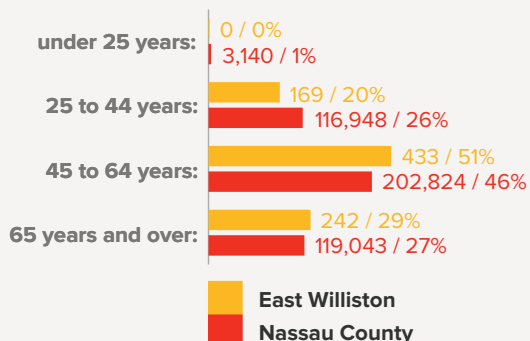
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	92.20%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	3.00%
Percent Hispanic	4.70%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

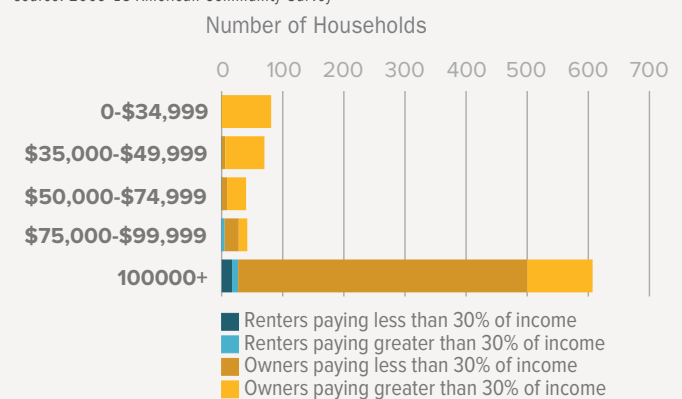
**Population + Households**

source: 2009-13 American Community Survey

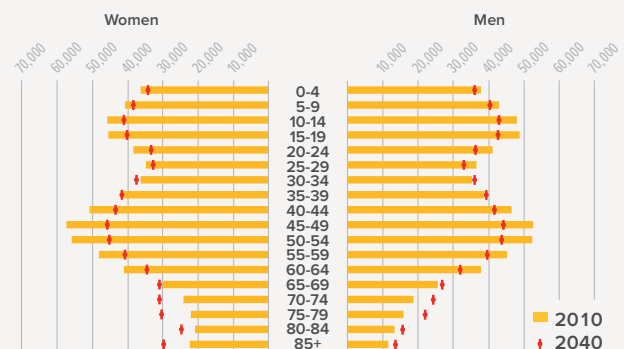
Population	2,570
Households	844
Average household size	3.05
Proportion of residents that live in families	95.20%
Average family size	3.28
Proportion of residents that live alone	4.00%
Proportion of households	
with someone under 18 in 2013	43.70%
with someone under 18 in 2000	8.80%
with someone over 65 in 2013	32.20%
with someone over 65 in 2000	43.30%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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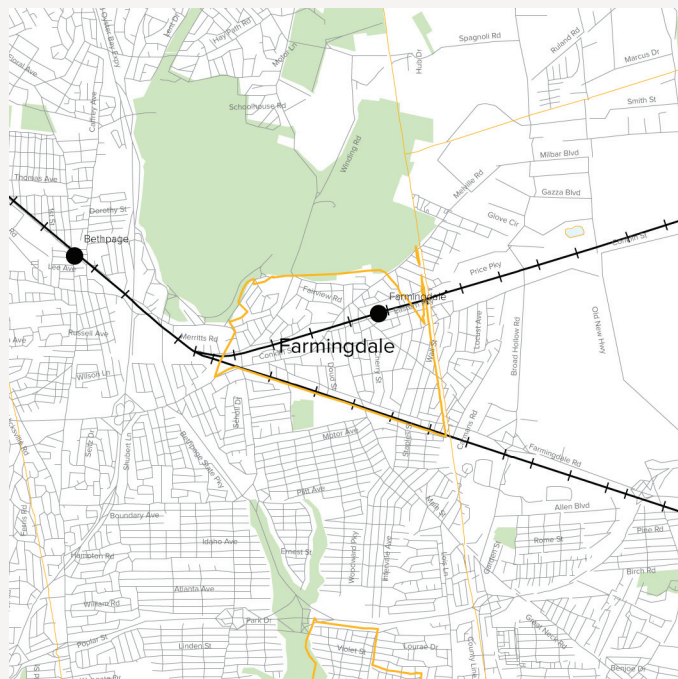
HOUSING DATA PROFILE **2014**

FARMINGDALE

VILLAGE

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8,205 Population

3,170 Households

62% of units are owner occupied

28% of units are renter occupied

10% of units are vacant

\$361,800 is the median home value

34% of owners pay greater than 30% of their household income towards housing

\$1,590 is the median gross rent

53% of renters pay greater than 30% of their household income towards rent

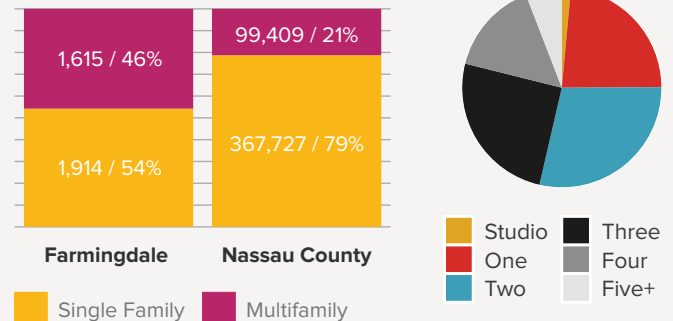
\$74,706 is the median household income

FARMINGDALE
VILLAGE**HOUSING INVENTORY**

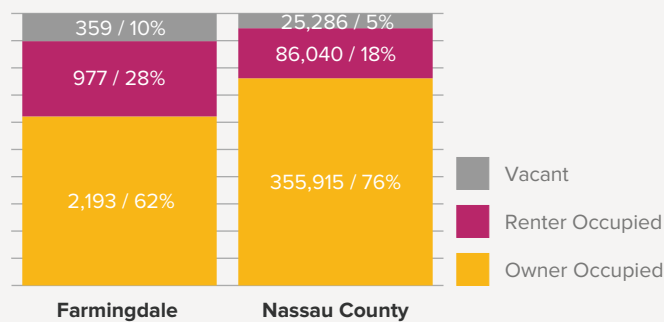
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

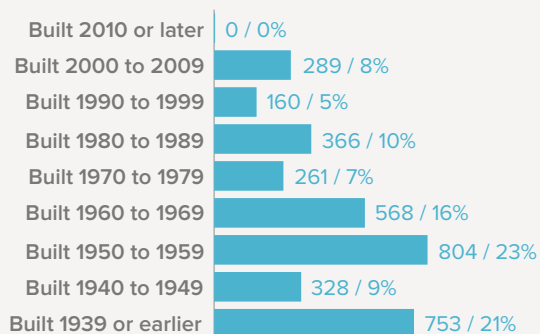
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

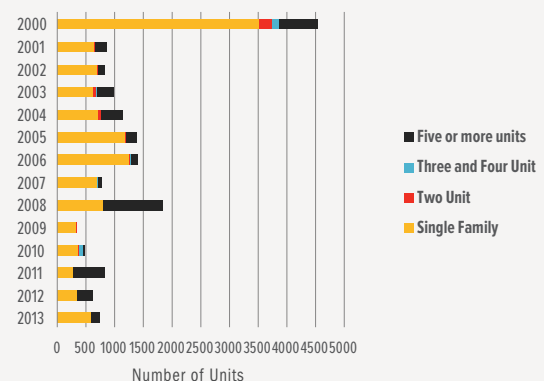
Public Housing	0
Section 8 Housing Voucher Choice Program	47
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	80
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	127

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

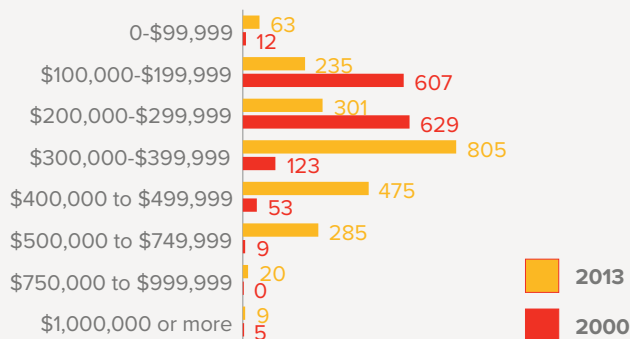
Housing Permits in Nassau County

FARMINGDALE
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Farmingdale	Nassau County
\$361,800 in 2013	\$454,500 in 2013
\$196,300 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
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Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

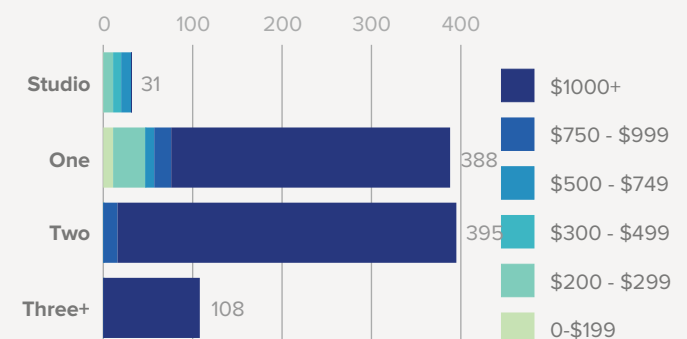
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$44,240
Median income of all households	\$74,706
Median gross rent	\$1,590
Median gross rent as proportion of renter median income	43%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



FARMINGDALE
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	8,205
Households	3,170
Average household size	2.52
Proportion of residents that live in families	80.50%
Average family size	3.29
Proportion of residents that live alone	15.20%
Proportion of households	
with someone under 18 in 2013	24.70%
with someone under 18 in 2000	11.50%
with someone over 65 in 2013	32.50%
with someone over 65 in 2000	30.60%

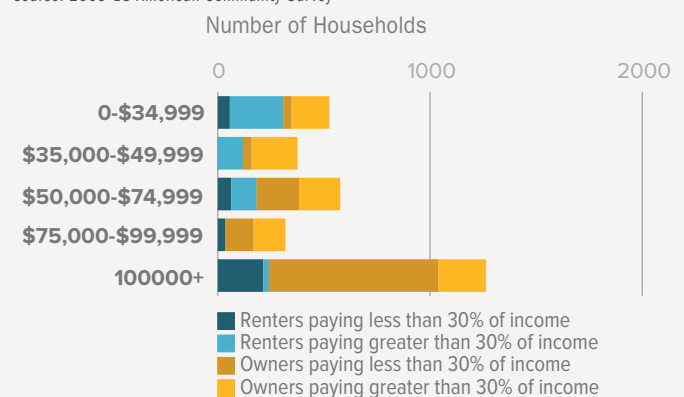
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

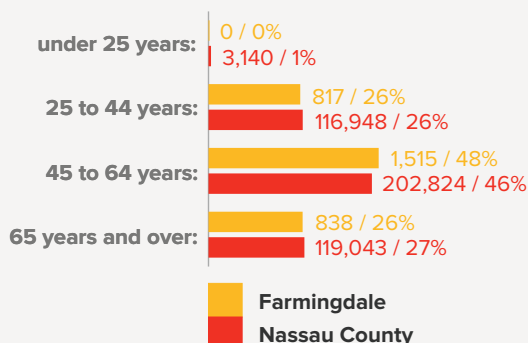
**Race + Ethnicity**

source: 2009-13 American Community Survey

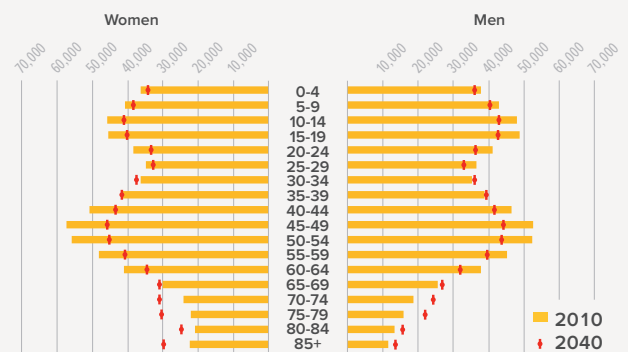
Percent White, non Hispanic	75.00%
Percent Black, non Hispanic	1.20%
Percent Asian, non Hispanic	7.10%
Percent Hispanic	15.50%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

FLORAL PARK VILLAGE

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15,988 Population

5,519 Households

77% of units are owner occupied

18% of units are renter occupied

4% of units are vacant

\$495,700 is the median home value

24% of owners pay greater than 30% of their household income towards housing

\$1,404 is the median gross rent

43% of renters pay greater than 30% of their household income towards rent

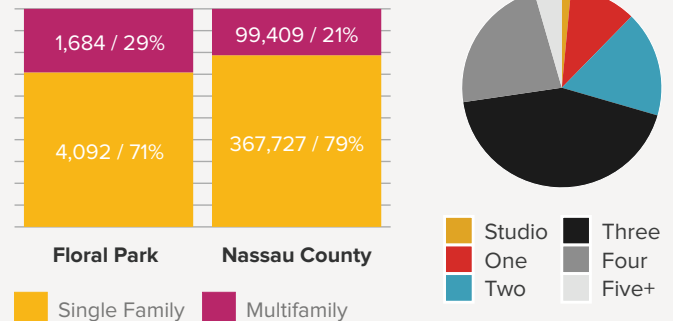
\$110,879 is the median household income

FLORAL PARK
VILLAGE**HOUSING INVENTORY**

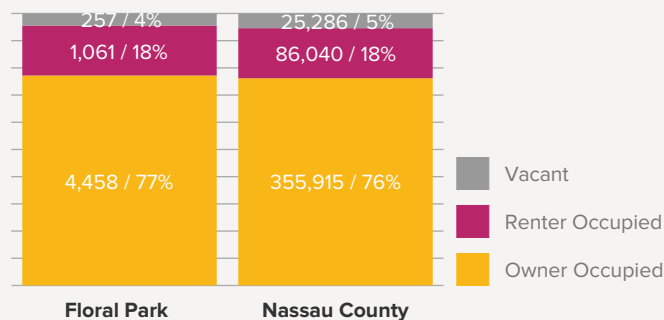
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

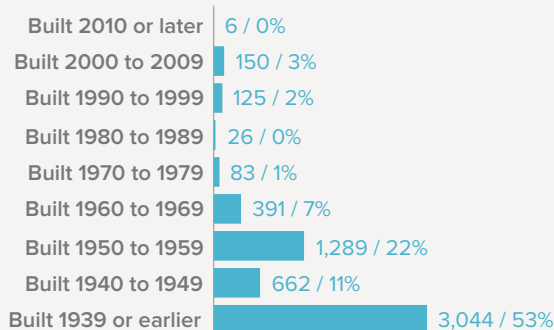
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

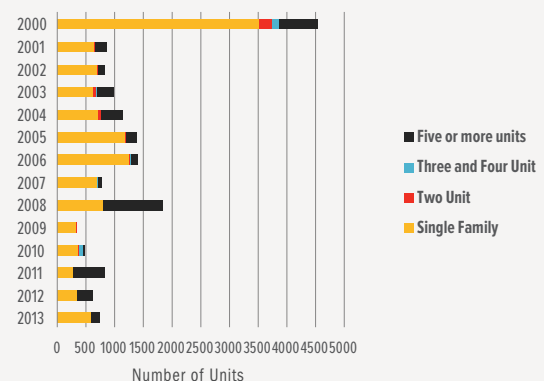
Public Housing	0
Section 8 Housing Voucher Choice Program	8
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	8

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

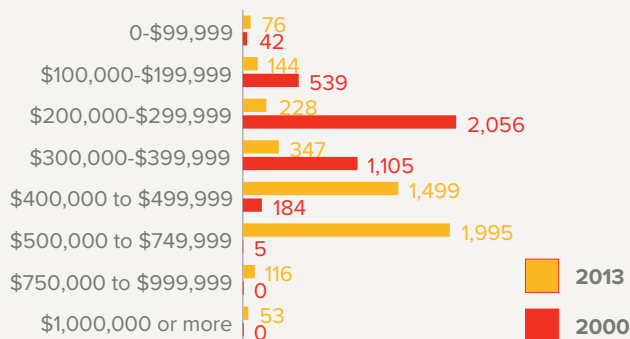
Housing Permits in Nassau County

FLORAL PARK
VILLAGE**OWNER OCCUPIED HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Floral Park	Nassau County
\$495,700 in 2013	\$454,500 in 2013
\$264,900 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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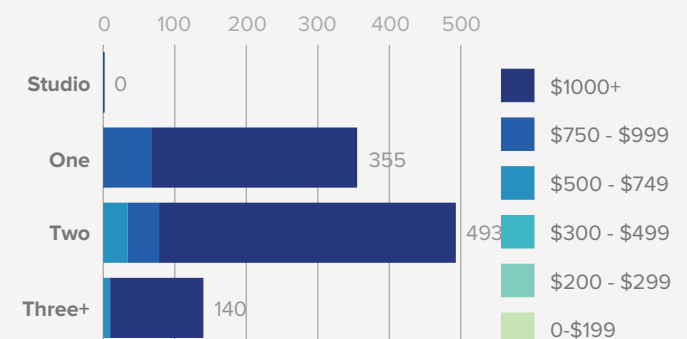
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$52,332
Median income of all households	\$110,879
Median gross rent	\$1,404
Median gross rent as proportion of renter median income	32%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



FLORAL PARK
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

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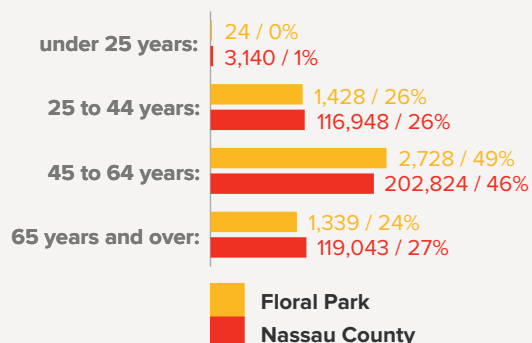
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	78.90%
Percent Black, non Hispanic	3.10%
Percent Asian, non Hispanic	6.00%
Percent Hispanic	9.90%
Percent American Indian	0.20%

Age of Heads of Household

source: 2009-13 American Community Survey

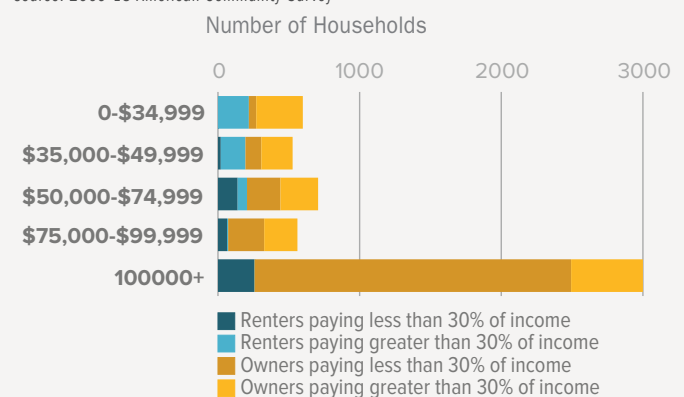
**Population + Households**

source: 2009-13 American Community Survey

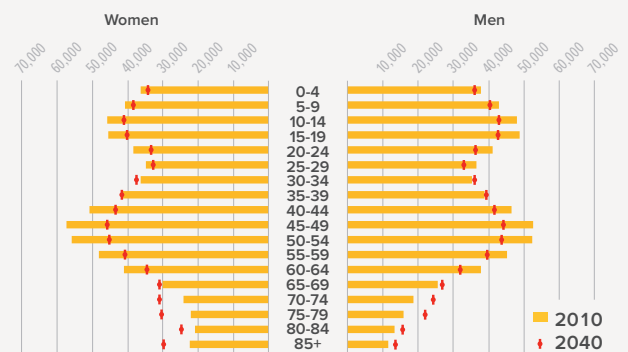
Population	15,988
Households	5,519
Average household size	2.89
Proportion of residents that live in families	90.40%
Average family size	3.38
Proportion of residents that live alone	8.80%
Proportion of households	
with someone under 18 in 2013	36.10%
with someone under 18 in 2000	11.60%
with someone over 65 in 2013	30.40%
with someone over 65 in 2000	35.80%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

FLOWER HILL VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.

4,700 Population

1,382 Households

87% of units are owner occupied

6% of units are renter occupied

6% of units are vacant

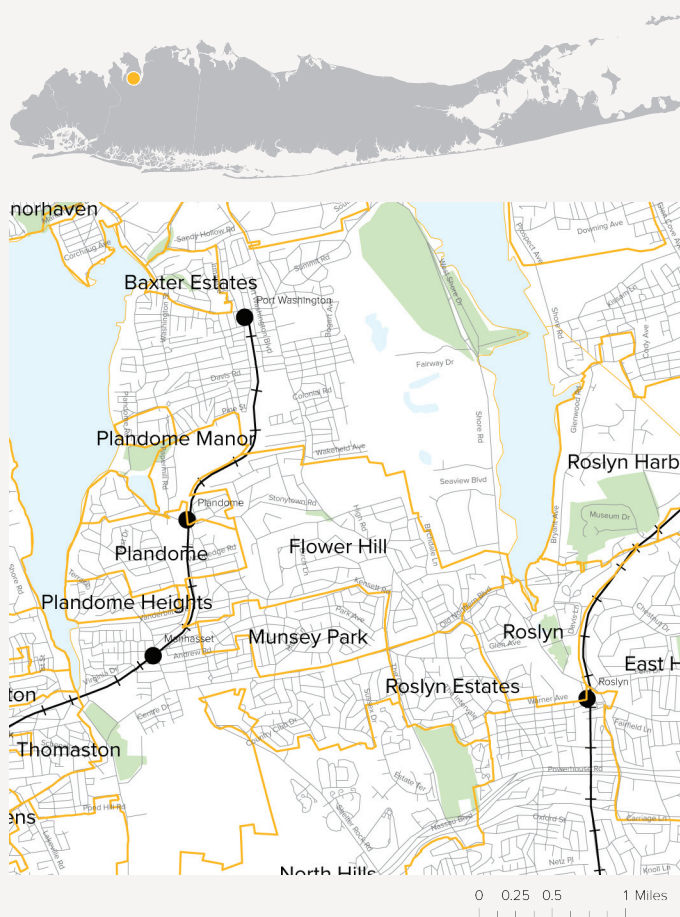
\$1,000,000+ is the median home value

19% of owners pay greater than 30% of their household income towards housing

\$1,759 is the median gross rent

46% of renters pay greater than 30% of their household income towards rent

\$217,000 is the median household income

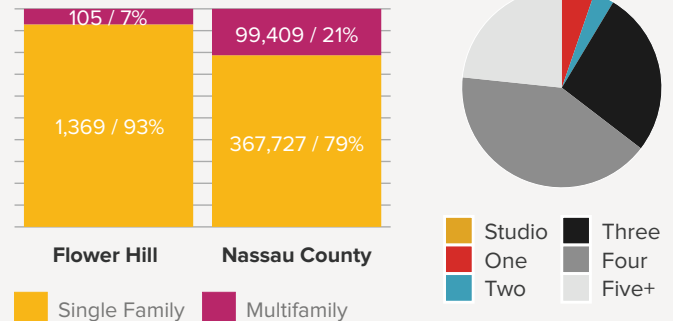


FLOWER HILL
VILLAGE**HOUSING INVENTORY**

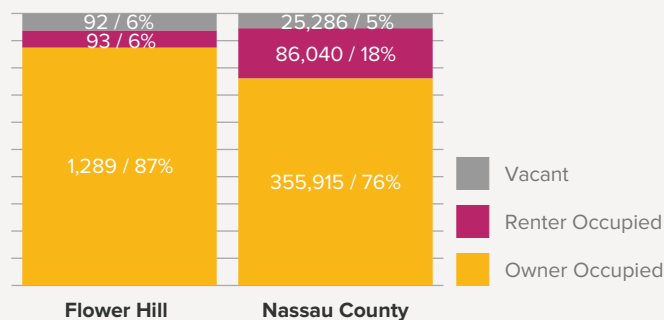
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

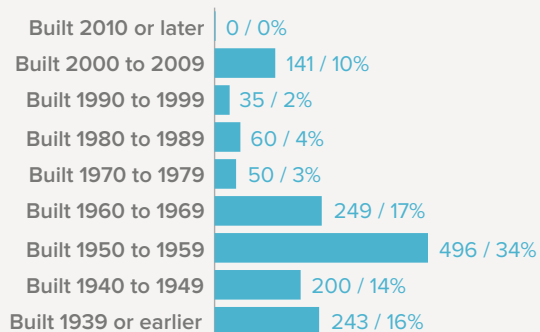
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

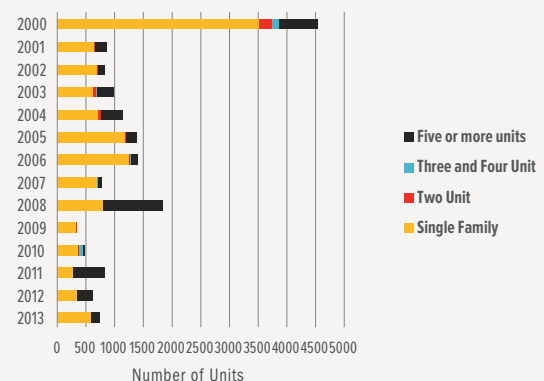
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

FLOWER HILL VILLAGE

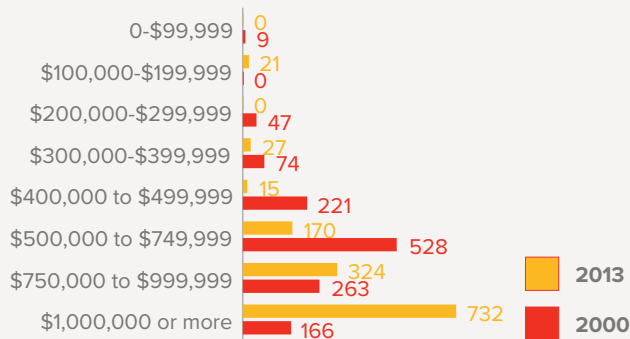
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Flower Hill	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$639,000 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
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Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

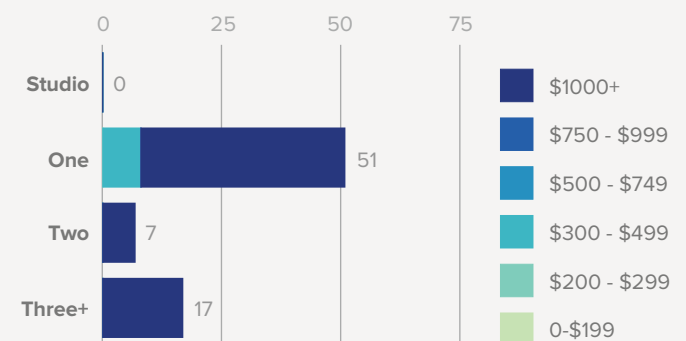
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$34,511
Median income of all households	\$217,000
Median gross rent	\$1,759
Median gross rent as proportion of renter median income	61%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



FLOWER HILL
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	4,700
Households	1,382
Average household size	3.38
Proportion of residents that live in families	95.50%
Average family size	3.71
Proportion of residents that live alone	4.00%
Proportion of households	
with someone under 18 in 2013	48.60%
with someone under 18 in 2000	6.90%
with someone over 65 in 2013	30.50%
with someone over 65 in 2000	41.30%

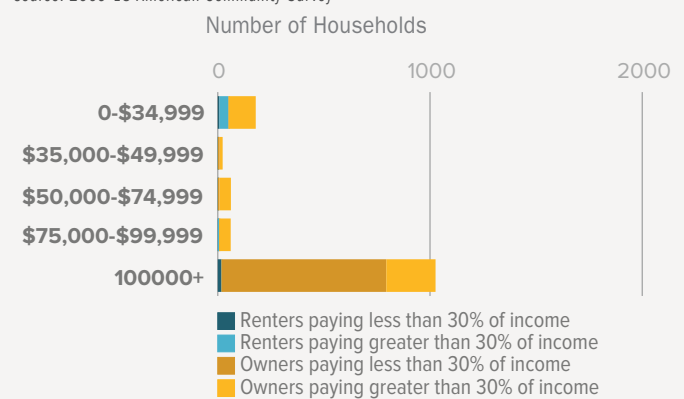
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

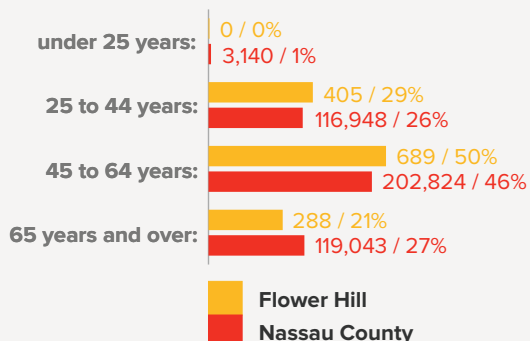
**Race + Ethnicity**

source: 2009-13 American Community Survey

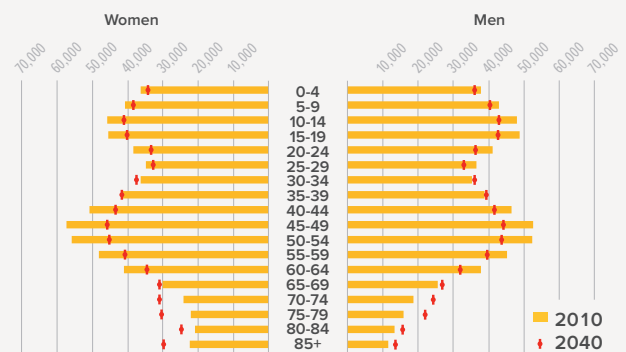
Percent White, non Hispanic	81.50%
Percent Black, non Hispanic	0.50%
Percent Asian, non Hispanic	10.80%
Percent Hispanic	6.50%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

FREEPORT

VILLAGE

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42,976 Population

13,854 Households

63% of units are owner occupied

33% of units are renter occupied

4% of units are vacant

\$333,700 is the median home value

38% of owners pay greater than 30% of their household income towards housing

\$1,265 is the median gross rent

59% of renters pay greater than 30% of their household income towards rent

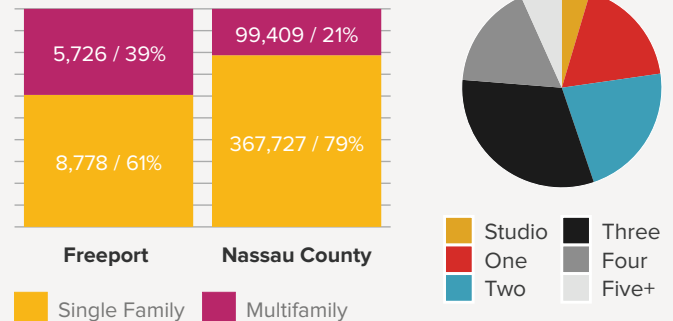
\$67,874 is the median household income

FREEPORT
VILLAGE**HOUSING INVENTORY**

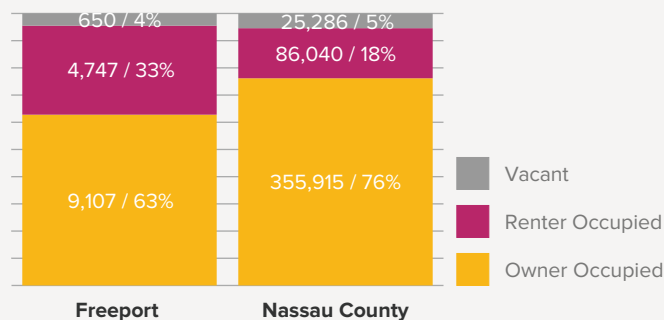
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

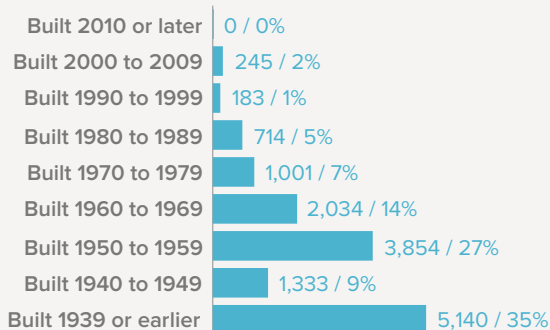
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

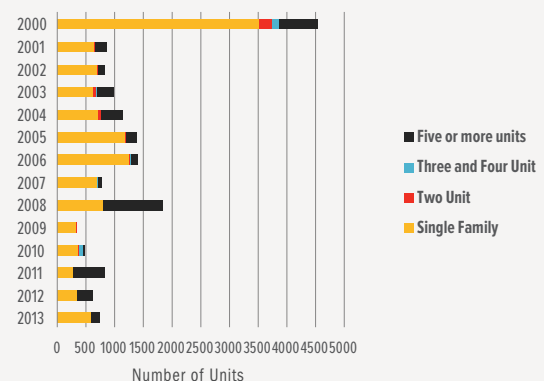
Public Housing	352
Section 8 Housing Voucher Choice Program	428
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	97
Section 236	100
Other Multi-Family	0
Total units available through HUD programs	977

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

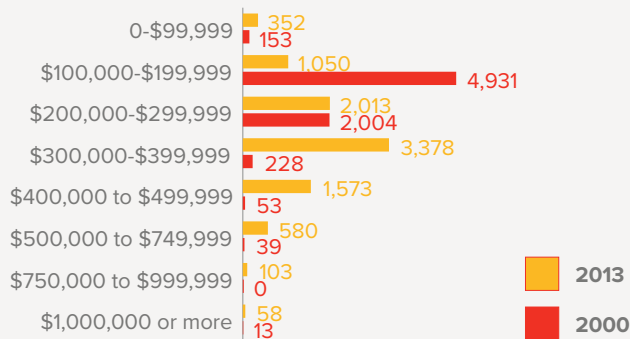
Housing Permits in Nassau County

FREEPORT
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Freeport	Nassau County
\$333,700 in 2013	\$454,500 in 2013
\$175,400 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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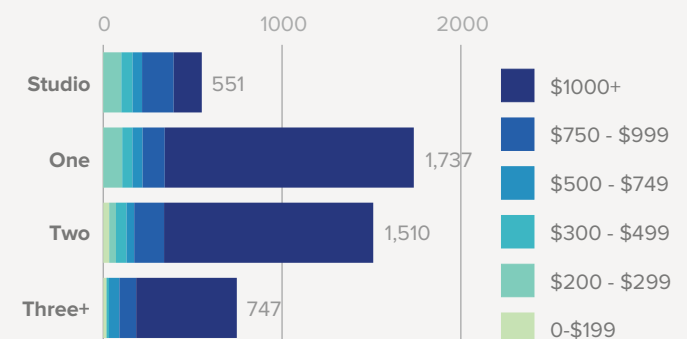
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$34,575
Median income of all households	\$67,874
Median gross rent	\$1,265
Median gross rent as proportion of renter median income	44%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



FREEPORT
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	42,976
Households	13,854
Average household size	3.06
Proportion of residents that live in families	86.30%
Average family size	3.66
Proportion of residents that live alone	10.60%
Proportion of households	
with someone under 18 in 2013	36.70%
with someone under 18 in 2000	8.10%
with someone over 65 in 2013	30.60%
with someone over 65 in 2000	43.50%

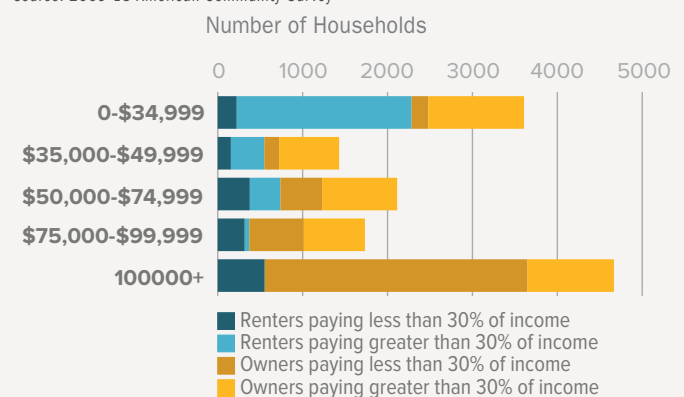
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

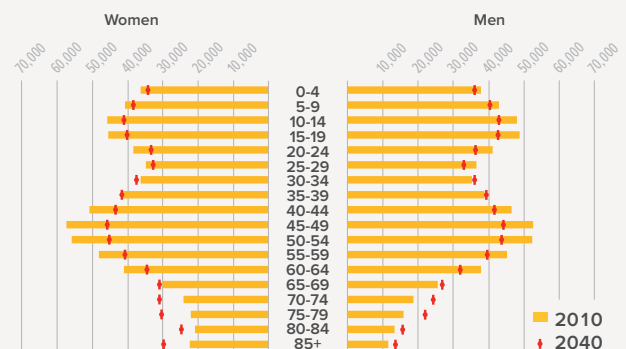
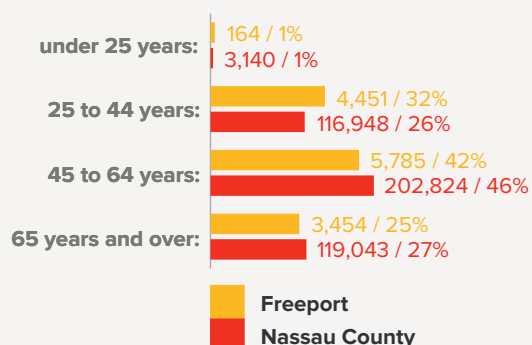
Percent White, non Hispanic	23.80%
Percent Black, non Hispanic	30.20%
Percent Asian, non Hispanic	2.40%
Percent Hispanic	41.10%
Percent American Indian	0.10%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

GARDEN CITY VILLAGE

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22,443 Population

7,409 Households

88% of units are owner occupied

5% of units are renter occupied

7% of units are vacant

\$781,100 is the median home value

23% of owners pay greater than 30% of their household income towards housing

\$1,948 is the median gross rent

51% of renters pay greater than 30% of their household income towards rent

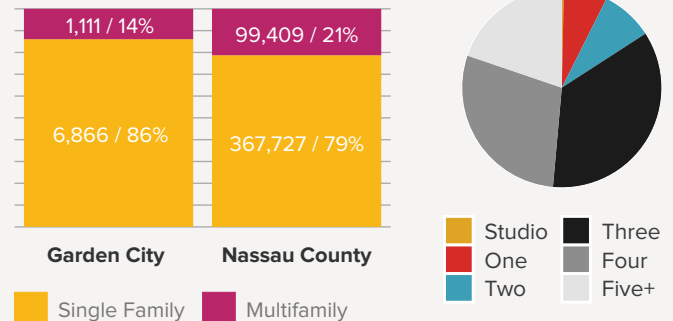
\$150,380 is the median household income

GARDEN CITY
VILLAGE**HOUSING INVENTORY**

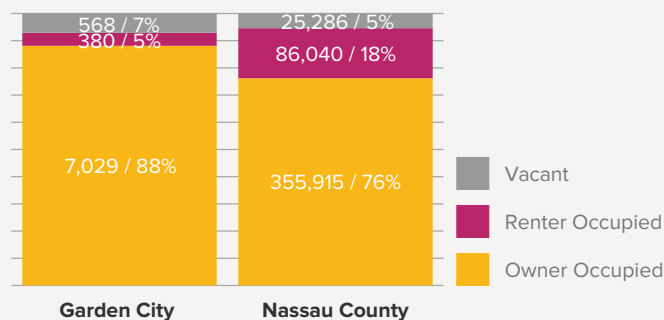
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

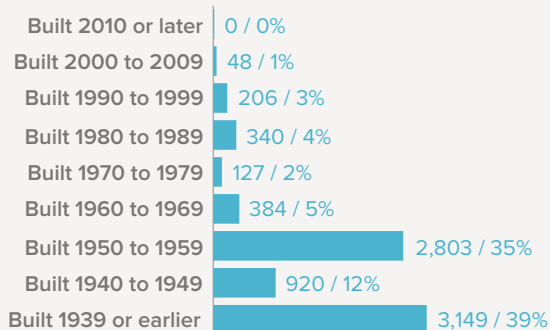
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

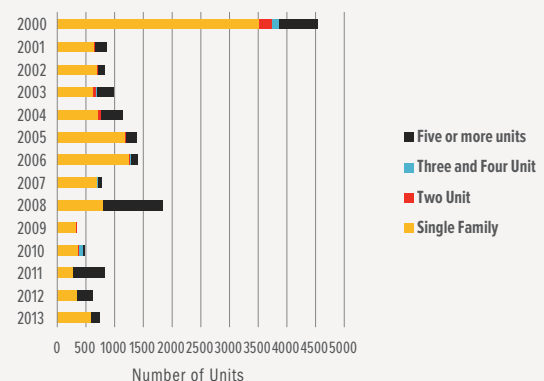
Public Housing	0
Section 8 Housing Voucher Choice Program	1
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	1

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

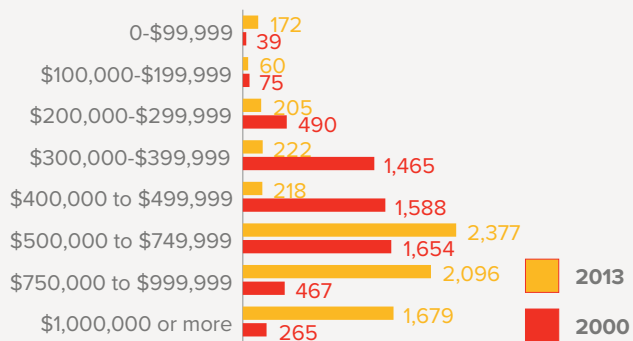
Housing Permits in Nassau County

GARDEN CITY
VILLAGE**OWNER OCCUPIED
HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Garden City	Nassau County
\$781,100 in 2013	\$454,500 in 2013
\$450,800 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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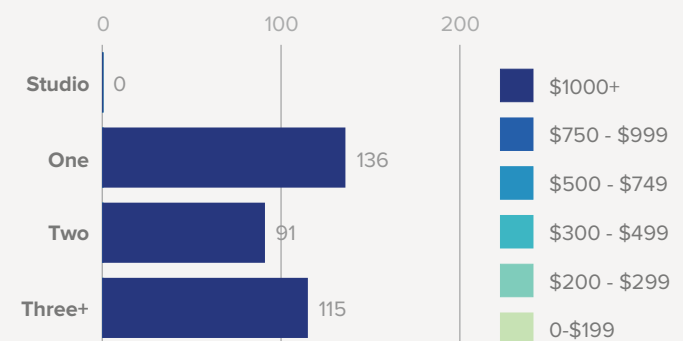
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$27,019
Median income of all households	\$150,380
Median gross rent	\$1,948
Median gross rent as proportion of renter median income	87%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



GARDEN CITY
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

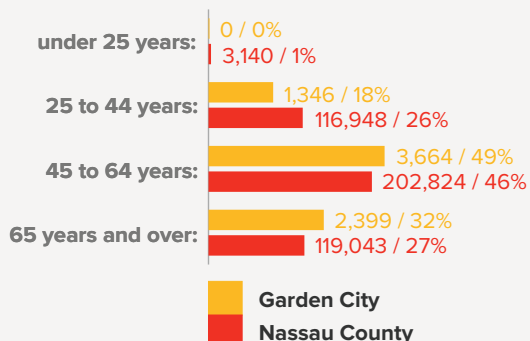
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	89.50%
Percent Black, non Hispanic	0.90%
Percent Asian, non Hispanic	3.30%
Percent Hispanic	4.10%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

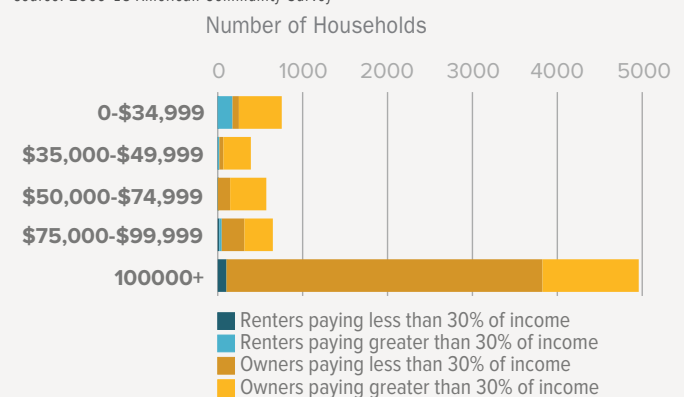
**Population + Households**

source: 2009-13 American Community Survey

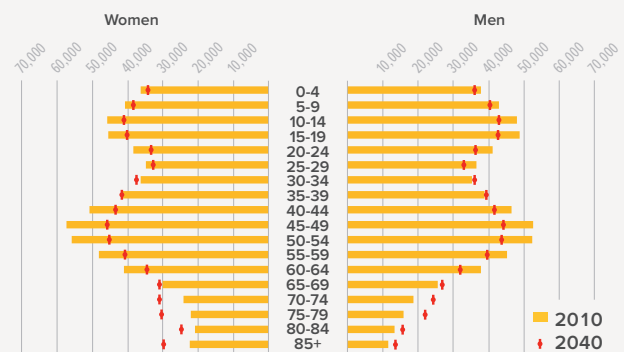
Population	22,443
Households	7,409
Average household size	2.88
Proportion of residents that live in families	88.70%
Average family size	3.27
Proportion of residents that live alone	6.20%
Proportion of households	
with someone under 18 in 2013	36.30%
with someone under 18 in 2000	12.00%
with someone over 65 in 2013	35.10%
with someone over 65 in 2000	37.50%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION

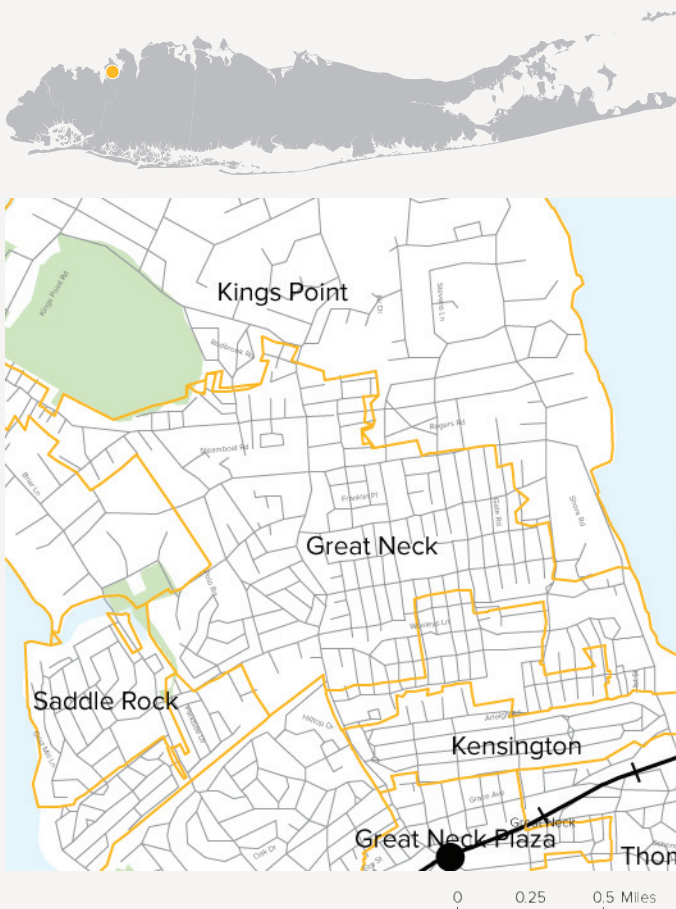


HOUSING DATA PROFILE **2014**

GREAT NECK VILLAGE

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10,028 Population

3,373 Households

71% of units are owner occupied

23% of units are renter occupied

7% of units are vacant

\$696,900 is the median home value

37% of owners pay greater than 30% of their household income towards housing

\$1,455 is the median gross rent

53% of renters pay greater than 30% of their household income towards rent

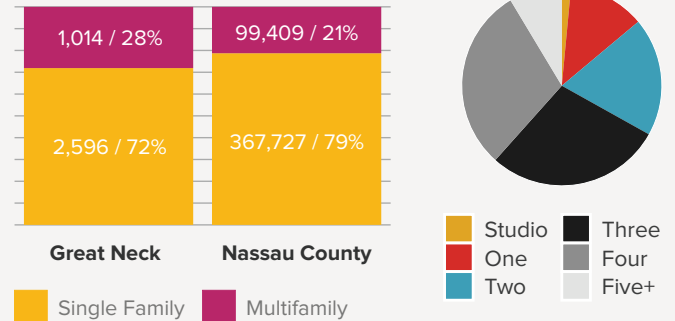
\$88,975 is the median household income

GREAT NECK
VILLAGE**HOUSING INVENTORY**

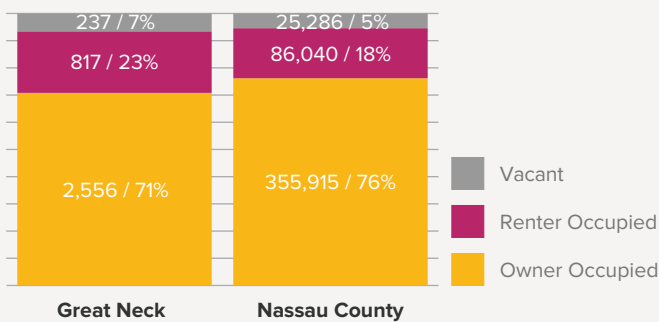
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

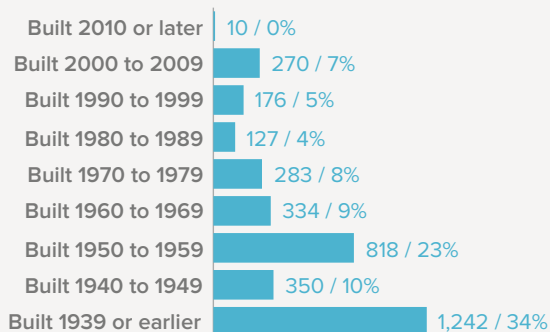
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

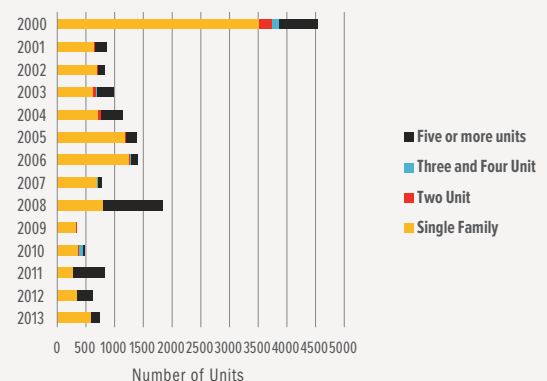
Public Housing	75
Section 8 Housing Voucher Choice Program	1
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	76

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

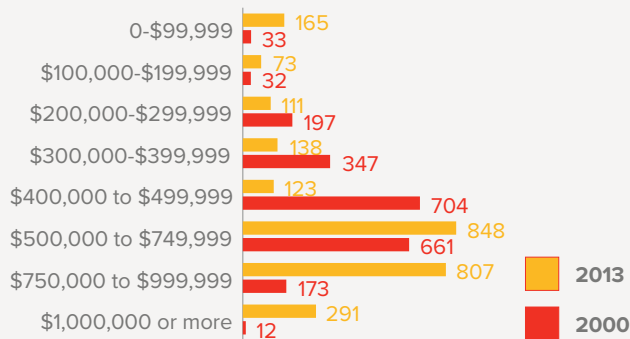
Housing Permits in Nassau County

GREAT NECK
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Great Neck	Nassau County
\$696,900 in 2013	\$454,500 in 2013
\$455,600 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

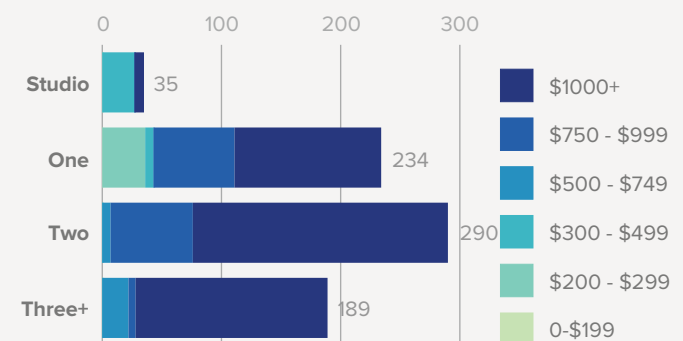
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$44,479
Median income of all households	\$88,975
Median gross rent	\$1,455
Median gross rent as proportion of renter median income	39%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



GREAT NECK
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	10,028
Households	3,373
Average household size	2.97
Proportion of residents that live in families	88.50%
Average family size	3.71
Proportion of residents that live alone	10.20%
Proportion of households	
with someone under 18 in 2013	34.20%
with someone under 18 in 2000	12.20%
with someone over 65 in 2013	37.30%
with someone over 65 in 2000	38.80%

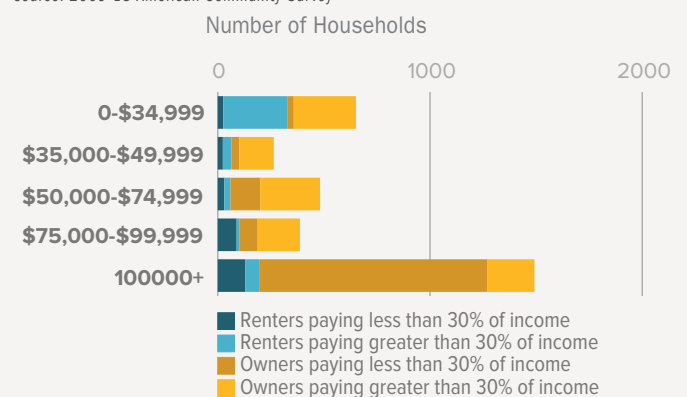
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

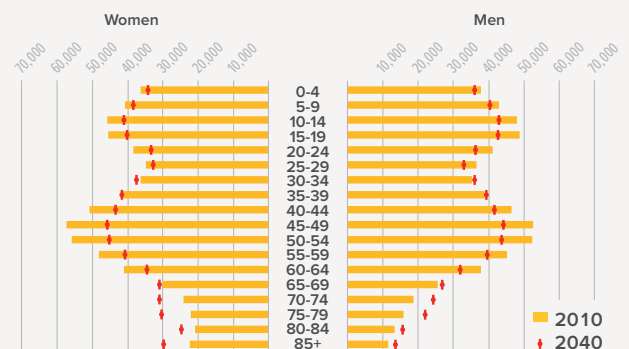
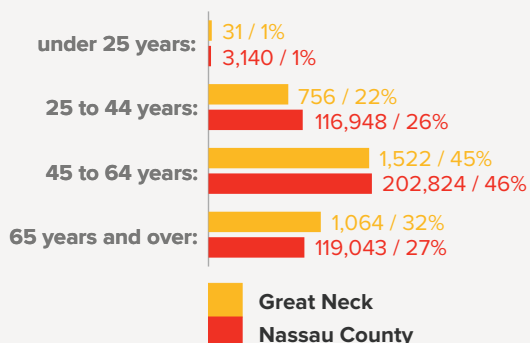
Percent White, non Hispanic	83.90%
Percent Black, non Hispanic	1.30%
Percent Asian, non Hispanic	7.80%
Percent Hispanic	5.30%
Percent American Indian	0.50%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION

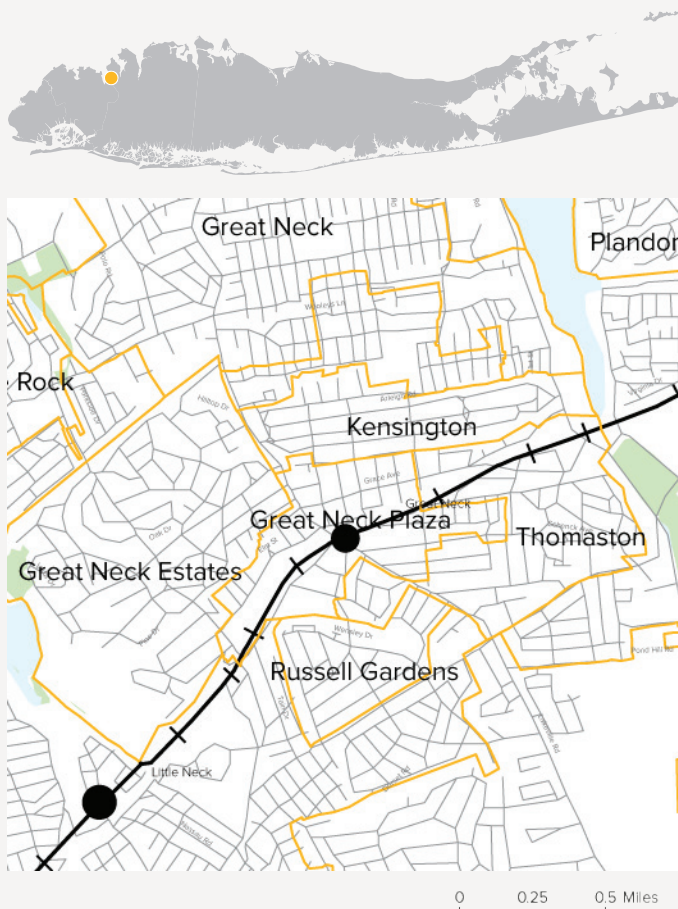


HOUSING DATA PROFILE **2014**

GREAT NECK ESTATES VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



2,776 Population

941 Households

80% of units are owner occupied

11% of units are renter occupied

9% of units are vacant

\$1,000,000+ is the median home value

25% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

22% of renters pay greater than 30% of their household income towards rent

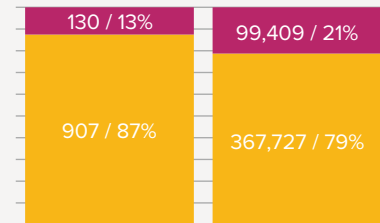
\$129,356 is the median household income

GREAT NECK ESTATES
VILLAGE**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

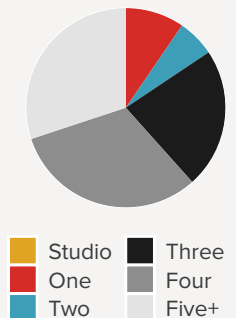
Housing Supply

source: 2009-13 American Community Survey

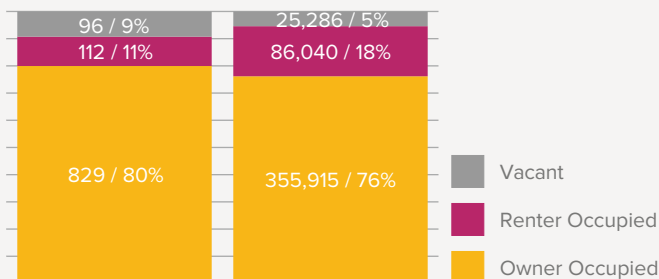


Great Neck Estates Nassau County

Single Family Multifamily

**Housing Tenure**

source: 2009-13 American Community Survey



Great Neck Estates

Nassau County

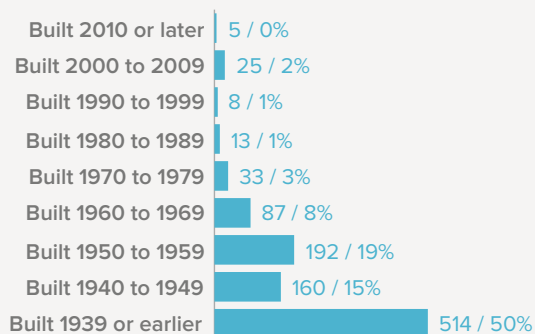
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

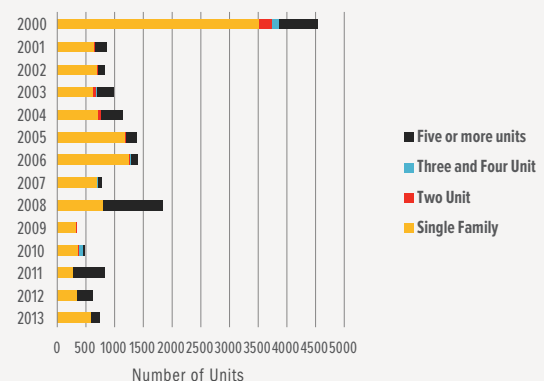
Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

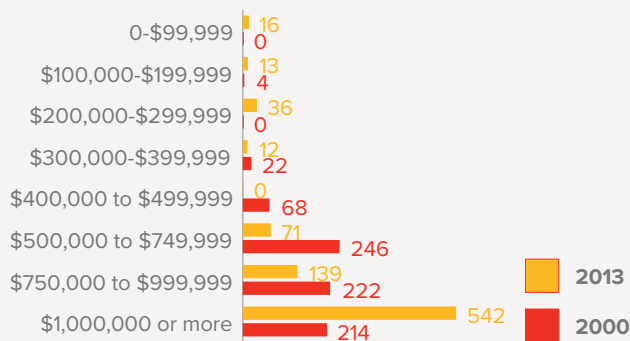


GREAT NECK ESTATES
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Great Neck Estates	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$746,700 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$60,885	per year

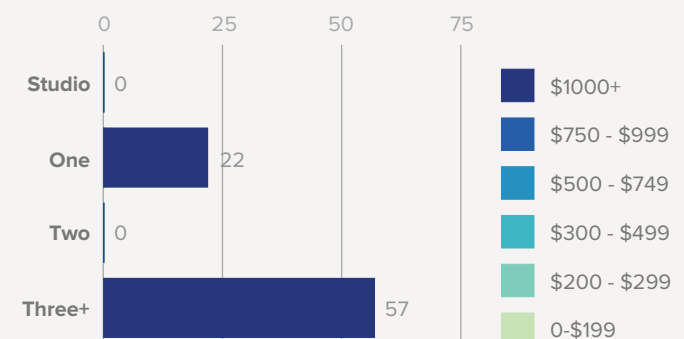
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$92,045
Median income of all households	\$129,356
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	26%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



GREAT NECK ESTATES
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

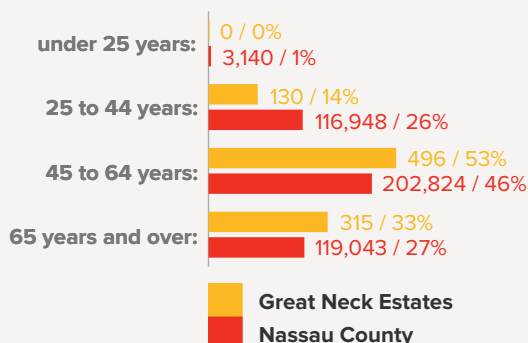
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	84.50%
Percent Black, non Hispanic	0.50%
Percent Asian, non Hispanic	10.30%
Percent Hispanic	2.70%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

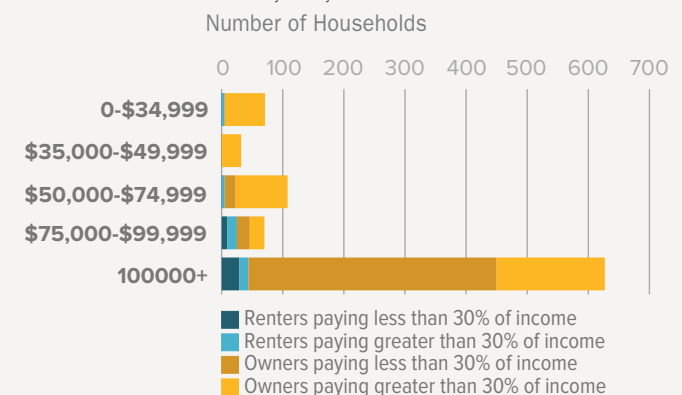
**Population + Households**

source: 2009-13 American Community Survey

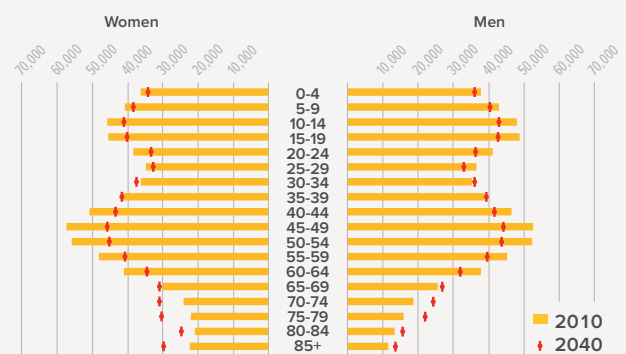
Population	2,776
Households	941
Average household size	2.95
Proportion of residents that live in families	94.00%
Average family size	3.33
Proportion of residents that live alone	6.00%
Proportion of households	
with someone under 18 in 2013	33.30%
with someone under 18 in 2000	9.60%
with someone over 65 in 2013	41.40%
with someone over 65 in 2000	39.70%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION

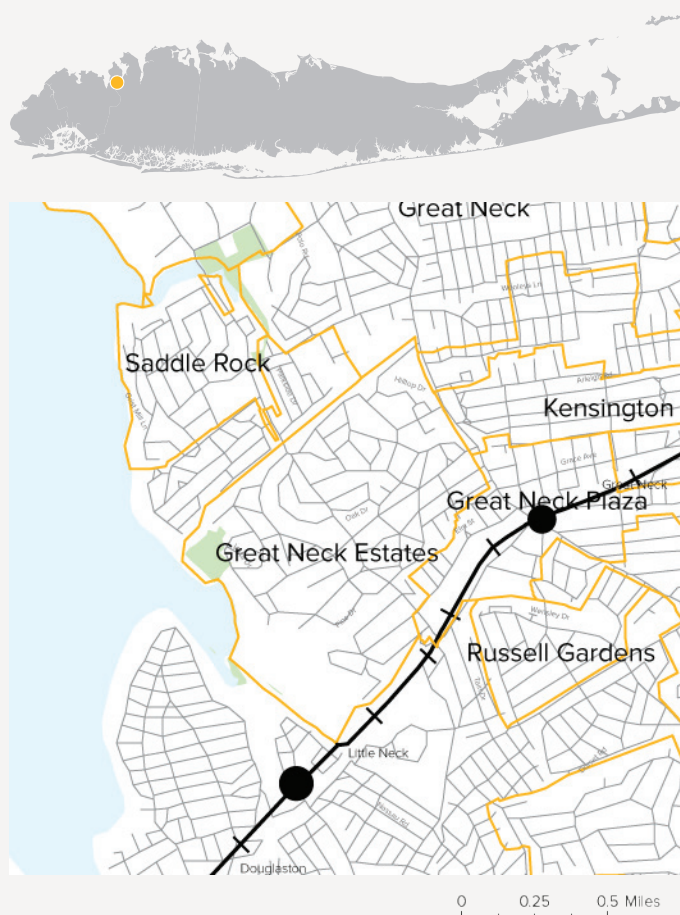


HOUSING DATA PROFILE **2014**

GREAT NECK PLAZA VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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6,769 Population

3,383 Households

44% of units are owner occupied

46% of units are renter occupied

10% of units are vacant

\$352,200 is the median home value

32% of owners pay greater than 30% of their household income towards housing

\$1,716 is the median gross rent

47% of renters pay greater than 30% of their household income towards rent

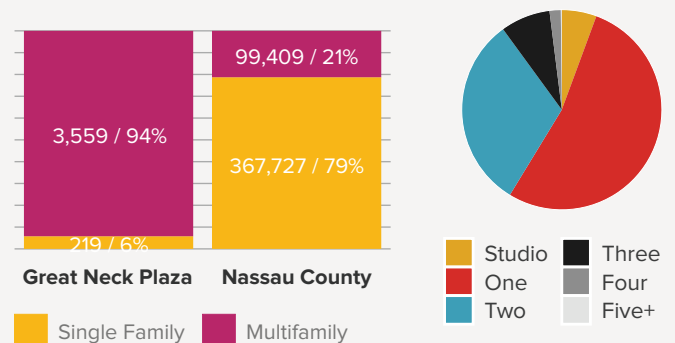
\$59,424 is the median household income

GREAT NECK PLAZA
VILLAGE**HOUSING INVENTORY**

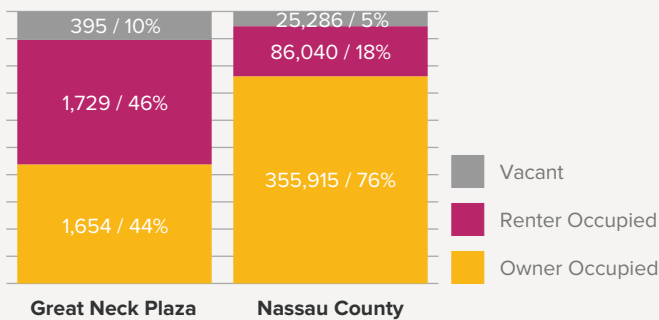
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

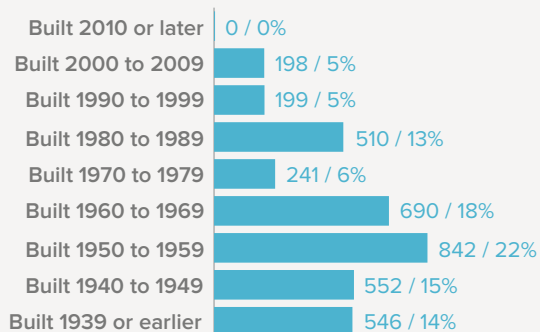
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

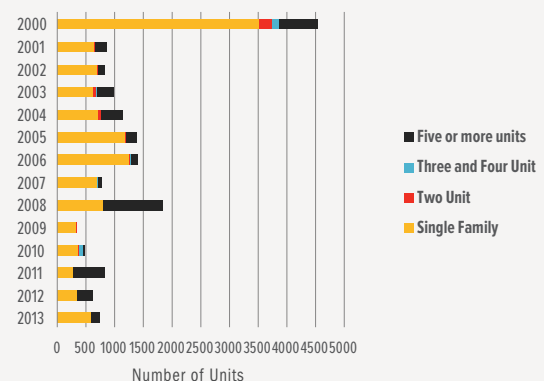
Public Housing	0
Section 8 Housing Voucher Choice Program	5
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	5

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

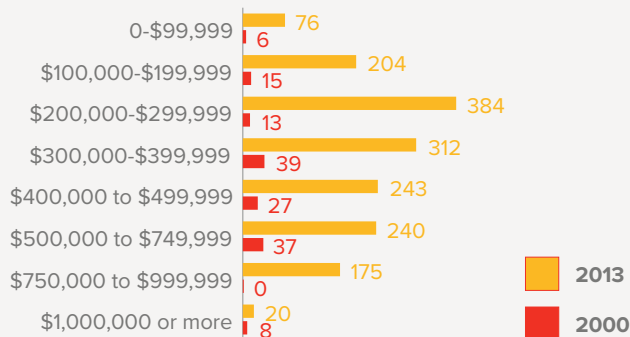
Housing Permits in Nassau County

GREAT NECK PLAZA
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Great Neck Plaza
\$352,200 in 2013
\$191,400 in 2000

Nassau County
\$454,500 in 2013
\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

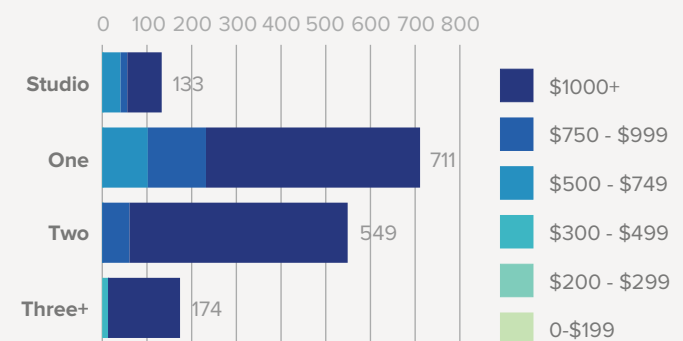
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$45,562
Median income of all households	\$59,424
Median gross rent	\$1,716
Median gross rent as proportion of renter median income	45%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



GREAT NECK PLAZA
VILLAGE**DEMOGRAPHICS**

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Population + Households

source: 2009-13 American Community Survey

Population	6,769
Households	3,383
Average household size	1.94
Proportion of residents that live in families	71.00%
Average family size	2.78
Proportion of residents that live alone	25.10%
Proportion of households	
with someone under 18 in 2013	23.70%
with someone under 18 in 2000	23.60%
with someone over 65 in 2013	43.40%
with someone over 65 in 2000	13.60%

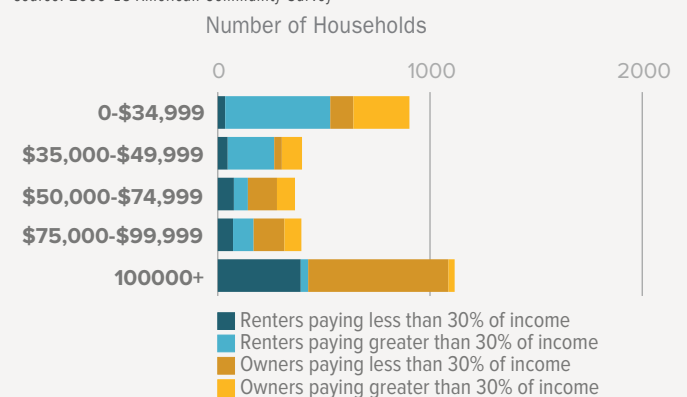
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

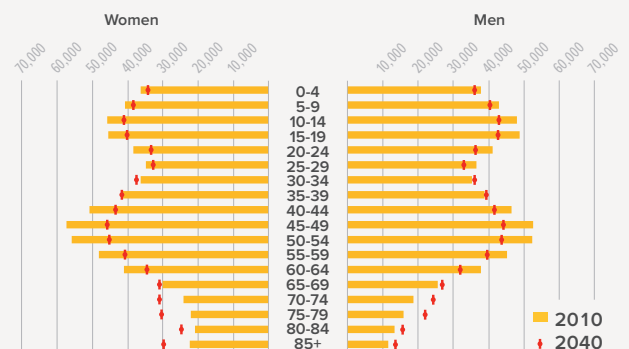
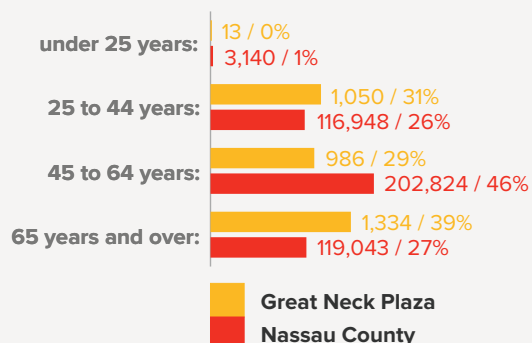
Percent White, non Hispanic	72.60%
Percent Black, non Hispanic	1.30%
Percent Asian, non Hispanic	12.70%
Percent Hispanic	11.30%
Percent American Indian	0.80%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
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HOUSING DATA PROFILE **2014**

GREENPORT VILLAGE

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2,313 Population

917 Households

37% of units are owner occupied

38% of units are renter occupied

25% of units are vacant

\$439,100 is the median home value

35% of owners pay greater than 30% of their household income towards housing

\$1,292 is the median gross rent

53% of renters pay greater than 30% of their household income towards rent

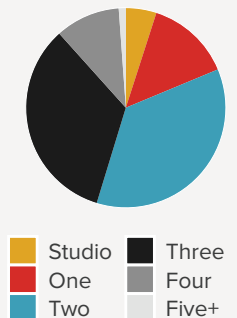
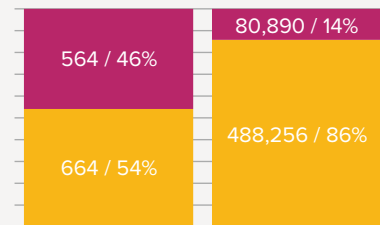
\$56,128 is the median household income

GREENPORT
VILLAGE**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

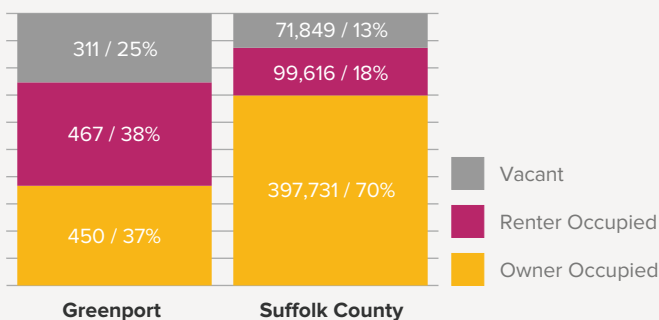


Greenport Suffolk County

Single Family Multifamily

Housing Tenure

source: 2009-13 American Community Survey

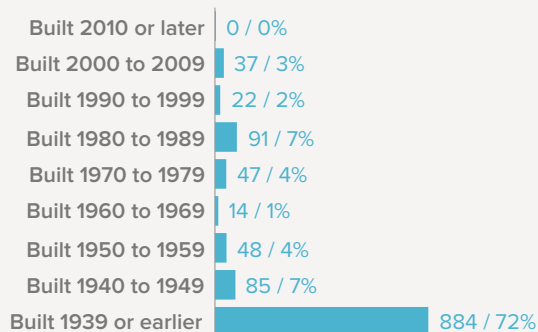
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

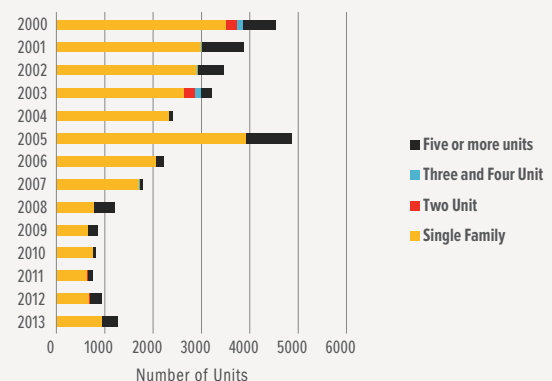
Public Housing	0
Section 8 Housing Voucher Choice Program	151
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	151

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

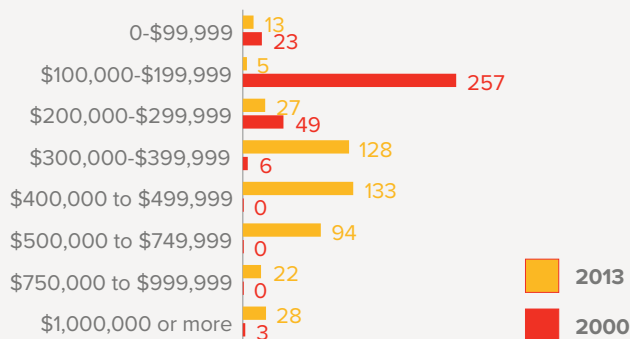
Housing Permits in Suffolk County

GREENPORT
VILLAGE**OWNER OCCUPIED
HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

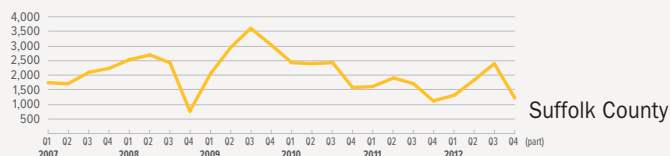
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Greenport	Suffolk County
\$439,100 in 2013	\$383,400 in 2013
\$156,400 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

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Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$60,885	per year

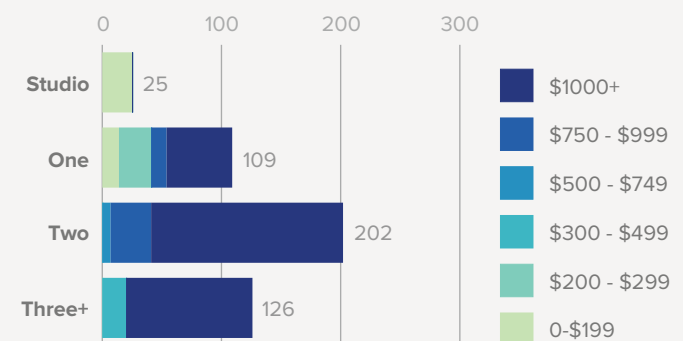
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$34,871
Median income of all households	\$56,128
Median gross rent	\$1,292
Median gross rent as proportion of renter median income	44%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



GREENPORT
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

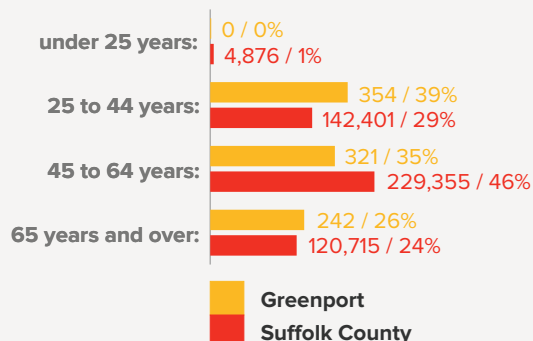
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	54.90%
Percent Black, non Hispanic	9.10%
Percent Asian, non Hispanic	0.00%
Percent Hispanic	33.50%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

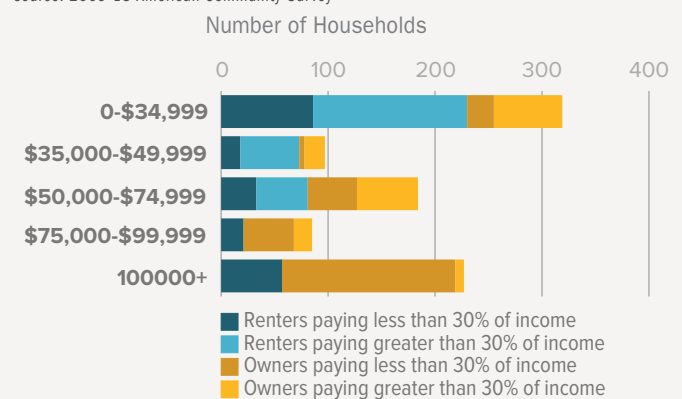
**Population + Households**

source: 2009-13 American Community Survey

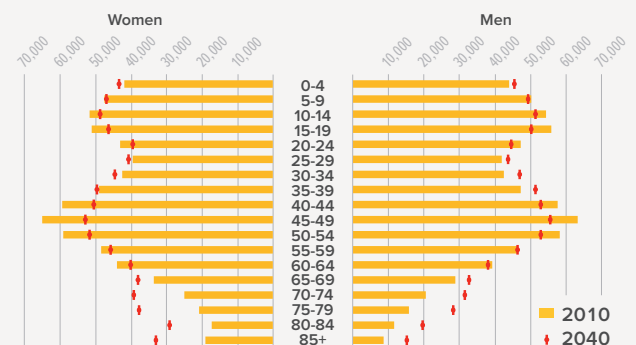
Population	2,313
Households	917
Average household size	2.42
Proportion of residents that live in families	67.60%
Average family size	3.31
Proportion of residents that live alone	23.70%
Proportion of households	
with someone under 18 in 2013	25.80%
with someone under 18 in 2000	16.60%
with someone over 65 in 2013	28.10%
with someone over 65 in 2000	31.80%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

HEAD OF THE HARBOR VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



1,319 Population

473 Households

84% of units are owner occupied

7% of units are renter occupied

10% of units are vacant

\$976,300 is the median home value

25% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

32% of renters pay greater than 30% of their household income towards rent

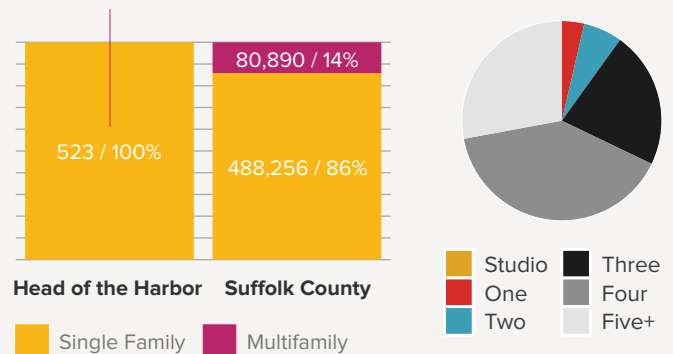
\$143,906 is the median household income

HEAD OF THE HARBOR
VILLAGE**HOUSING INVENTORY**

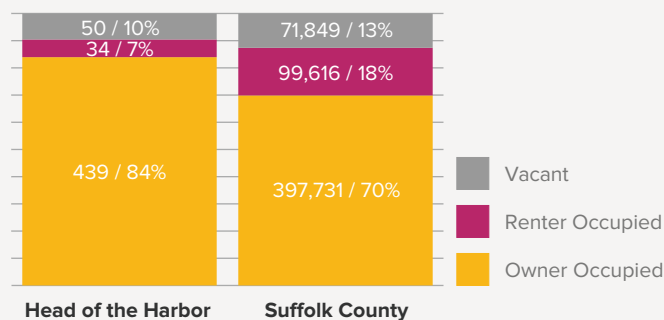
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

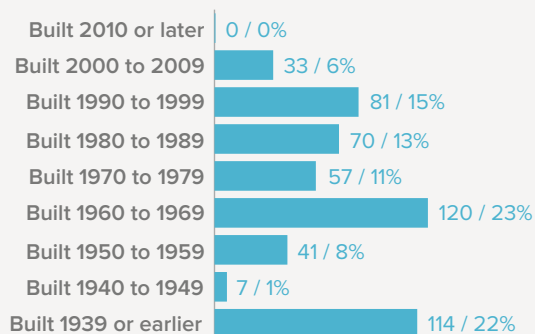
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

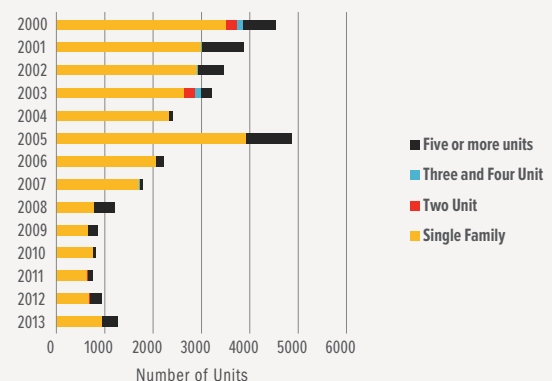
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

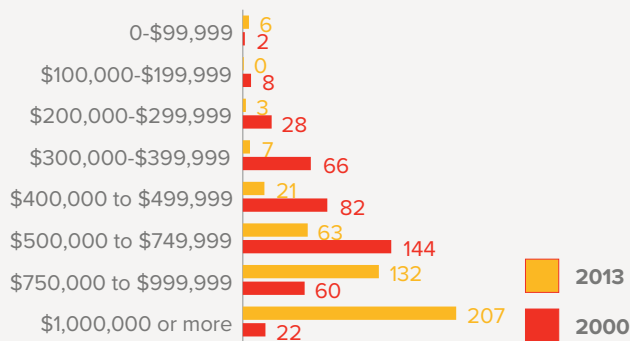
**HEAD OF THE HARBOR
VILLAGE****OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

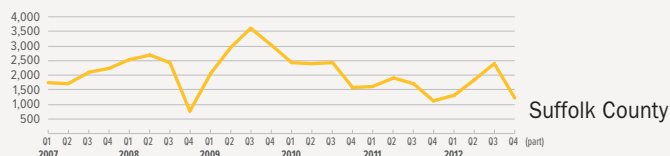
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**

source: 2009-13 American Community Survey, 2000 Census¹

Head of the Harbor	Suffolk County
\$976,300 in 2013	\$383,400 in 2013
\$536,700 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

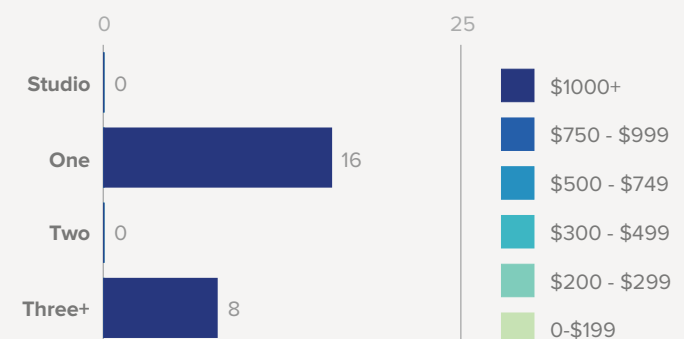
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$68,000
Median income of all households	\$143,906
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	35%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



HEAD OF THE HARBOR
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

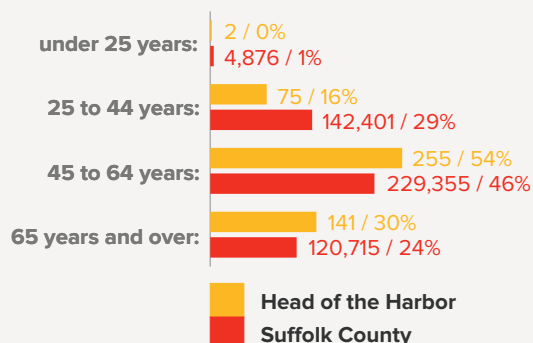
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	94.40%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	1.90%
Percent Hispanic	3.70%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

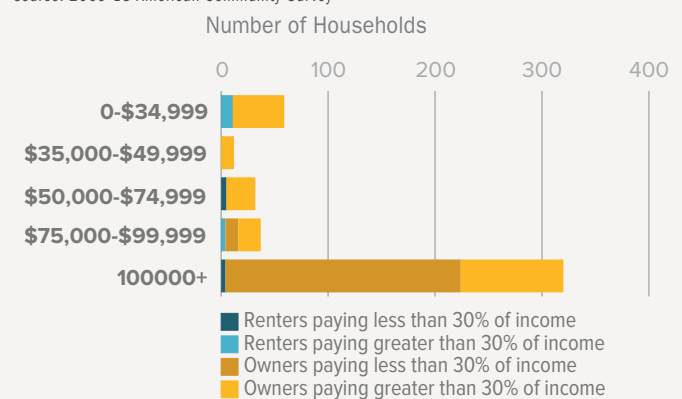
**Population + Households**

source: 2009-13 American Community Survey

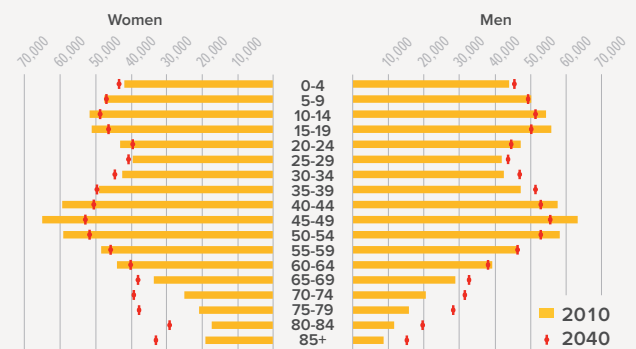
Population	1,319
Households	473
Average household size	2.79
Proportion of residents that live in families	91.00%
Average family size	3.25
Proportion of residents that live alone	8.90%
Proportion of households	
with someone under 18 in 2013	32.10%
with someone under 18 in 2000	3.50%
with someone over 65 in 2013	31.70%
with someone over 65 in 2000	41.30%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

HEMPSTEAD VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



54,350 Population

16,182 Households

36% of units are owner occupied

55% of units are renter occupied

9% of units are vacant

\$328,300 is the median home value

40% of owners pay greater than 30% of their household income towards housing

\$1,290 is the median gross rent

61% of renters pay greater than 30% of their household income towards rent

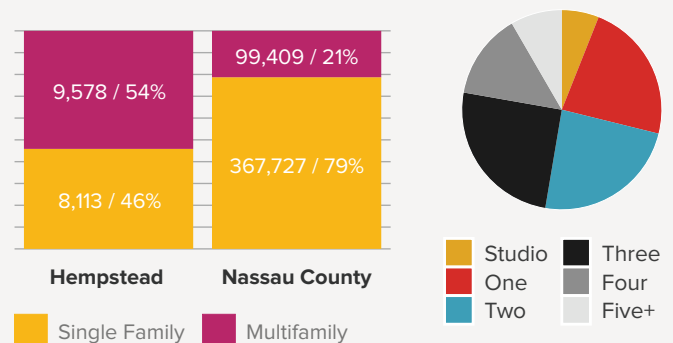
\$52,214 is the median household income

HEMPSTEAD
VILLAGE**HOUSING INVENTORY**

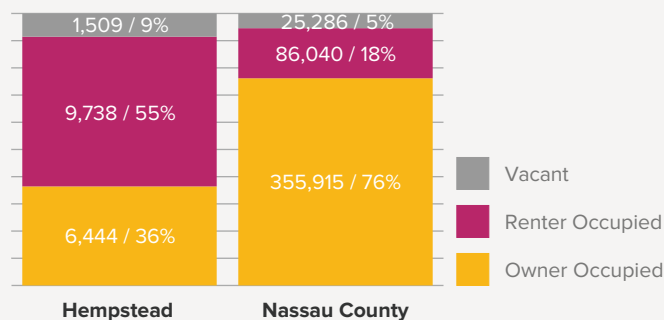
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

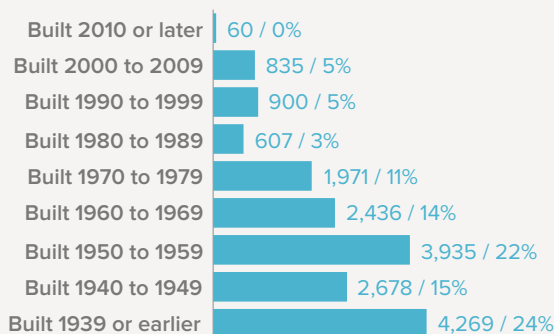
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

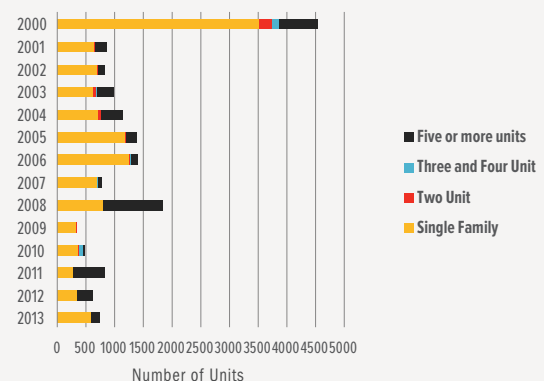
Public Housing	281
Section 8 Housing Voucher Choice Program	1493
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	213
Section 236	0
Other Multi-Family	265
Total units available through HUD programs	2252

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

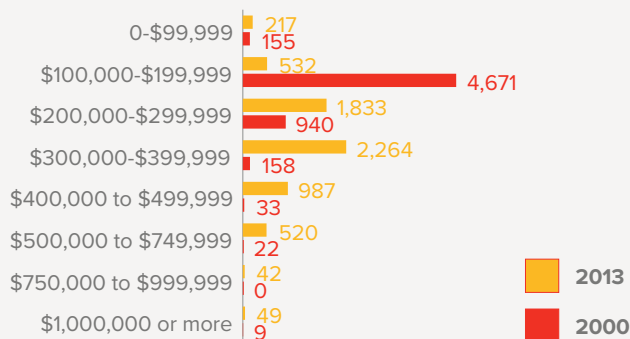
Housing Permits in Nassau County

HEMPSTEAD
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Hempstead	Nassau County
\$328,300 in 2013	\$454,500 in 2013
\$165,500 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

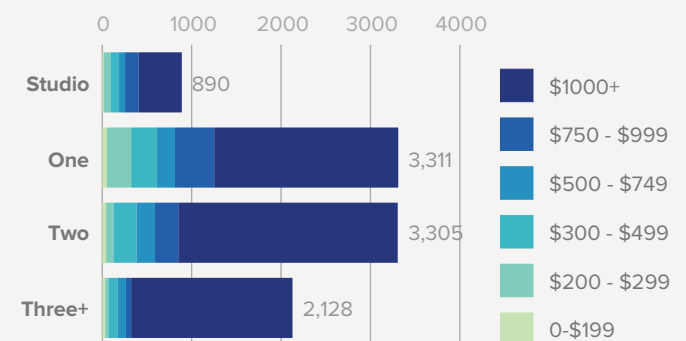
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$34,090
Median income of all households	\$52,214
Median gross rent	\$1,290
Median gross rent as proportion of renter median income	45%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



HEMPSTEAD
VILLAGE**DEMOGRAPHICS**

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Population + Households

source: 2009-13 American Community Survey

Population	54,350
Households	16,182
Average household size	3.29
Proportion of residents that live in families	83.60%
Average family size	3.8
Proportion of residents that live alone	10.30%
Proportion of households	
with someone under 18 in 2013	43.90%
with someone under 18 in 2000	6.70%
with someone over 65 in 2013	22.90%
with someone over 65 in 2000	48.10%

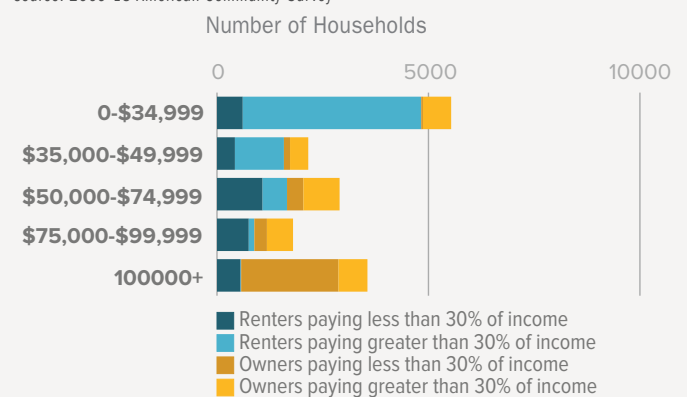
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

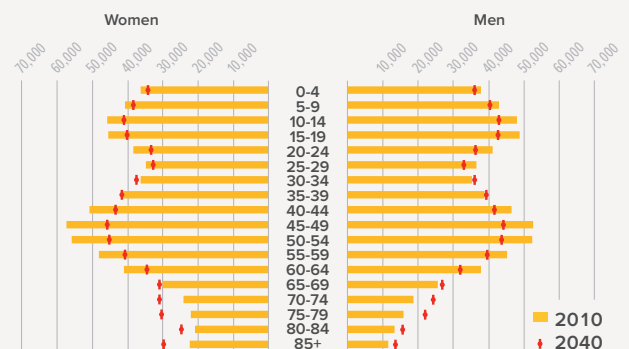
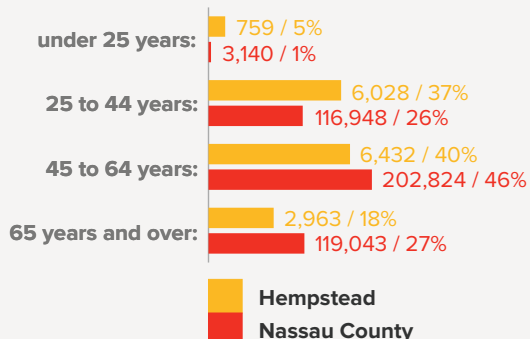
Percent White, non Hispanic	7.70%
Percent Black, non Hispanic	45.80%
Percent Asian, non Hispanic	1.90%
Percent Hispanic	42.60%
Percent American Indian	0.10%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

HEWLETT BAY PARK VILLAGE

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428 Population

145 Households

92% of units are owner occupied

1% of units are renter occupied

6% of units are vacant

\$1,000,000+ is the median home value

15% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

100% of renters pay greater than 30% of their household income towards rent

\$218,438 is the median household income

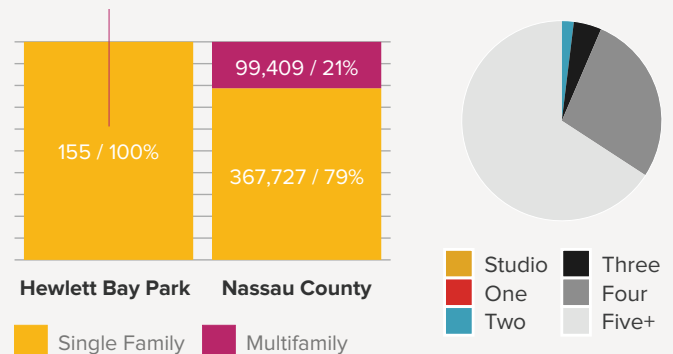
1 * Data is unavailable due to small population size or other factors.

HEWLETT BAY PARK
VILLAGE**HOUSING INVENTORY**

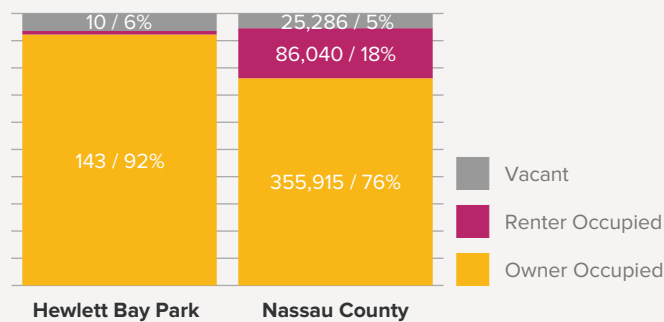
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

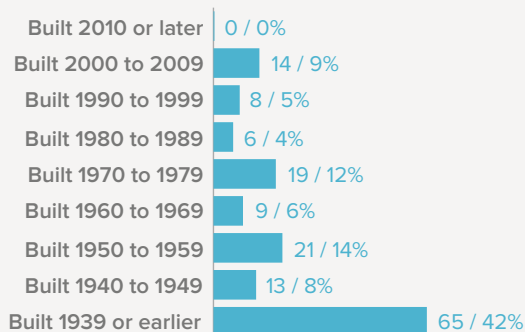
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

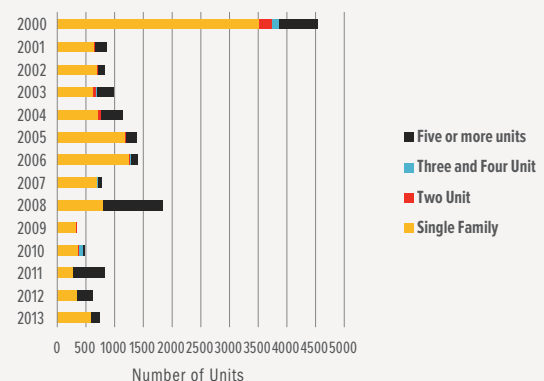
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

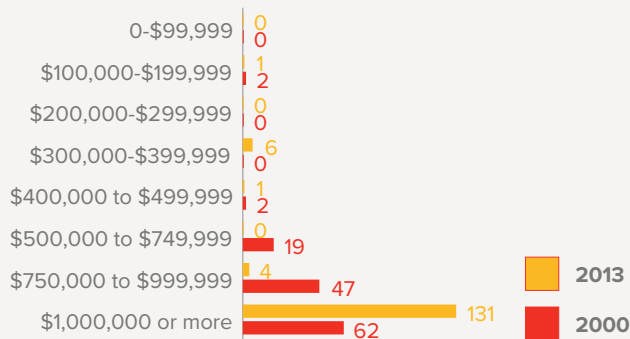
Housing Permits in Nassau County

HEWLETT BAY PARK
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Hewlett Bay Park	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$967,000 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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Housing wage for a two bedroom apartment in Nassau County:	\$60,885	per year

Renter Households

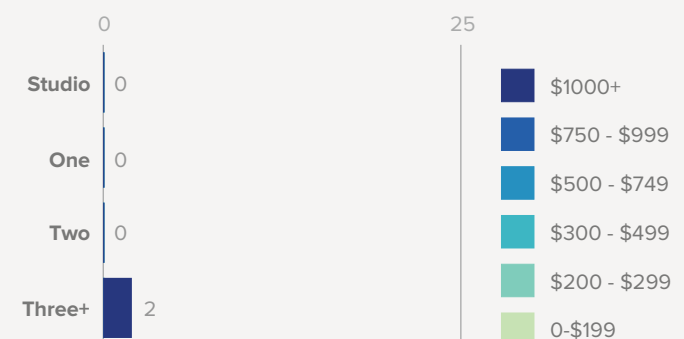
source: 2009-13 American Community Survey

Renter median income	\$- *
Median income of all households	\$218,438
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



HEWLETT BAY PARK
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

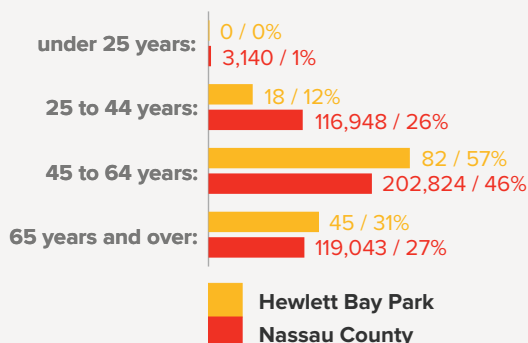
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	86.00%
Percent Black, non Hispanic	0.20%
Percent Asian, non Hispanic	4.40%
Percent Hispanic	8.60%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

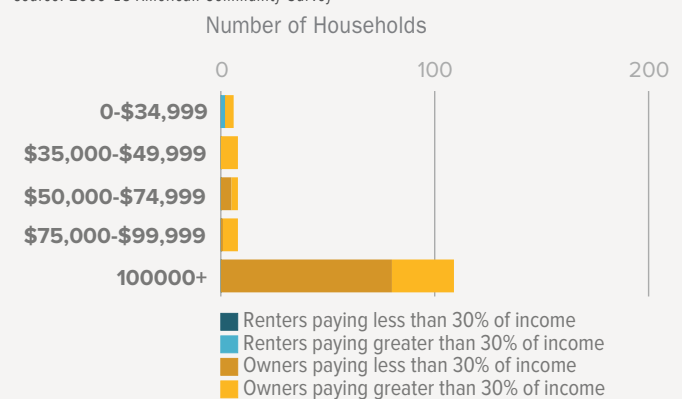
**Population + Households**

source: 2009-13 American Community Survey

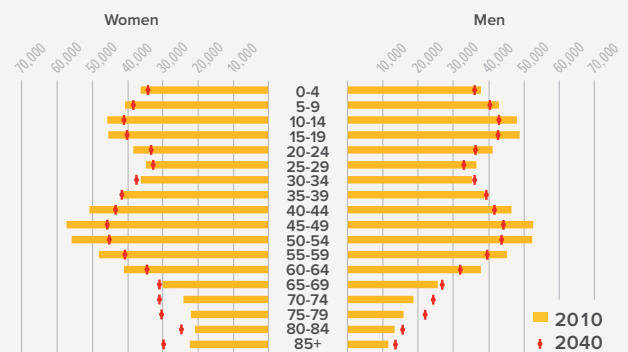
Population	428
Households	145
Average household size	2.95
Proportion of residents that live in families	94.20%
Average family size	3.29
Proportion of residents that live alone	5.40%
Proportion of households	
with someone under 18 in 2013	29.70%
with someone under 18 in 2000	5.70%
with someone over 65 in 2013	32.40%
with someone over 65 in 2000	35.70%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

HEWLETT HARBOR VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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1,257 Population

397 Households

92% of units are owner occupied

3% of units are renter occupied

5% of units are vacant

\$1,000,000+ is the median home value

15% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

25% of renters pay greater than 30% of their household income towards rent

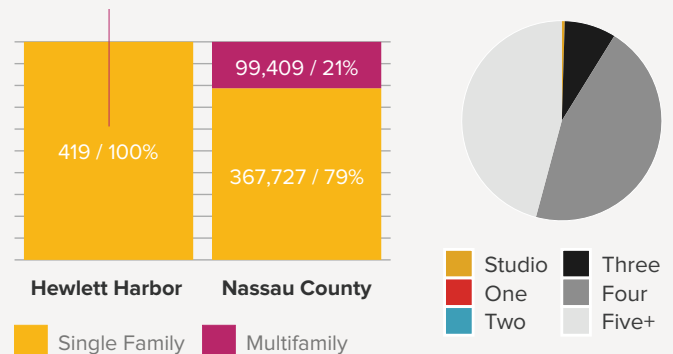
\$192,083 is the median household income

HEWLETT HARBOR
VILLAGE**HOUSING INVENTORY**

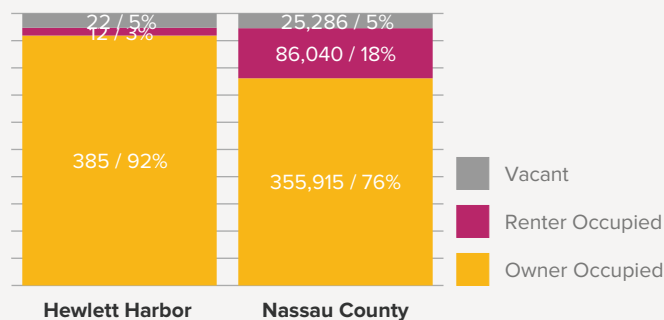
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

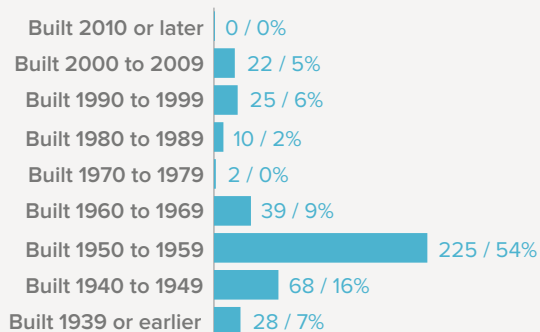
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

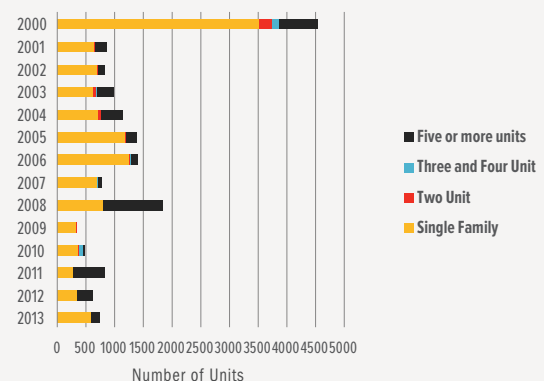
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

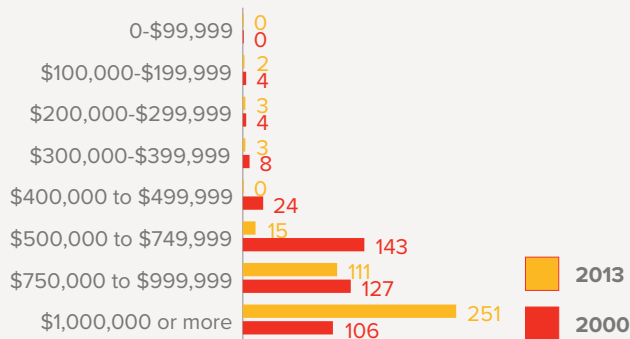
Housing Permits in Nassau County

HEWLETT HARBOR
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Hewlett Harbor	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$806,400 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

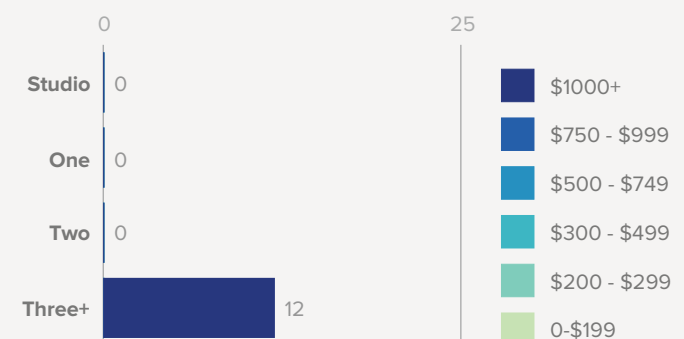
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$140,357
Median income of all households	\$192,083
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	17%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



HEWLETT HARBOR
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	1,257
Households	397
Average household size	3.17
Proportion of residents that live in families	93.60%
Average family size	3.49
Proportion of residents that live alone	5.00%
Proportion of households	
with someone under 18 in 2013	41.30%
with someone under 18 in 2000	8.40%
with someone over 65 in 2013	34.00%
with someone over 65 in 2000	41.70%

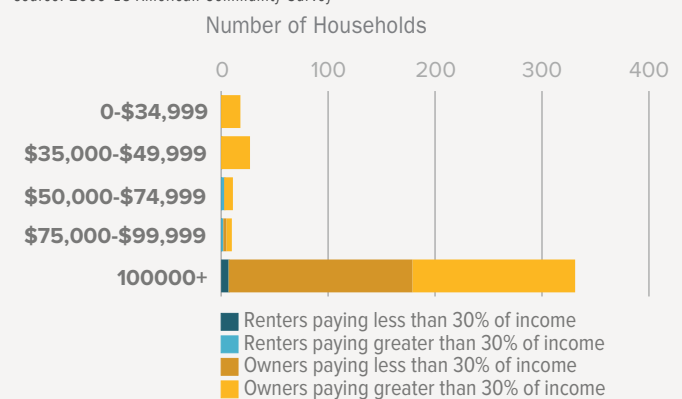
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

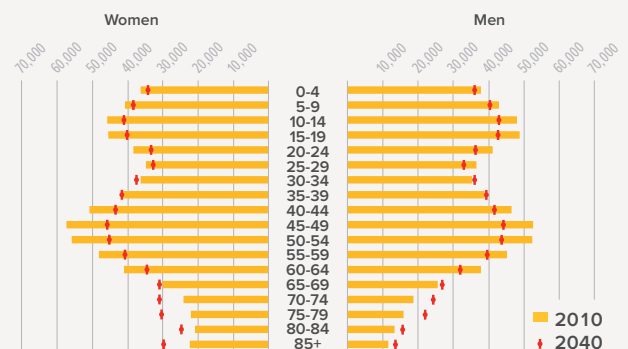
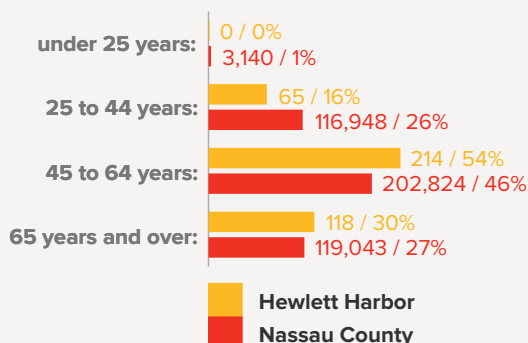
Percent White, non Hispanic	92.30%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	3.40%
Percent Hispanic	4.10%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
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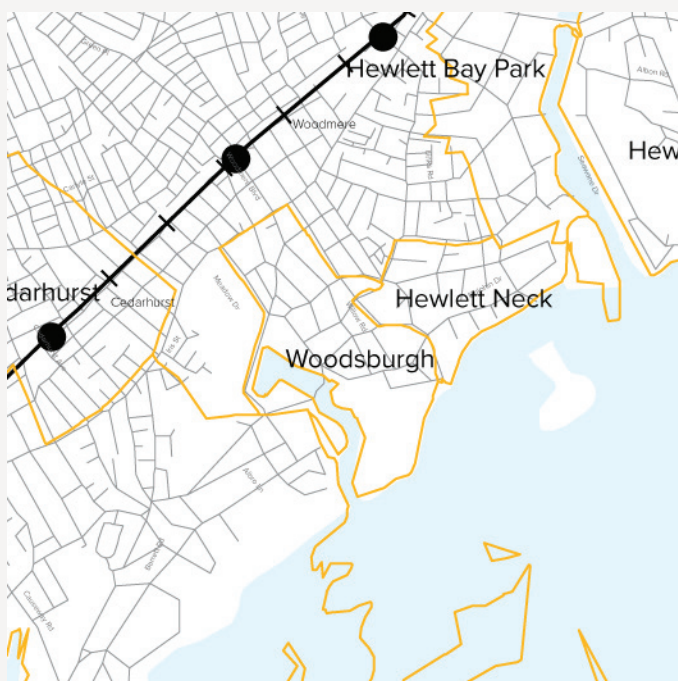


HOUSING DATA PROFILE **2014**

HEWLETT NECK VILLAGE

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0 0.25 0.5 Miles

381 Population

131 Households

96% of units are owner occupied

1% of units are renter occupied

3% of units are vacant

\$1,000,000+ is the median home value

16% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

0% of renters pay greater than 30% of their household income towards rent

\$221,875 is the median household income

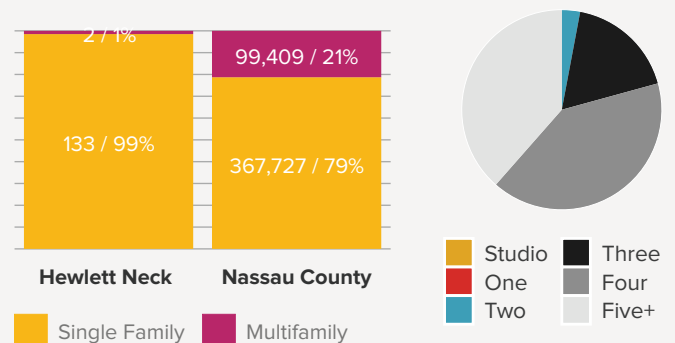
¹ * Data is unavailable due to small population size or other factors.

HEWLETT NECK
VILLAGE**HOUSING INVENTORY**

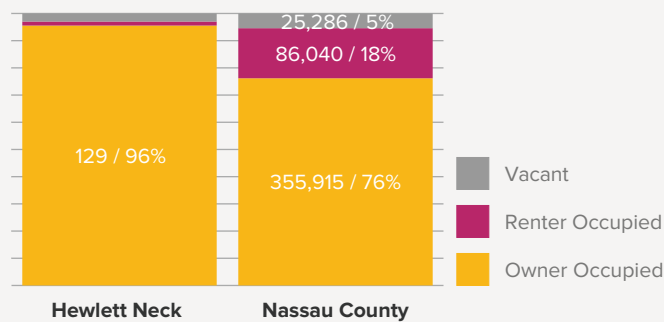
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

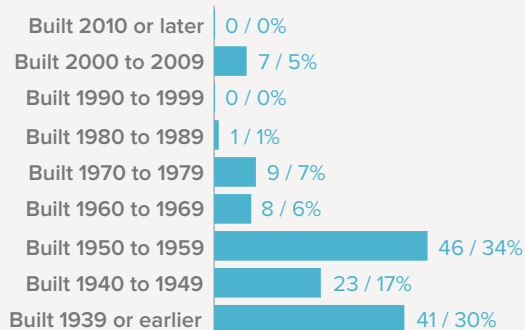
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

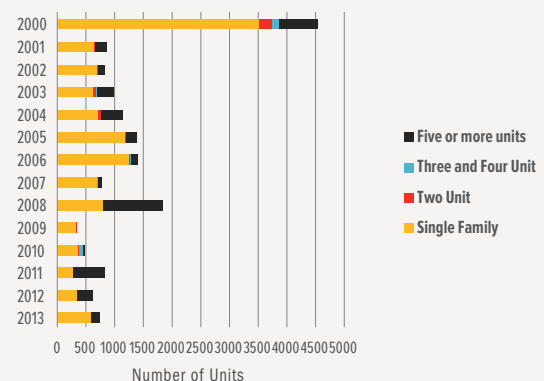
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

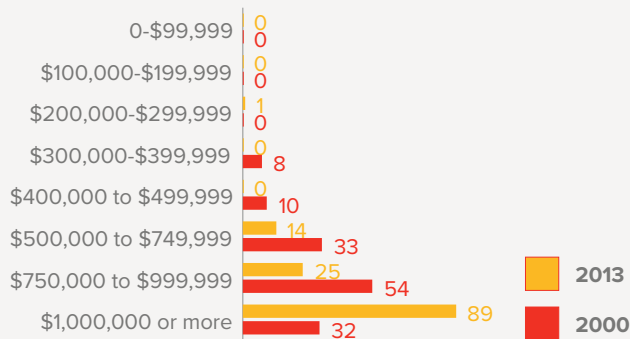
Housing Permits in Nassau County

HEWLETT NECK
VILLAGE**OWNER OCCUPIED HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Hewlett Neck	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$808,200 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

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Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

Renter Households

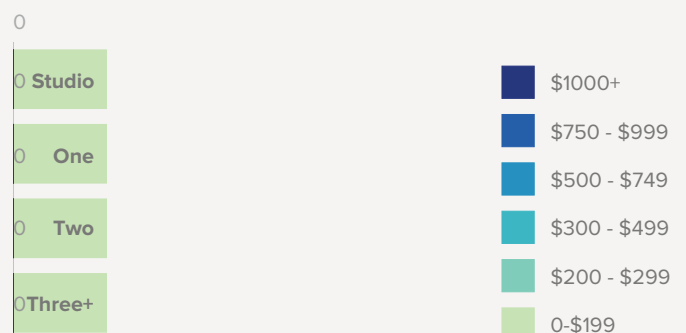
source: 2009-13 American Community Survey

Renter median income	\$- *
Median income of all households	\$221,875
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



HEWLETT NECK
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	381
Households	131
Average household size	2.91
Proportion of residents that live in families	95.50%
Average family size	3.18
Proportion of residents that live alone	4.50%
Proportion of households	
with someone under 18 in 2013	32.10%
with someone under 18 in 2000	6.50%
with someone over 65 in 2013	35.10%
with someone over 65 in 2000	51.60%

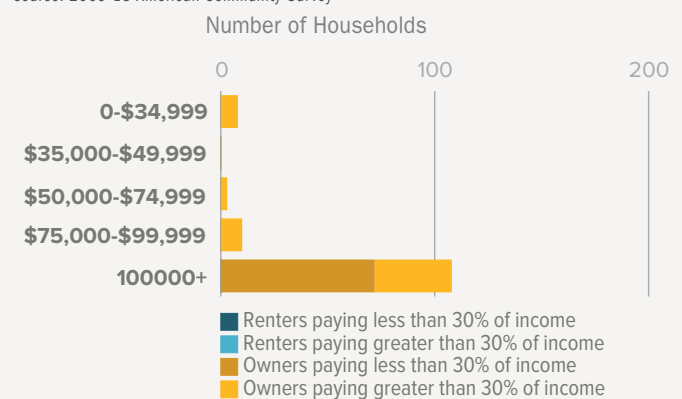
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

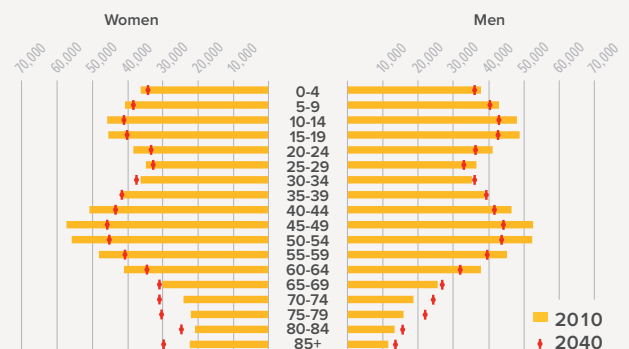
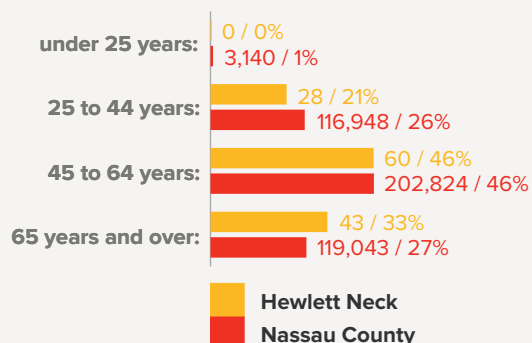
Percent White, non Hispanic	90.00%
Percent Black, non Hispanic	2.40%
Percent Asian, non Hispanic	3.70%
Percent Hispanic	3.90%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

HUNTINGTON BAY VILLAGE

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0 0.25 0.5 1 Miles

1,453 Population

569 Households

97% of units are owner occupied

2% of units are renter occupied

1% of units are vacant

\$1,000,000+ is the median home value

31% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

67% of renters pay greater than 30% of their household income towards rent

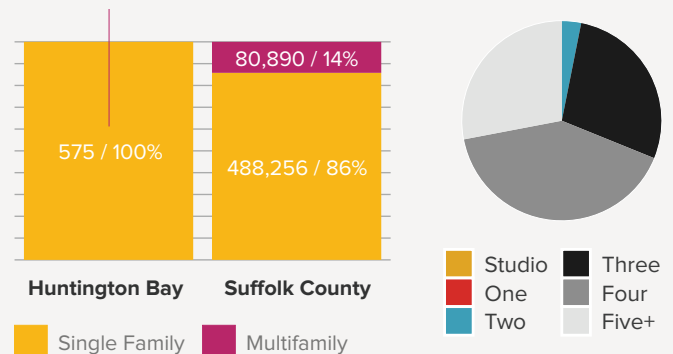
\$144,583 is the median household income

HUNTINGTON BAY
VILLAGE**HOUSING INVENTORY**

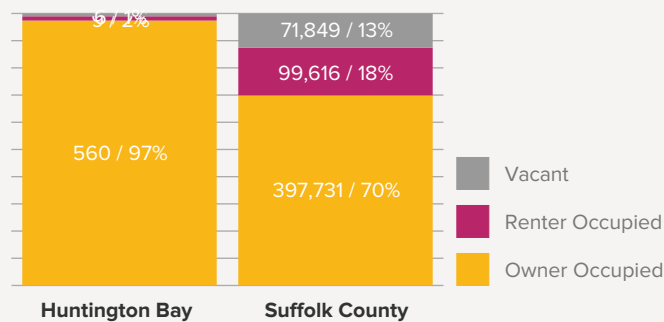
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

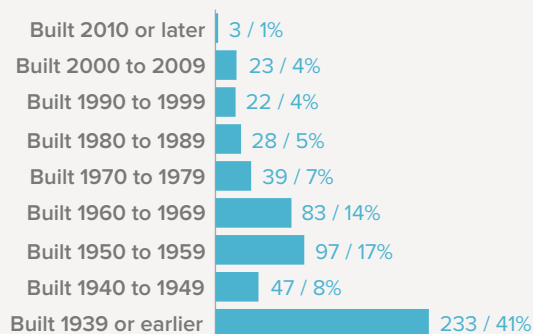
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

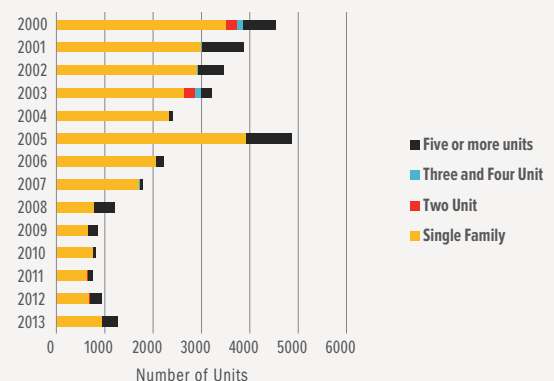
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

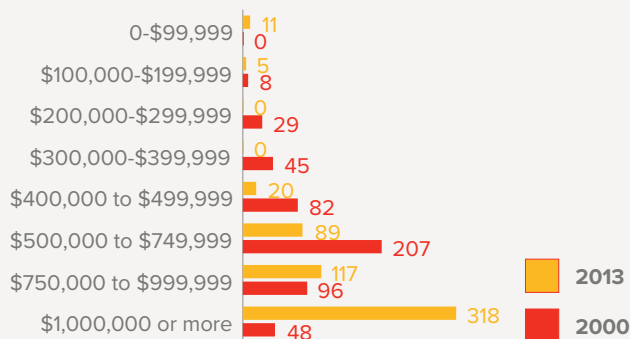
Housing Permits in Suffolk County

HUNTINGTON BAY
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

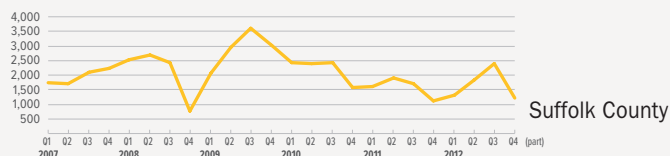
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Huntington Bay	Suffolk County
\$1,000,000+ in 2013	\$383,400 in 2013
\$616,600 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

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Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
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	\$60,885	per year

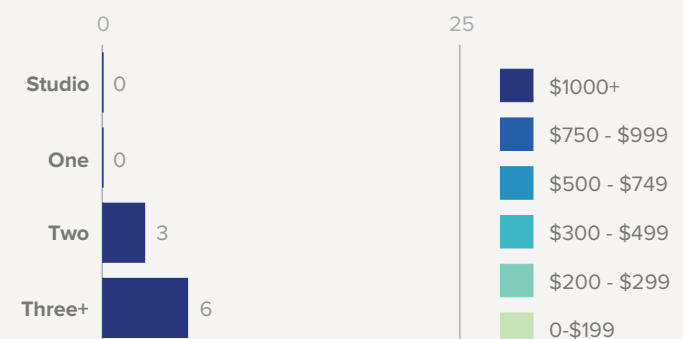
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$61,250
Median income of all households	\$144,583
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	39%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



HUNTINGTON BAY
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	1,453
Households	569
Average household size	2.55
Proportion of residents that live in families	91.80%
Average family size	2.85
Proportion of residents that live alone	7.90%
Proportion of households	
with someone under 18 in 2013	25.80%
with someone under 18 in 2000	8.20%
with someone over 65 in 2013	34.10%
with someone over 65 in 2000	33.80%

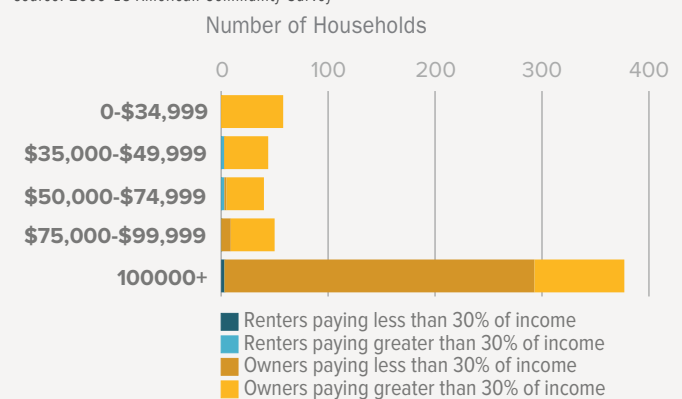
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

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source: 2009-13 American Community Survey

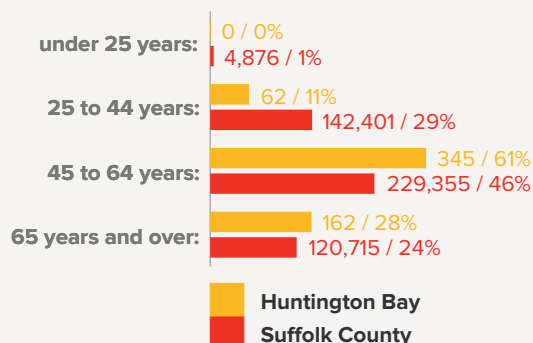
**Race + Ethnicity**

source: 2009-13 American Community Survey

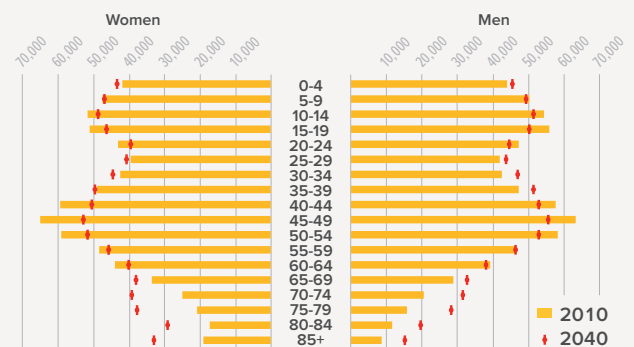
Percent White, non Hispanic	93.30%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	2.20%
Percent Hispanic	3.10%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION

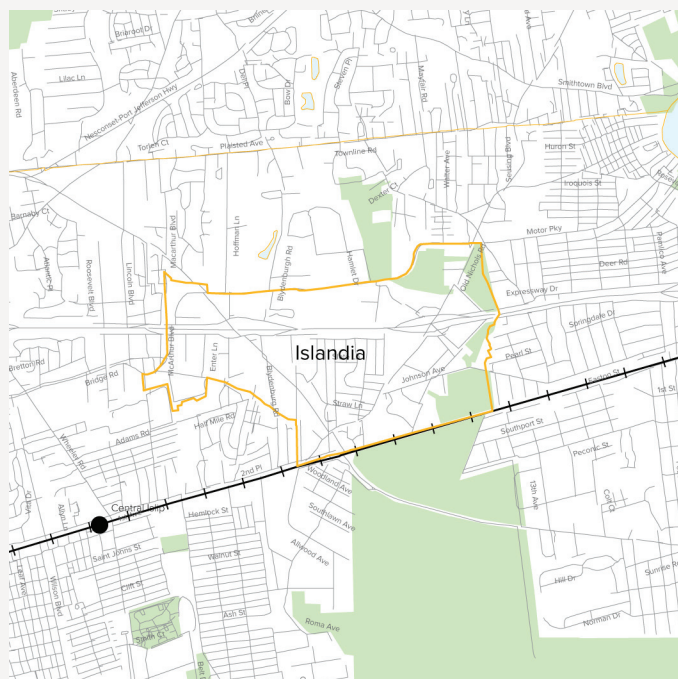
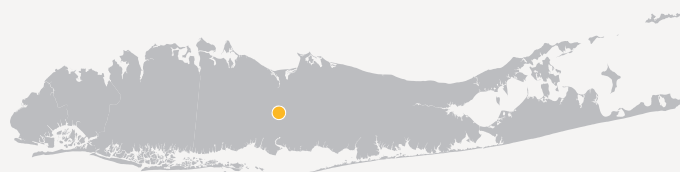


HOUSING DATA PROFILE **2014**

ISLANDIA VILLAGE

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0 0.25 0.5 1 Miles

3,336 Population

1,005 Households

84% of units are owner occupied

6% of units are renter occupied

10% of units are vacant

\$316,500 is the median home value

38% of owners pay greater than 30% of their household income towards housing

\$1,871 is the median gross rent

56% of renters pay greater than 30% of their household income towards rent

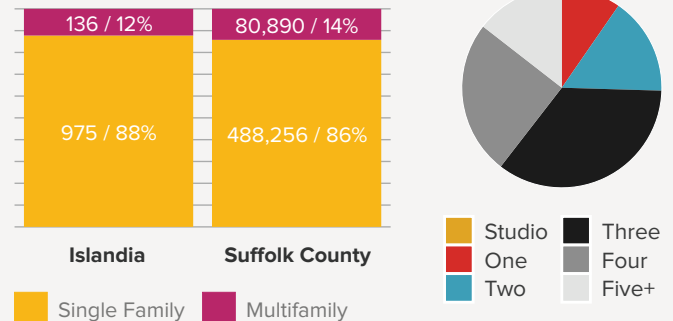
\$91,875 is the median household income

ISLANDIA
VILLAGE**HOUSING INVENTORY**

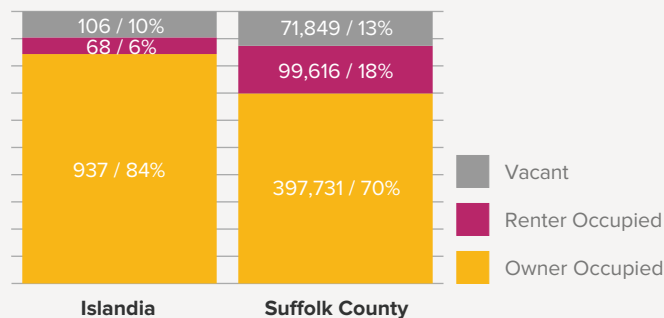
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

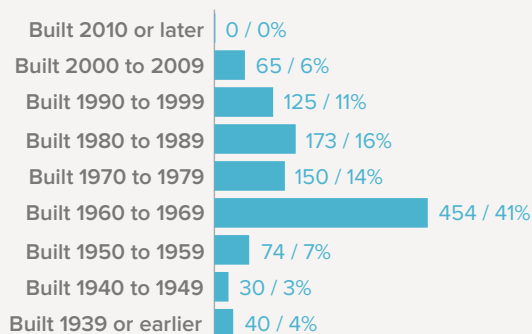
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

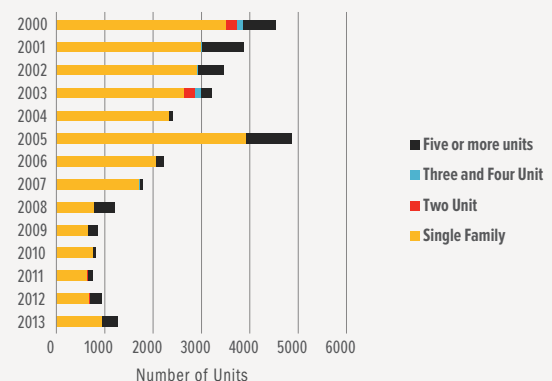
Public Housing	0
Section 8 Housing Voucher Choice Program	6
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	6

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

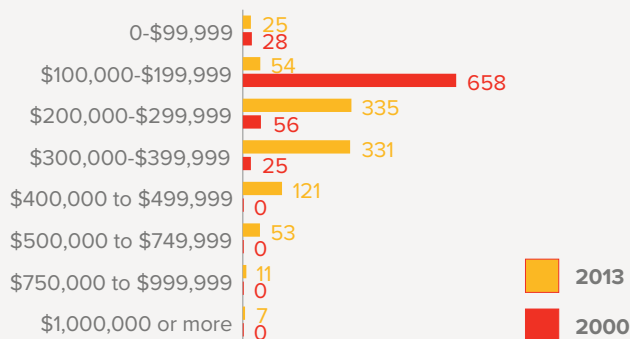
Housing Permits in Suffolk County

ISLANDIA
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

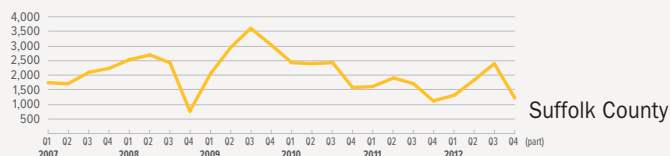
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Islandia	Suffolk County
\$316,500 in 2013	\$383,400 in 2013
\$159,700 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$60,885	per year

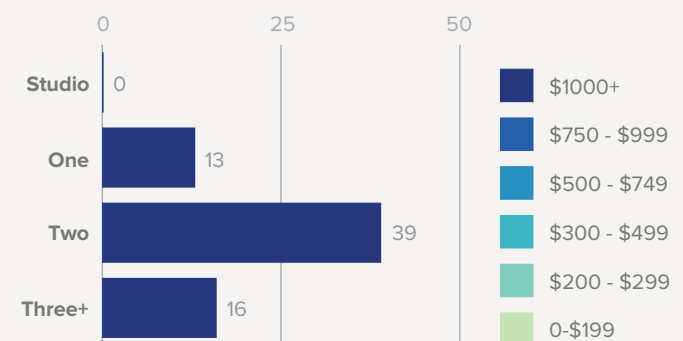
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$61,944
Median income of all households	\$91,875
Median gross rent	\$1,871
Median gross rent as proportion of renter median income	36%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



ISLANDIA
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	3,336
Households	1,005
Average household size	3.26
Proportion of residents that live in families	88.80%
Average family size	3.83
Proportion of residents that live alone	8.00%
Proportion of households	
with someone under 18 in 2013	39.90%
with someone under 18 in 2000	2.30%
with someone over 65 in 2013	27.70%
with someone over 65 in 2000	38.80%

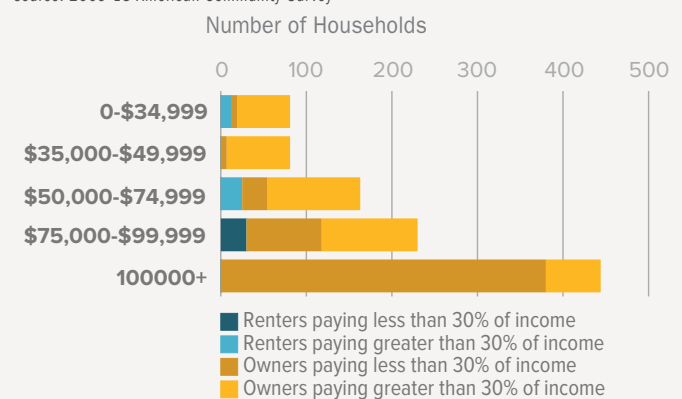
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

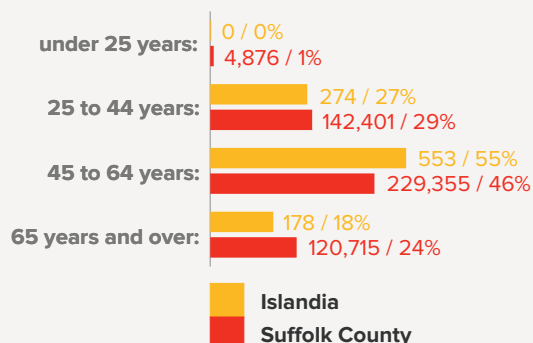
**Race + Ethnicity**

source: 2009-13 American Community Survey

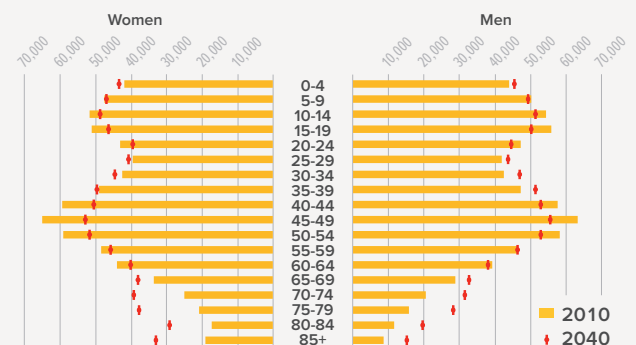
Percent White, non Hispanic	45.10%
Percent Black, non Hispanic	16.20%
Percent Asian, non Hispanic	10.10%
Percent Hispanic	28.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

ISLAND PARK VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



4,661 Population

1,691 Households

60% of units are owner occupied

31% of units are renter occupied

9% of units are vacant

\$377,600 is the median home value

51% of owners pay greater than 30% of their household income towards housing

\$1,456 is the median gross rent

49% of renters pay greater than 30% of their household income towards rent

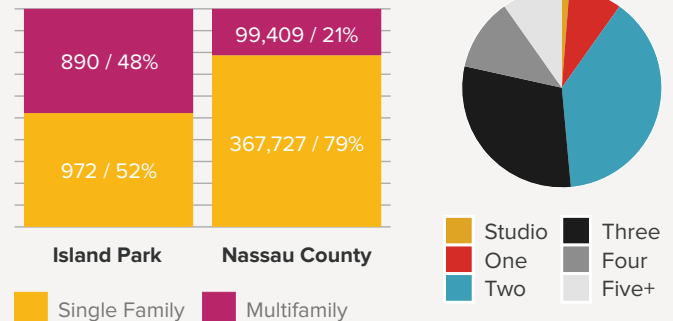
\$64,974 is the median household income

ISLAND PARK
VILLAGE**HOUSING INVENTORY**

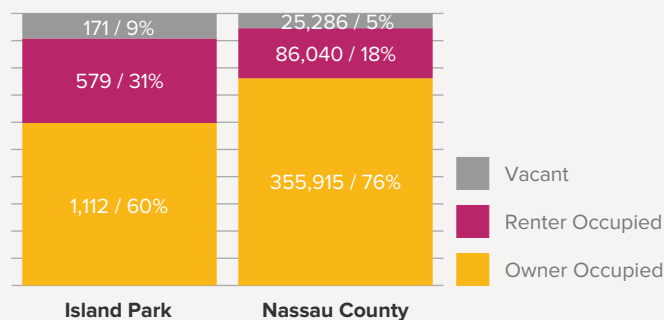
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

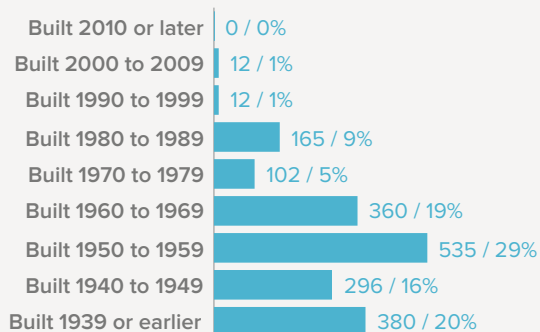
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

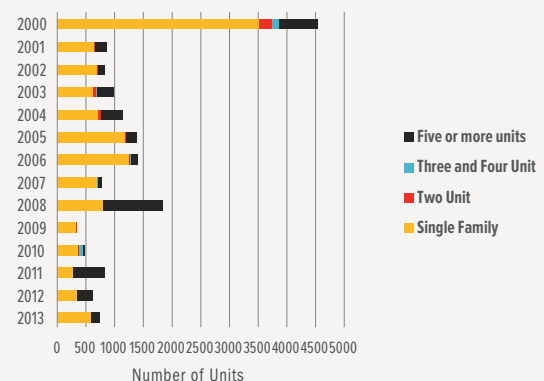
Public Housing	0
Section 8 Housing Voucher Choice Program	58
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	58

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

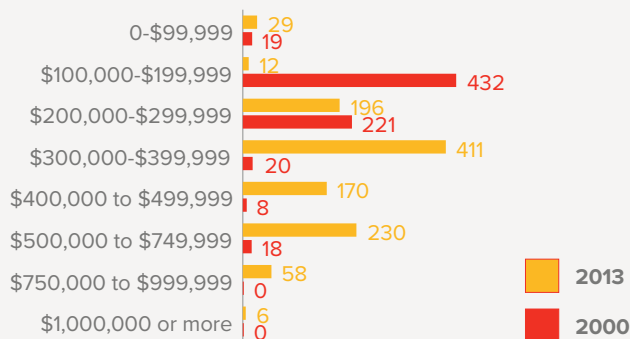
Housing Permits in Nassau County

ISLAND PARK
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Island Park	Nassau County
\$377,600 in 2013	\$454,500 in 2013
\$192,300 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

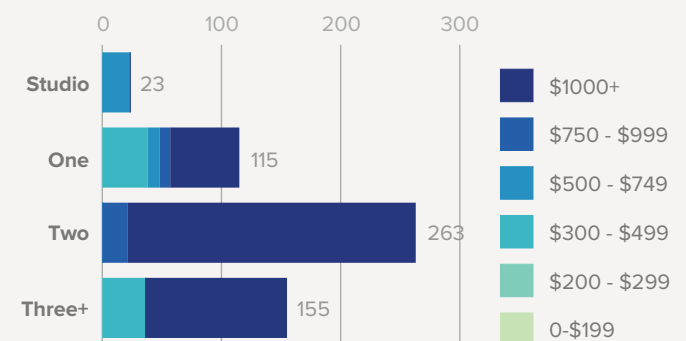
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$55,875
Median income of all households	\$64,974
Median gross rent	\$1,456
Median gross rent as proportion of renter median income	31%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



ISLAND PARK
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

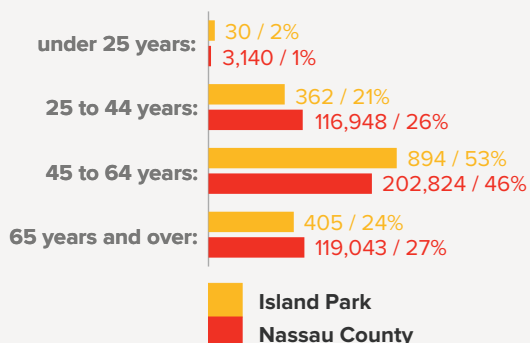
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	66.70%
Percent Black, non Hispanic	1.10%
Percent Asian, non Hispanic	4.40%
Percent Hispanic	25.40%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

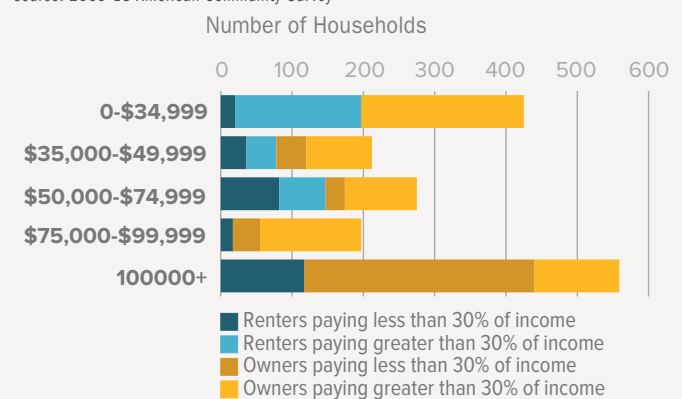
**Population + Households**

source: 2009-13 American Community Survey

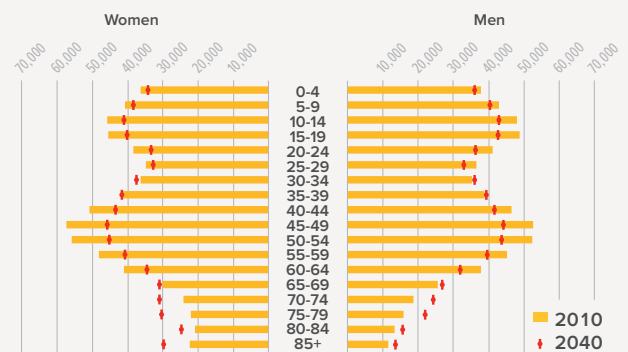
Population	4,661
Households	1,691
Average household size	2.66
Proportion of residents that live in families	83.80%
Average family size	3.24
Proportion of residents that live alone	11.70%
Proportion of households	
with someone under 18 in 2013	31.70%
with someone under 18 in 2000	9.60%
with someone over 65 in 2013	27.90%
with someone over 65 in 2000	35.50%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

KENSINGTON VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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1,125 Population

397 Households

86% of units are owner occupied

2% of units are renter occupied

13% of units are vacant

\$1,000,000+ is the median home value

17% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

50% of renters pay greater than 30% of their household income towards rent

\$190,625 is the median household income

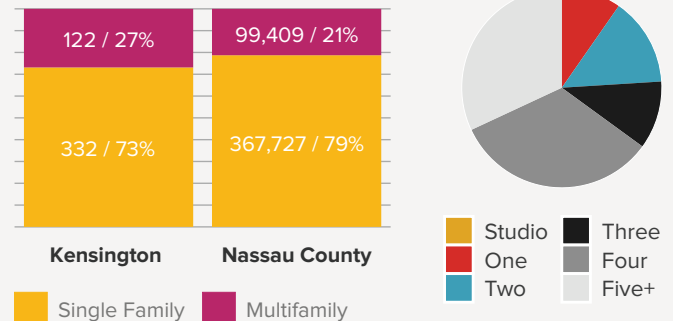
1 * Data is unavailable due to small population size or other factors.

KENSINGTON
VILLAGE**HOUSING INVENTORY**

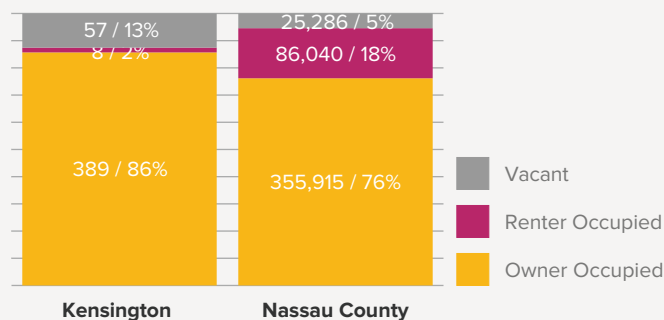
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

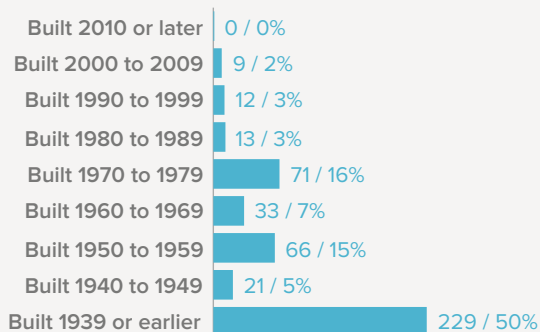
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

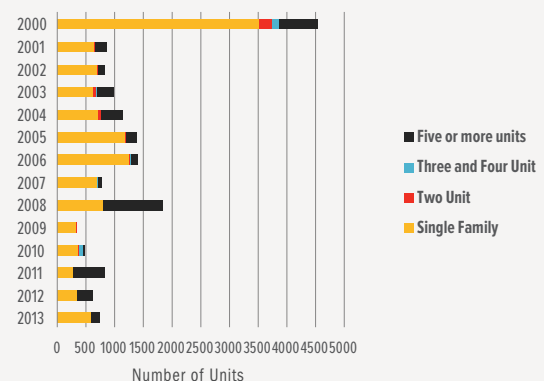
Public Housing	0
Section 8 Housing Voucher Choice Program	1
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	1

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

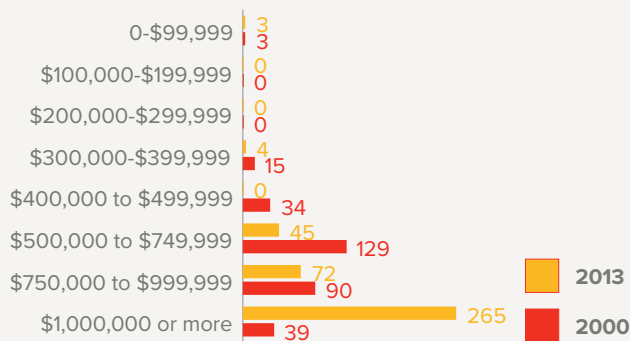
Housing Permits in Nassau County

KENSINGTON
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Kensington	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$640,100 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

Renter Households

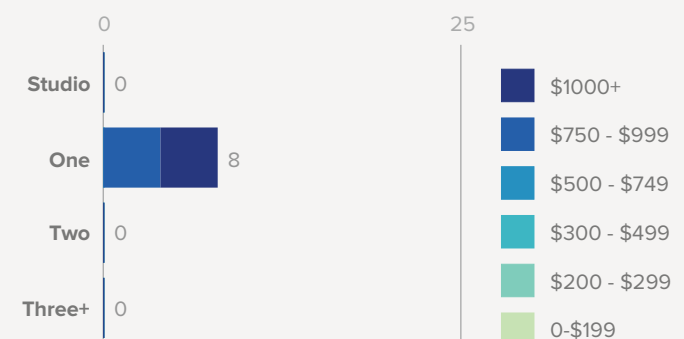
source: 2009-13 American Community Survey

Renter median income	\$- *
Median income of all households	\$190,625
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



KENSINGTON
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

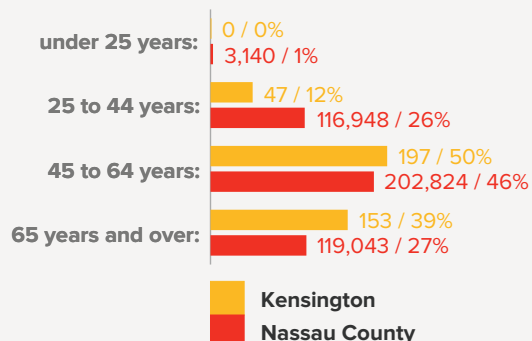
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	90.30%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	7.20%
Percent Hispanic	0.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

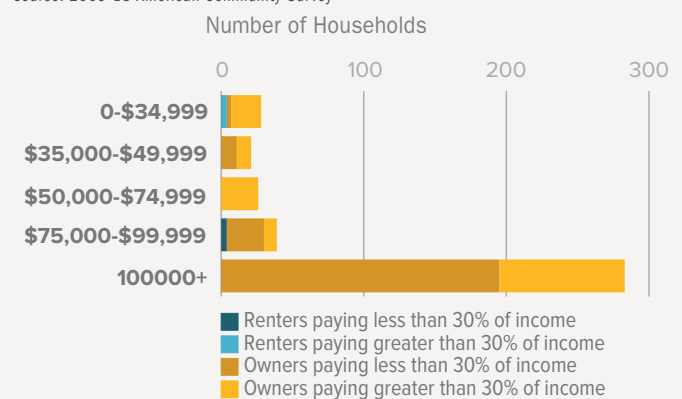
**Population + Households**

source: 2009-13 American Community Survey

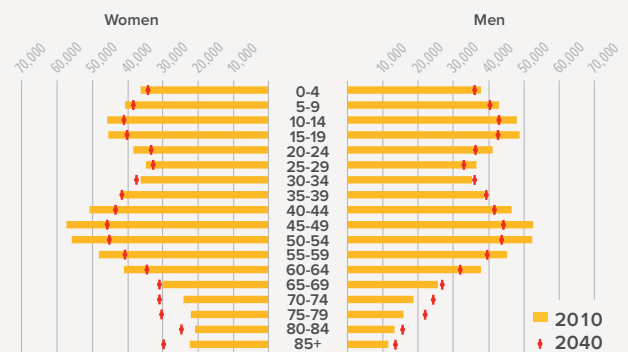
Population	1,125
Households	397
Average household size	2.83
Proportion of residents that live in families	91.90%
Average family size	3.34
Proportion of residents that live alone	7.70%
Proportion of households	
with someone under 18 in 2013	30.50%
with someone under 18 in 2000	16.50%
with someone over 65 in 2013	47.10%
with someone over 65 in 2000	38.90%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

KINGS POINT VILLAGE

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5,016 Population

1,347 Households

83% of units are owner occupied

7% of units are renter occupied

11% of units are vacant

\$1,000,000+ is the median home value

34% of owners pay greater than 30% of their household income towards housing

\$879 is the median gross rent

29% of renters pay greater than 30% of their household income towards rent

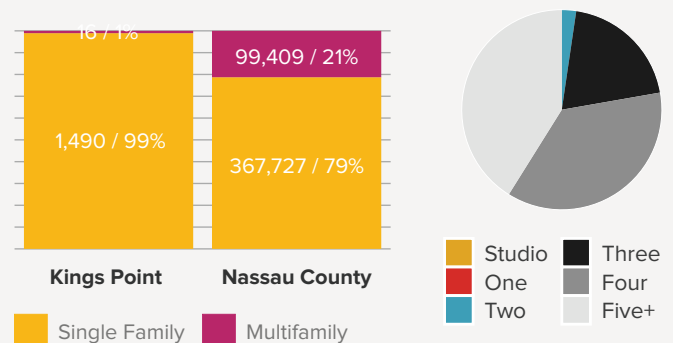
\$120,417 is the median household income

KINGS POINT
VILLAGE**HOUSING INVENTORY**

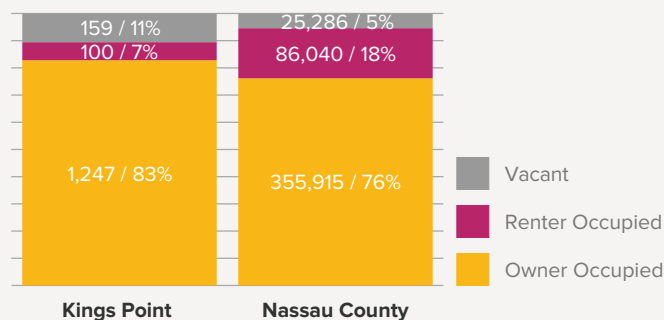
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

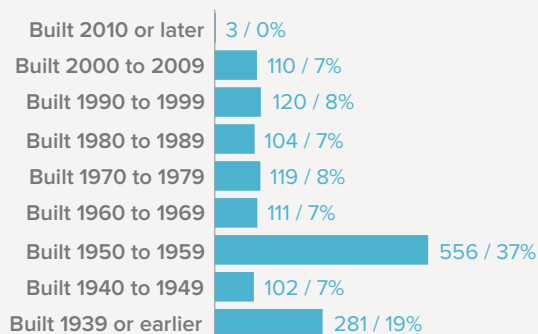
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

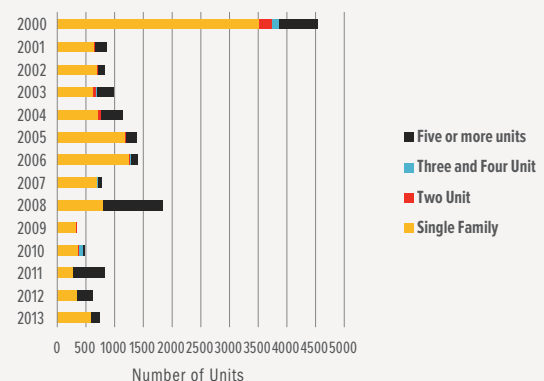
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

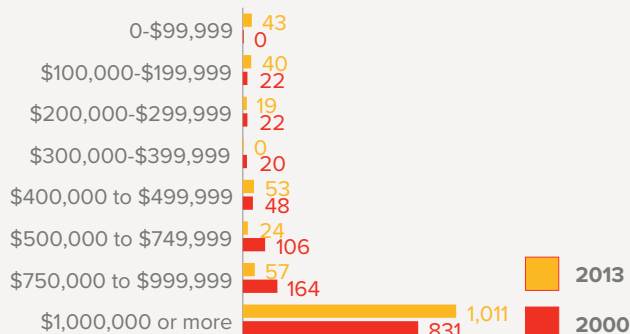
Housing Permits in Nassau County

KINGS POINT
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Kings Point	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$1,000,000+ in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

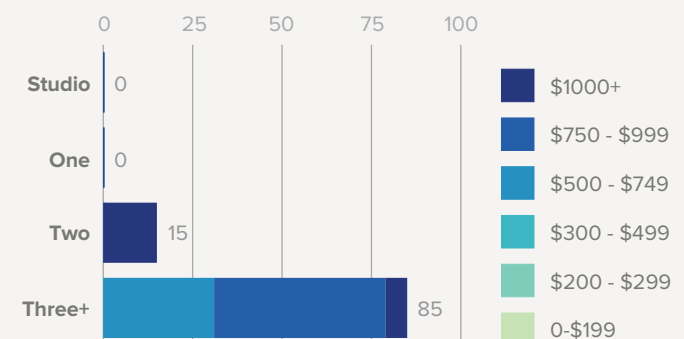
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$72,019
Median income of all households	\$120,417
Median gross rent	\$879
Median gross rent as proportion of renter median income	15%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



KINGS POINT
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

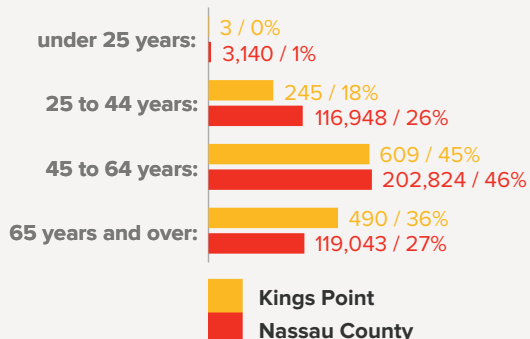
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	93.30%
Percent Black, non Hispanic	2.00%
Percent Asian, non Hispanic	2.00%
Percent Hispanic	2.30%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

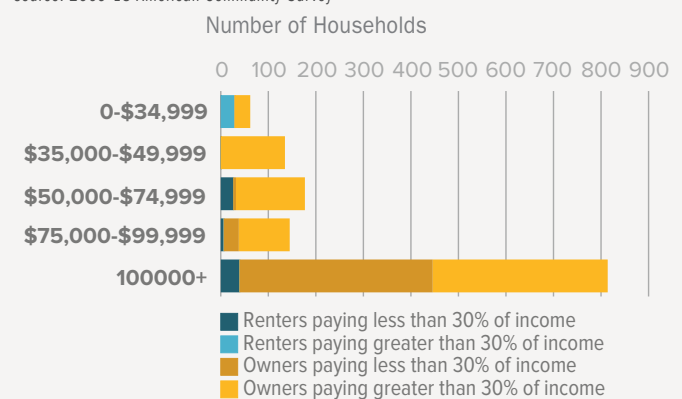
**Population + Households**

source: 2009-13 American Community Survey

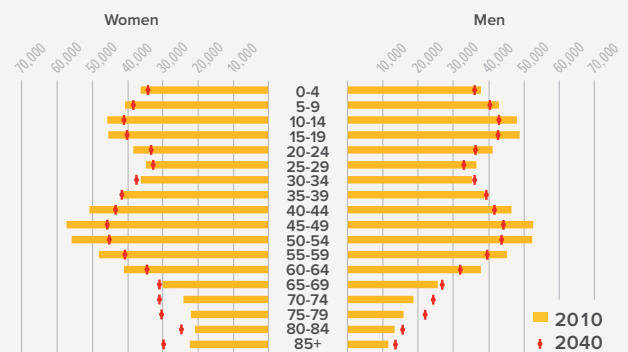
Population	5,016
Households	1,347
Average household size	3.21
Proportion of residents that live in families	83.30%
Average family size	3.38
Proportion of residents that live alone	2.60%
Proportion of households	
with someone under 18 in 2013	42.00%
with someone under 18 in 2000	7.40%
with someone over 65 in 2013	40.10%
with someone over 65 in 2000	39.80%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

LAKE GROVE VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



11,176 Population

3,631 Households

78% of units are owner occupied

18% of units are renter occupied

4% of units are vacant

\$379,300 is the median home value

34% of owners pay greater than 30% of their household income towards housing

\$1,718 is the median gross rent

46% of renters pay greater than 30% of their household income towards rent

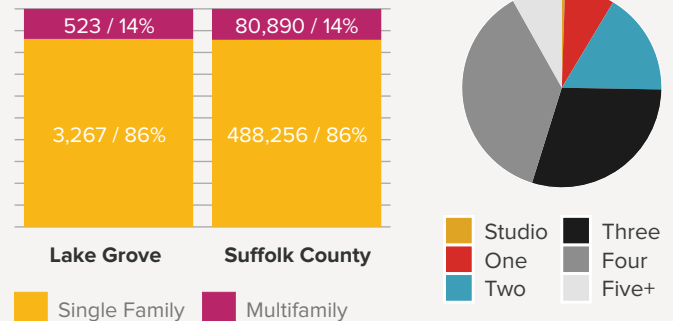
\$92,229 is the median household income

LAKE GROVE
VILLAGE**HOUSING INVENTORY**

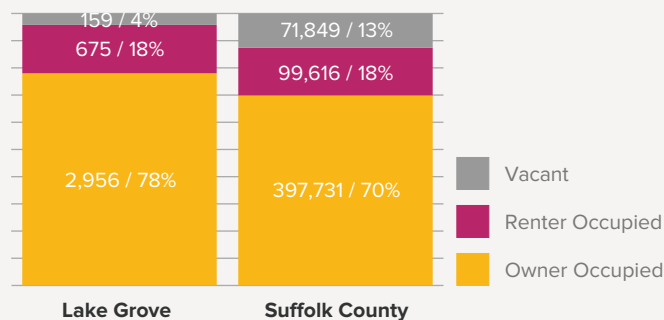
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

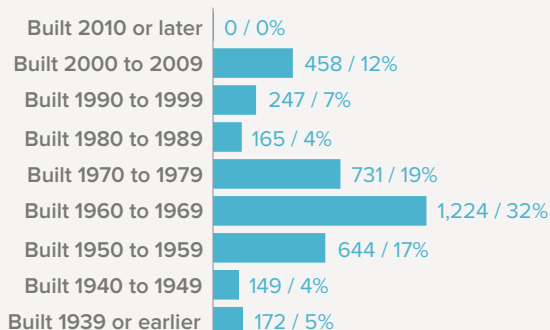
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

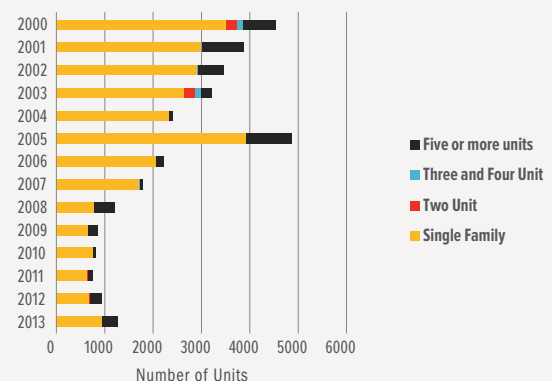
Public Housing	0
Section 8 Housing Voucher Choice Program	10
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	10

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

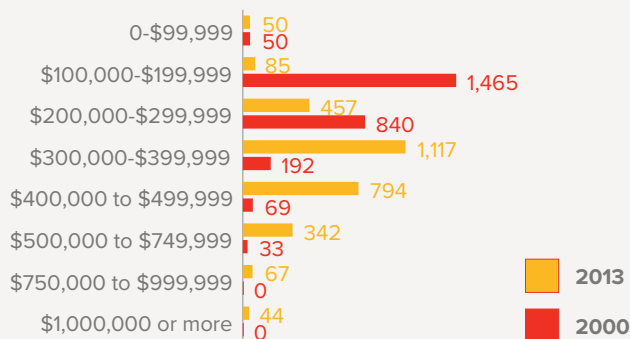
Housing Permits in Suffolk County

LAKE GROVE
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

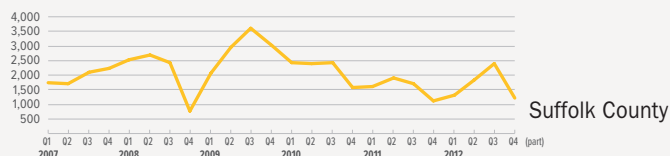
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Lake Grove	Suffolk County
\$379,300 in 2013	\$383,400 in 2013
\$189,300 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

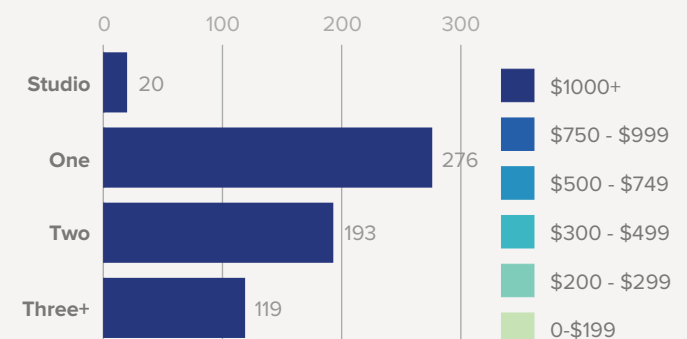
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$43,523
Median income of all households	\$92,229
Median gross rent	\$1,718
Median gross rent as proportion of renter median income	47%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



LAKE GROVE
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	11,176
Households	3,631
Average household size	3.07
Proportion of residents that live in families	91.90%
Average family size	3.49
Proportion of residents that live alone	7.30%
Proportion of households	
with someone under 18 in 2013	39.40%
with someone under 18 in 2000	4.90%
with someone over 65 in 2013	25.30%
with someone over 65 in 2000	41.70%

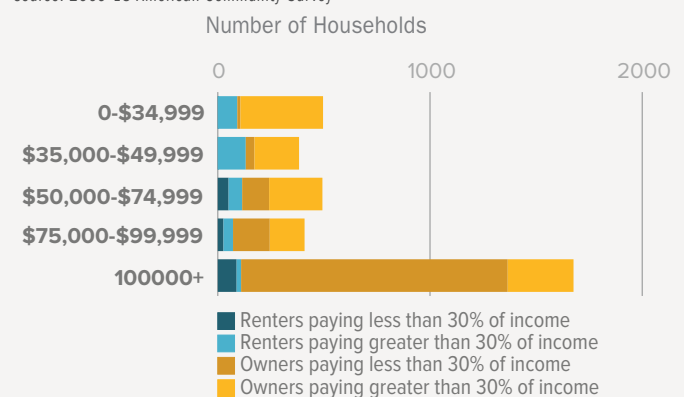
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

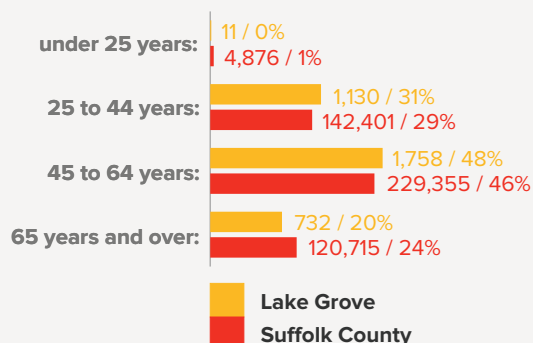
**Race + Ethnicity**

source: 2009-13 American Community Survey

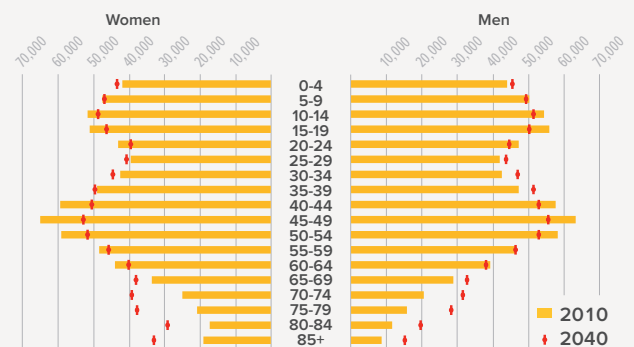
Percent White, non Hispanic	80.70%
Percent Black, non Hispanic	2.00%
Percent Asian, non Hispanic	3.90%
Percent Hispanic	10.10%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

LAKE SUCCESS VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.

2,966 Population

827 Households

95% of units are owner occupied

2% of units are renter occupied

3% of units are vacant

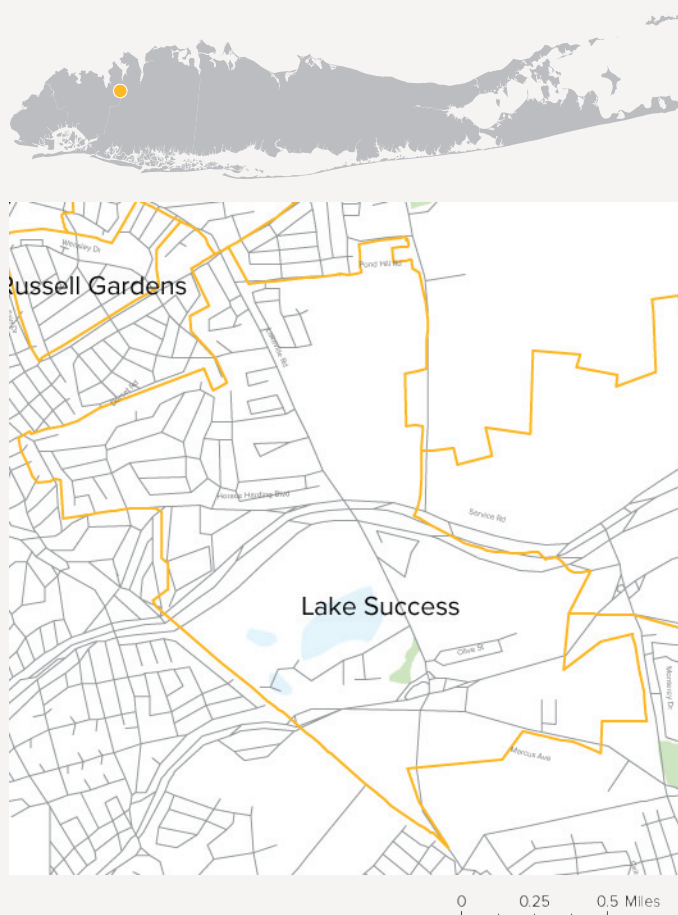
\$1,000,000+ is the median home value

21% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

25% of renters pay greater than 30% of their household income towards rent

\$156,528 is the median household income



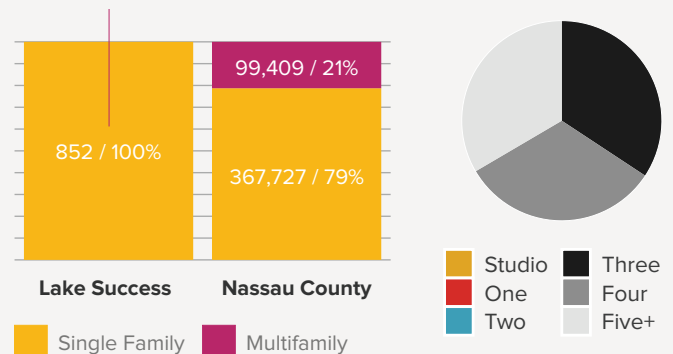
¹ * Data is unavailable due to small population size or other factors.

LAKE SUCCESS
VILLAGE**HOUSING INVENTORY**

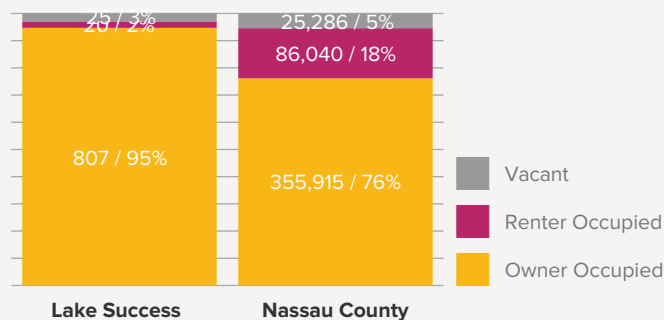
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

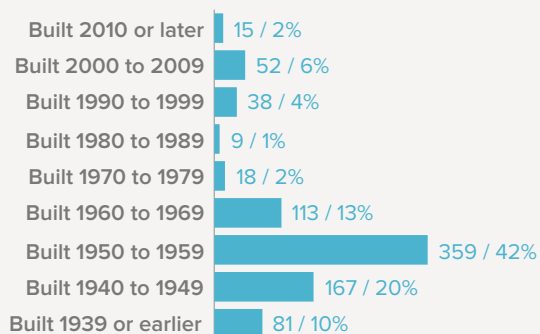
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

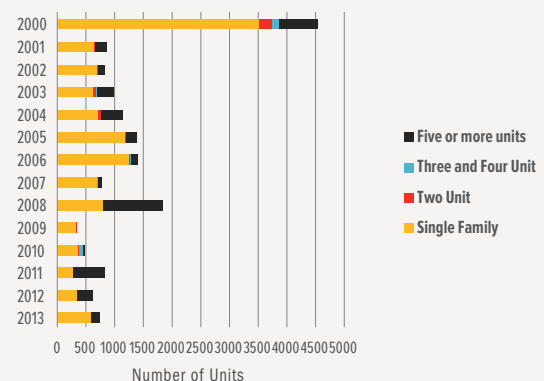
Public Housing	0
Section 8 Housing Voucher Choice Program	23
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	23

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

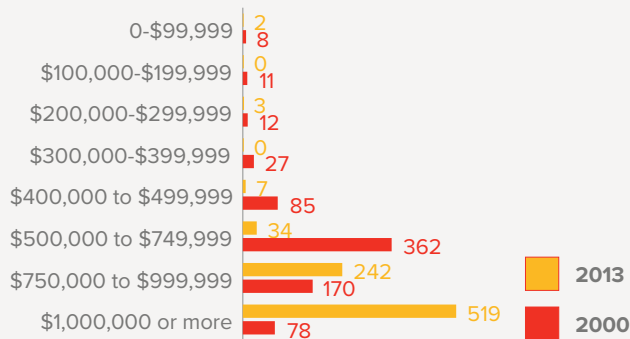
Housing Permits in Nassau County

LAKE SUCCESS
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Lake Success	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$663,300 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

Renter Households

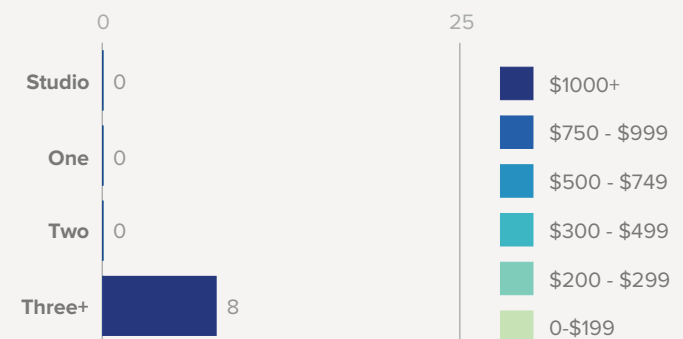
source: 2009-13 American Community Survey

Renter median income	\$31,786
Median income of all households	\$156,528
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



LAKE SUCCESS
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

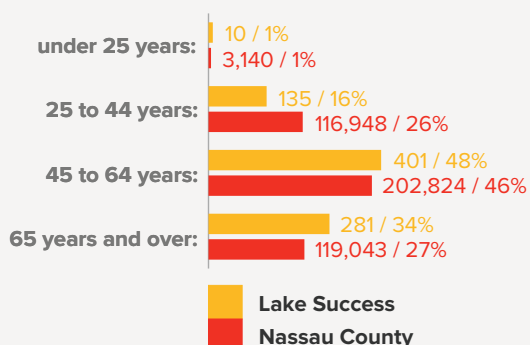
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	61.60%
Percent Black, non Hispanic	7.20%
Percent Asian, non Hispanic	27.00%
Percent Hispanic	2.60%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

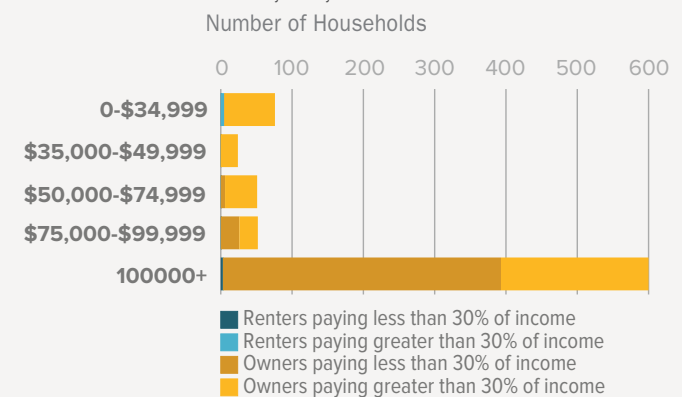
**Population + Households**

source: 2009-13 American Community Survey

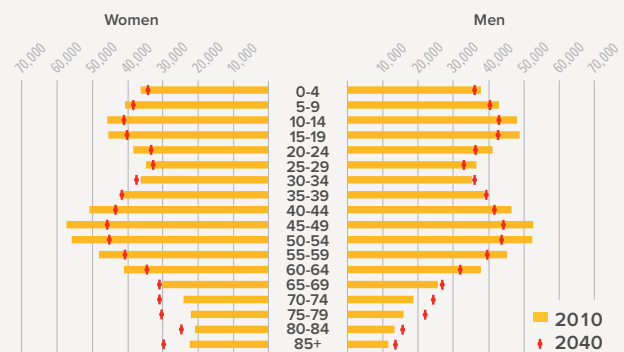
Population	2,966
Households	827
Average household size	2.93
Proportion of residents that live in families	78.70%
Average family size	3.1
Proportion of residents that live alone	2.90%
Proportion of households	
with someone under 18 in 2013	40.30%
with someone under 18 in 2000	9.90%
with someone over 65 in 2013	38.80%
with someone over 65 in 2000	37.50%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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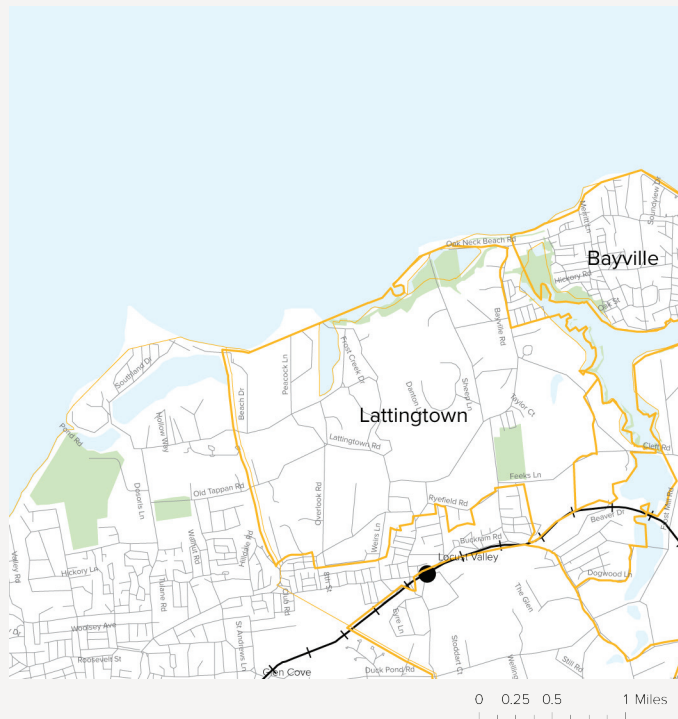


HOUSING DATA PROFILE **2014**

LATTINGTOWN VILLAGE

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1,850 Population

613 Households

81% of units are owner occupied

10% of units are renter occupied

9% of units are vacant

\$1,000,000+ is the median home value

27% of owners pay greater than 30% of their household income towards housing

\$1,953 is the median gross rent

22% of renters pay greater than 30% of their household income towards rent

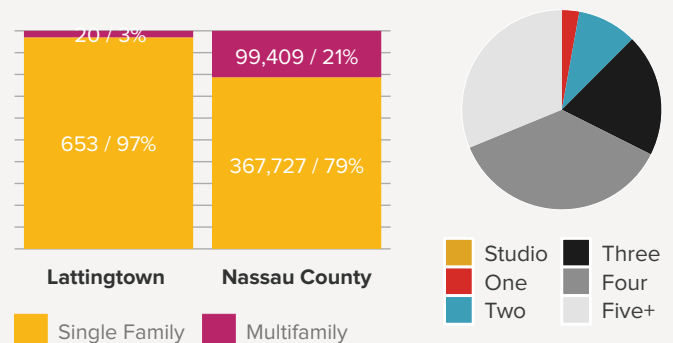
\$143,393 is the median household income

LATTINGTOWN
VILLAGE**HOUSING INVENTORY**

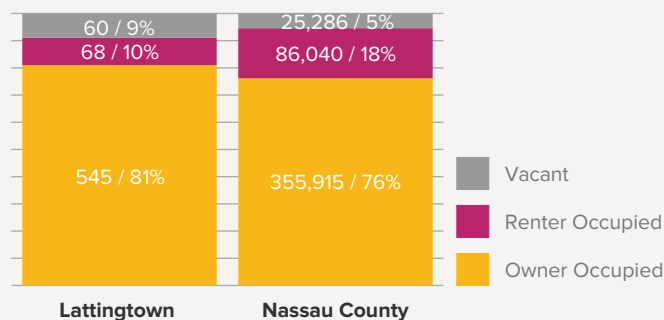
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

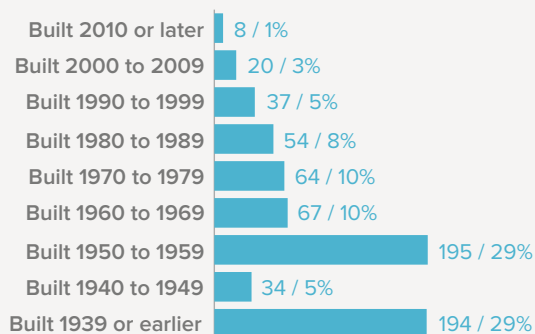
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

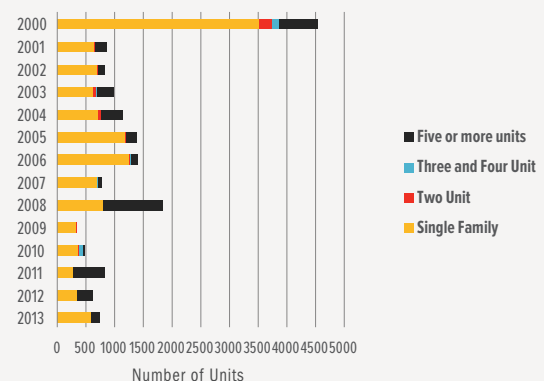
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

LATTINGTOWN

VILLAGE

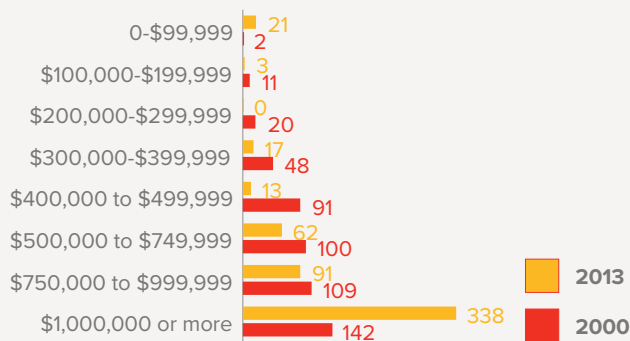
OWNER OCCUPIED HOUSING

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Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Lattingtown	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$735,800 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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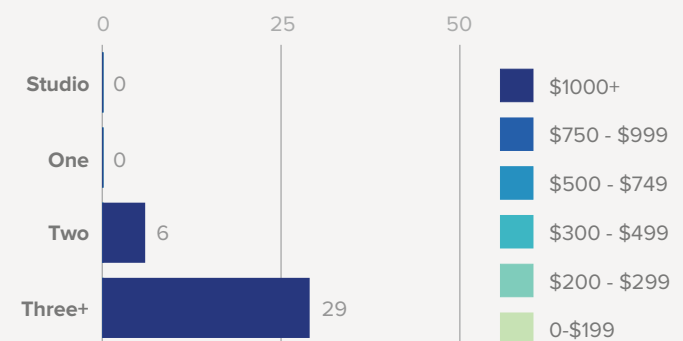
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$45,000
Median income of all households	\$143,393
Median gross rent	\$1,953
Median gross rent as proportion of renter median income	52%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



LATTINGTOWN
VILLAGE**DEMOGRAPHICS**

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Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
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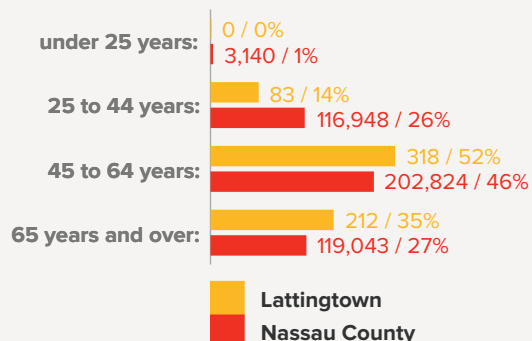
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	89.00%
Percent Black, non Hispanic	2.70%
Percent Asian, non Hispanic	4.50%
Percent Hispanic	3.70%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

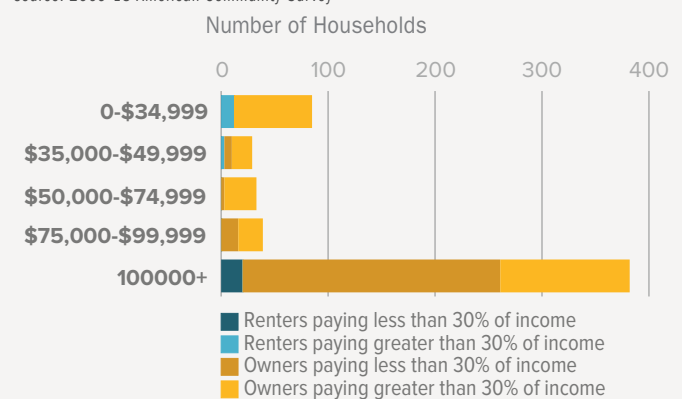
**Population + Households**

source: 2009-13 American Community Survey

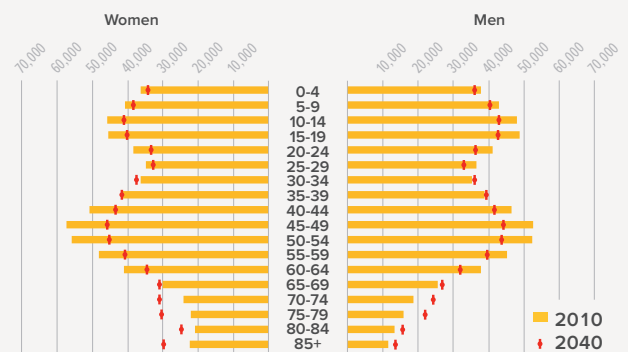
Population	1,850
Households	613
Average household size	2.99
Proportion of residents that live in families	93.20%
Average family size	3.29
Proportion of residents that live alone	5.20%
Proportion of households	
with someone under 18 in 2013	29.70%
with someone under 18 in 2000	8.50%
with someone over 65 in 2013	37.70%
with someone over 65 in 2000	38.60%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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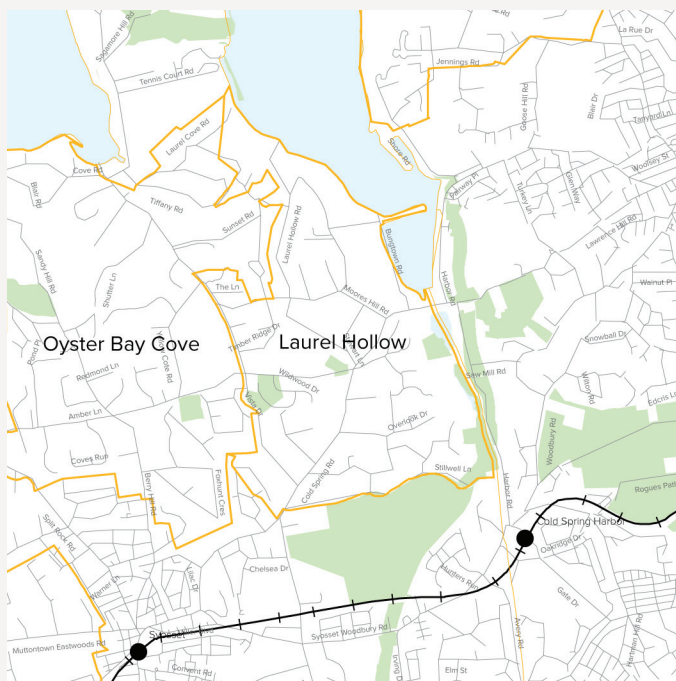


HOUSING DATA PROFILE **2014**

LAUREL HOLLOW VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



1,731 Population

530 Households

91% of units are owner occupied

1% of units are renter occupied

9% of units are vacant

\$1,000,000+ is the median home value

21% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

0% of renters pay greater than 30% of their household income towards rent

\$195,000 is the median household income

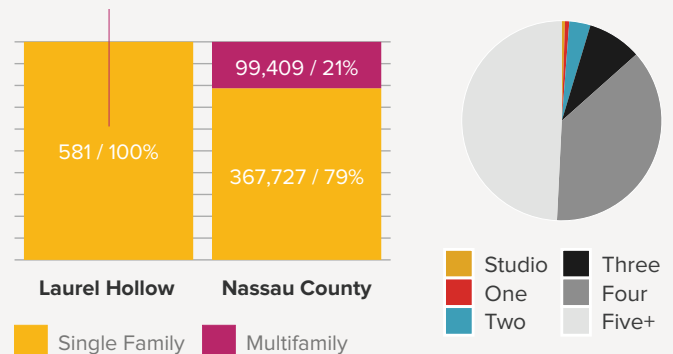
1 * Data is unavailable due to small population size or other factors.

LAUREL HOLLOW
VILLAGE**HOUSING INVENTORY**

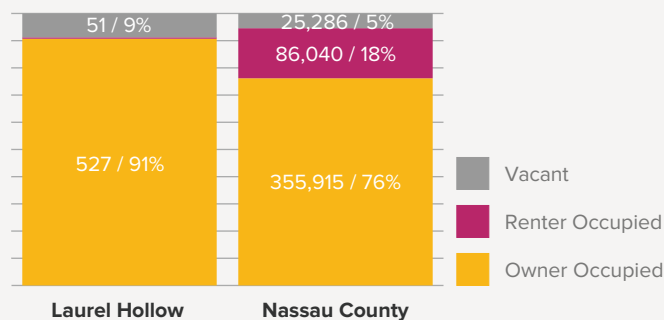
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

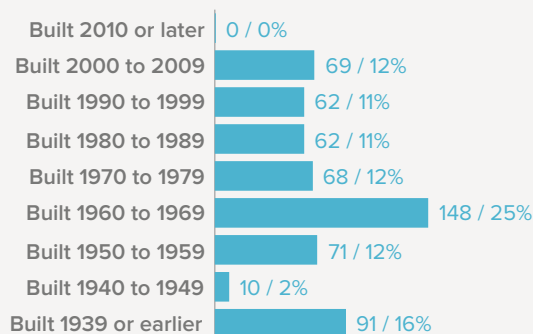
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

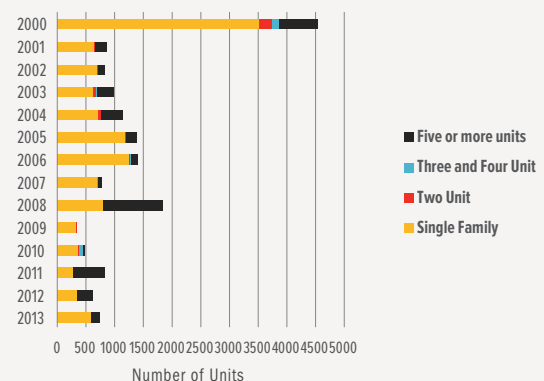
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

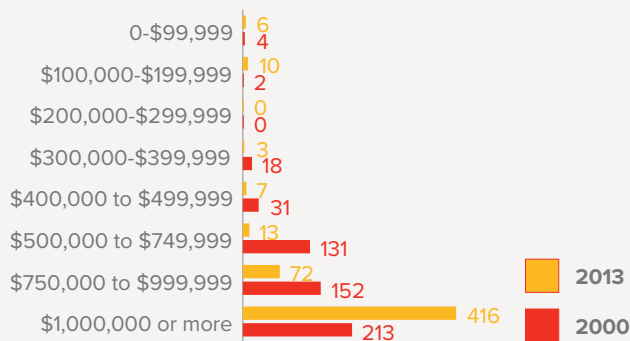
Housing Permits in Nassau County

LAUREL HOLLOW
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Laurel Hollow	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$894,500 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

Renter Households

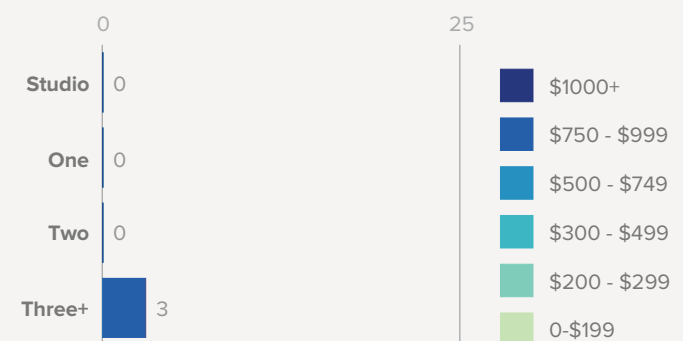
source: 2009-13 American Community Survey

Renter median income	\$- *
Median income of all households	\$195,000
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



LAUREL HOLLOW
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

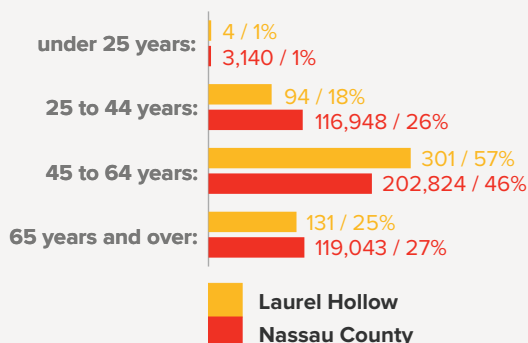
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	87.70%
Percent Black, non Hispanic	0.50%
Percent Asian, non Hispanic	6.90%
Percent Hispanic	4.30%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

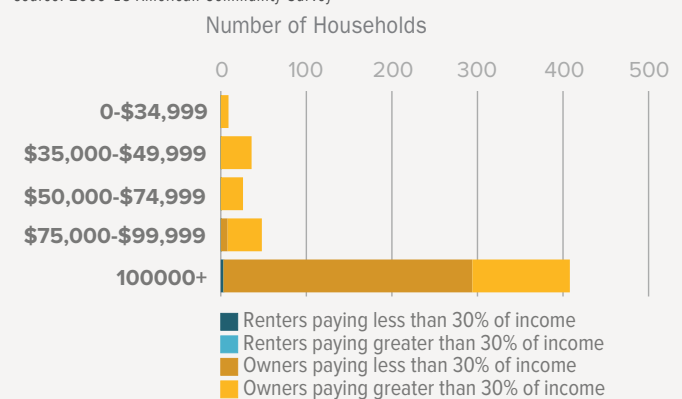
**Population + Households**

source: 2009-13 American Community Survey

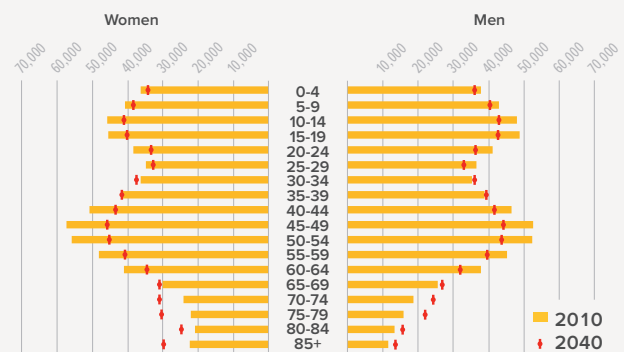
Population	1,731
Households	530
Average household size	3.15
Proportion of residents that live in families	91.60%
Average family size	3.4
Proportion of residents that live alone	3.90%
Proportion of households	
with someone under 18 in 2013	43.80%
with someone under 18 in 2000	4.50%
with someone over 65 in 2013	30.20%
with someone over 65 in 2000	46.20%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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HOUSING DATA PROFILE **2014**

LAWRENCE

VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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6,504 Population

2,045 Households

73% of units are owner occupied

11% of units are renter occupied

16% of units are vacant

\$897,800 is the median home value

16% of owners pay greater than 30% of their household income towards housing

\$1,765 is the median gross rent

46% of renters pay greater than 30% of their household income towards rent

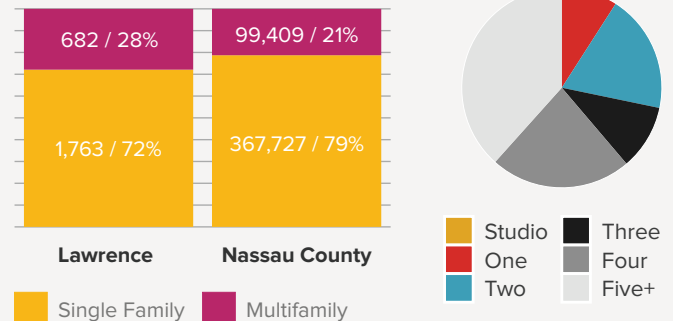
\$133,958 is the median household income

LAWRENCE
VILLAGE**HOUSING INVENTORY**

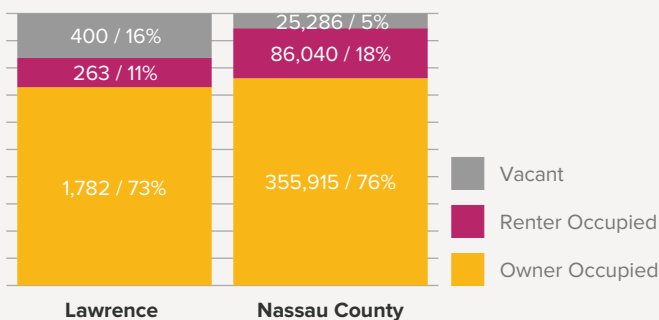
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

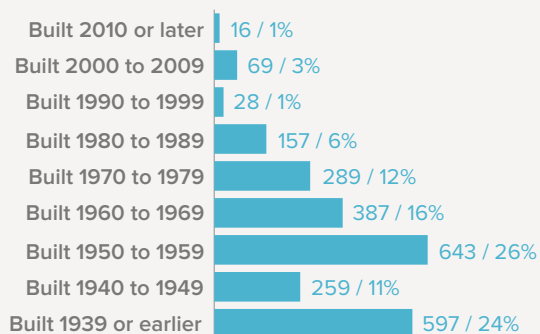
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

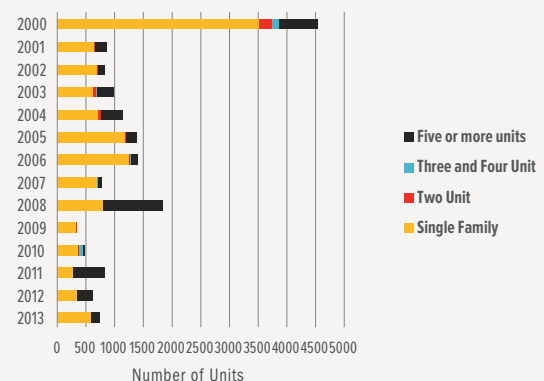
Public Housing	0
Section 8 Housing Voucher Choice Program	1
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	1

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

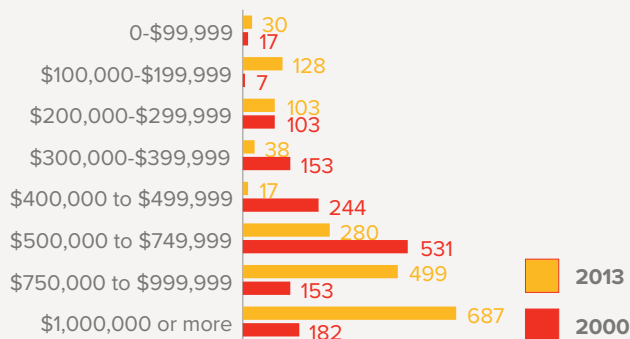
Housing Permits in Nassau County

LAWRENCE
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Lawrence	Nassau County
\$897,800 in 2013	\$454,500 in 2013
\$549,900 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

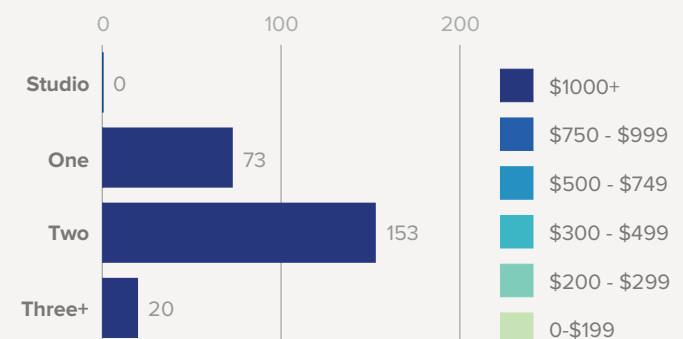
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$68,750
Median income of all households	\$133,958
Median gross rent	\$1,765
Median gross rent as proportion of renter median income	31%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



LAWRENCE
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	6,504
Households	2,045
Average household size	3.18
Proportion of residents that live in families	94.00%
Average family size	3.63
Proportion of residents that live alone	5.60%
Proportion of households	
with someone under 18 in 2013	36.20%
with someone under 18 in 2000	13.00%
with someone over 65 in 2013	37.20%
with someone over 65 in 2000	38.50%

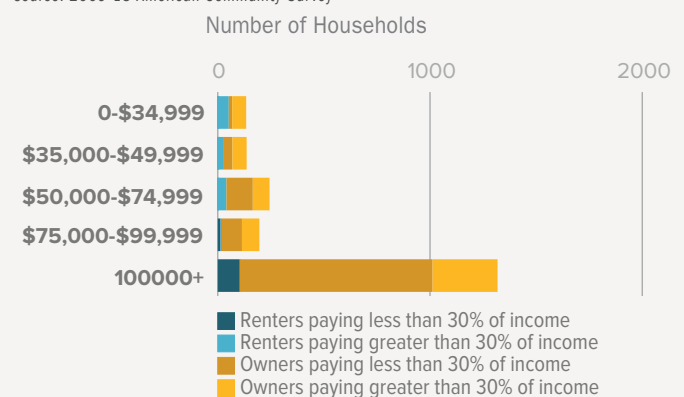
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

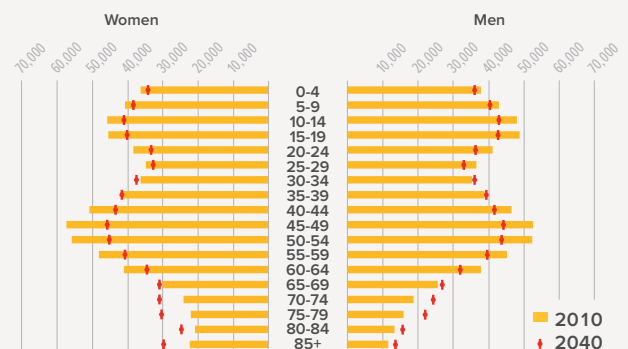
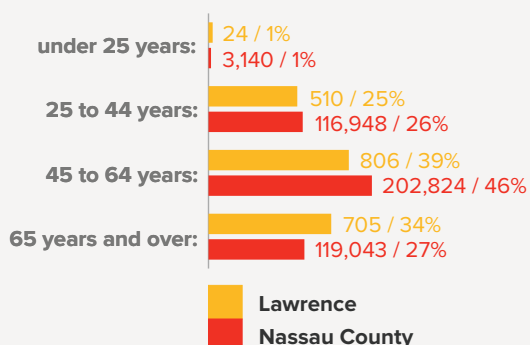
Percent White, non Hispanic	95.00%
Percent Black, non Hispanic	0.20%
Percent Asian, non Hispanic	0.80%
Percent Hispanic	3.90%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





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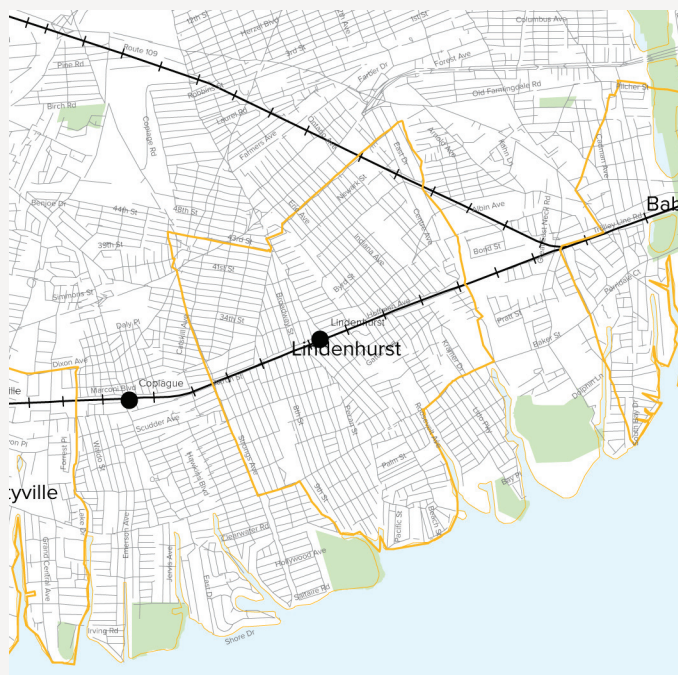


HOUSING DATA PROFILE **2014**

LINDENHURST VILLAGE

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27,278 Population

8,983 Households

73% of units are owner occupied

18% of units are renter occupied

9% of units are vacant

\$353,100 is the median home value

37% of owners pay greater than 30% of their household income towards housing

\$1,377 is the median gross rent

42% of renters pay greater than 30% of their household income towards rent

\$86,791 is the median household income

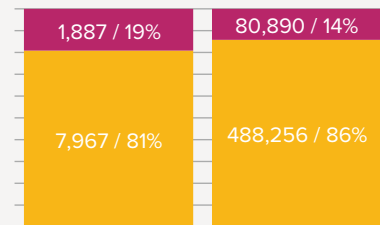
LINDENHURST VILLAGE

HOUSING INVENTORY

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

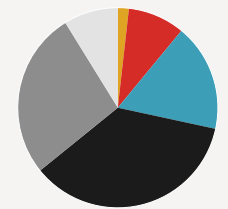
Housing Supply

source: 2009-13 American Community Survey



Lindenhurst Suffolk County

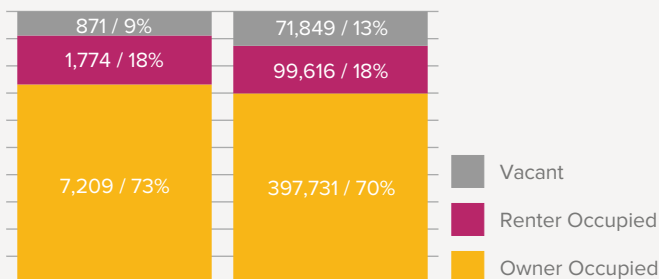
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey



Lindenhurst

Suffolk County

Vacant
Renter Occupied
Owner Occupied

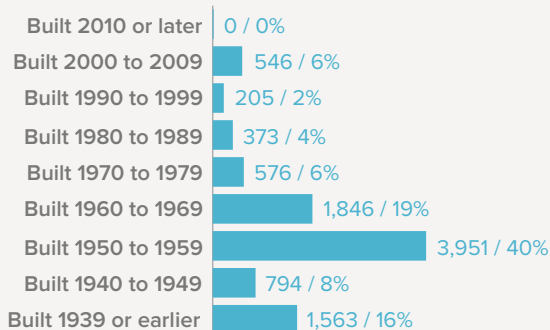
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	65
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	65

Age of Housing Stock

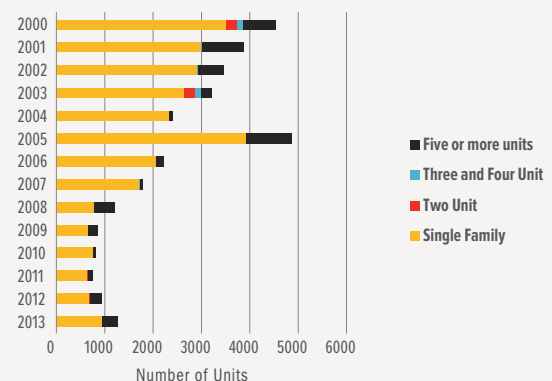
source: 2009-13 American Community Survey



Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

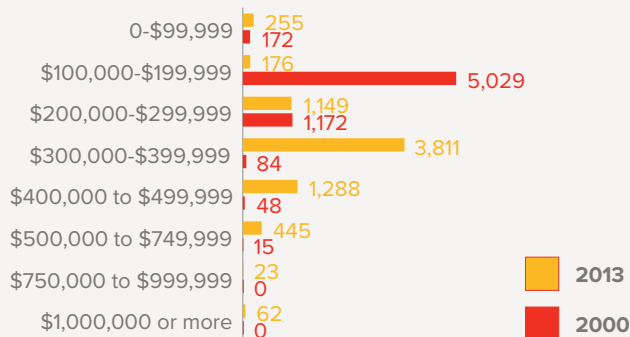


LINDENHURST
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

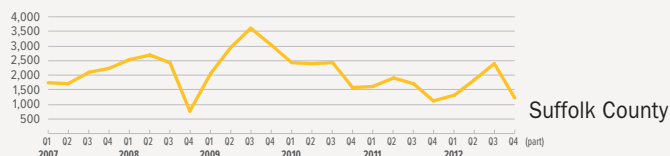
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Lindenhurst	Suffolk County
\$353,100 in 2013	\$383,400 in 2013
\$169,000 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$60,885	per year

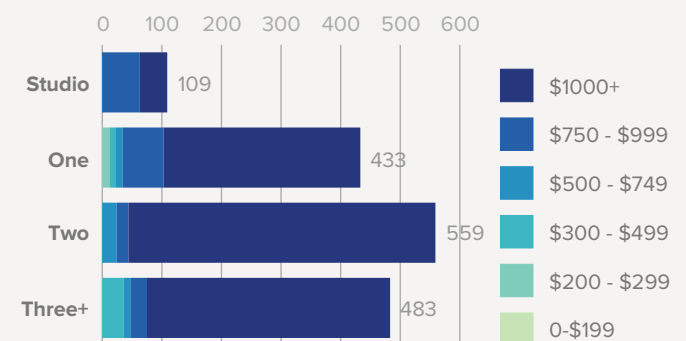
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$53,567
Median income of all households	\$86,791
Median gross rent	\$1,377
Median gross rent as proportion of renter median income	31%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



LINDENHURST
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	27,278
Households	8,983
Average household size	3.03
Proportion of residents that live in families	90.20%
Average family size	3.48
Proportion of residents that live alone	8.40%
Proportion of households	
with someone under 18 in 2013	35.80%
with someone under 18 in 2000	7.40%
with someone over 65 in 2013	29.80%
with someone over 65 in 2000	43.50%

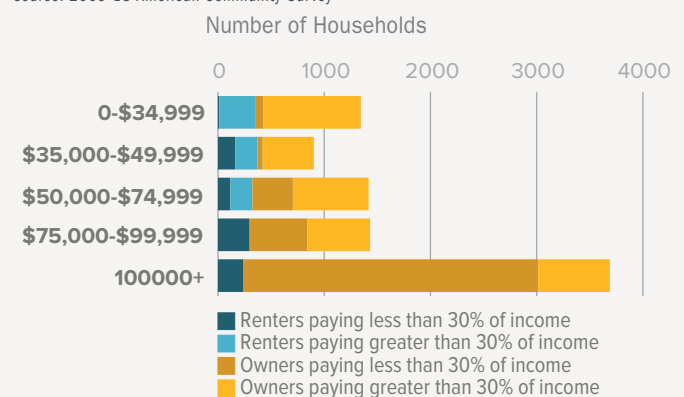
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

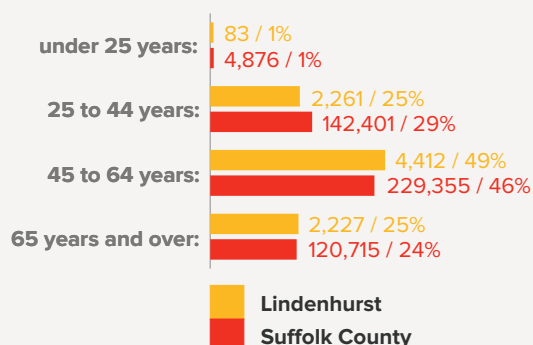
**Race + Ethnicity**

source: 2009-13 American Community Survey

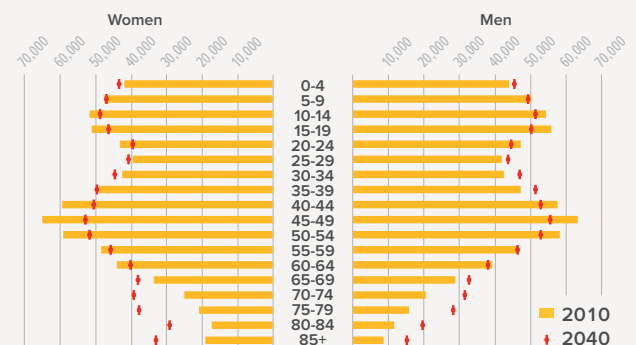
Percent White, non Hispanic	84.50%
Percent Black, non Hispanic	1.60%
Percent Asian, non Hispanic	2.20%
Percent Hispanic	11.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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HOUSING DATA PROFILE **2014**

LLOYD HARBOR VILLAGE

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3,670 Population

1,085 Households

87% of units are owner occupied

5% of units are renter occupied

8% of units are vacant

\$1,000,000+ is the median home value

18% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

32% of renters pay greater than 30% of their household income towards rent

\$208,942 is the median household income

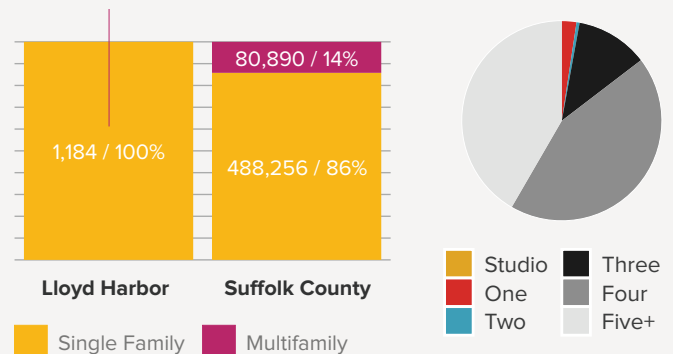
1 * Data is unavailable due to small population size or other factors.

LLOYD HARBOR
VILLAGE**HOUSING INVENTORY**

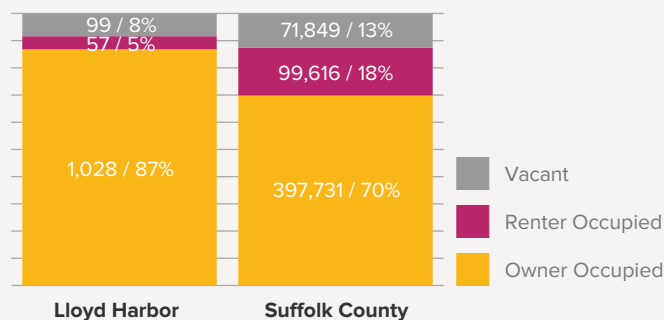
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

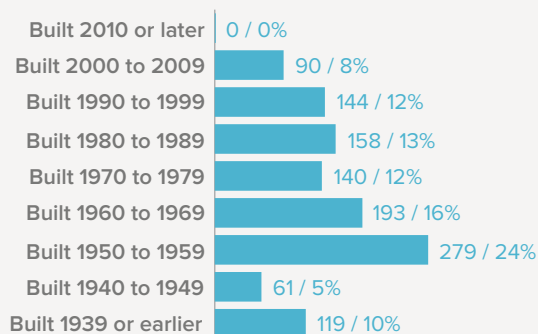
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

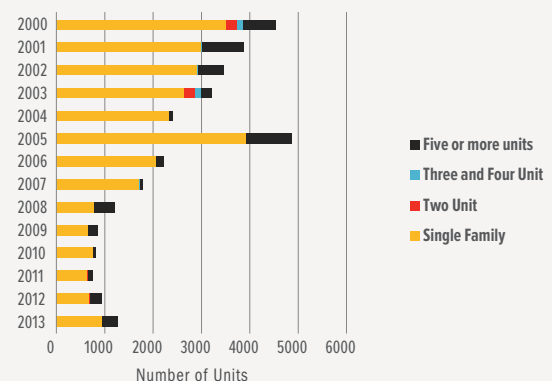
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

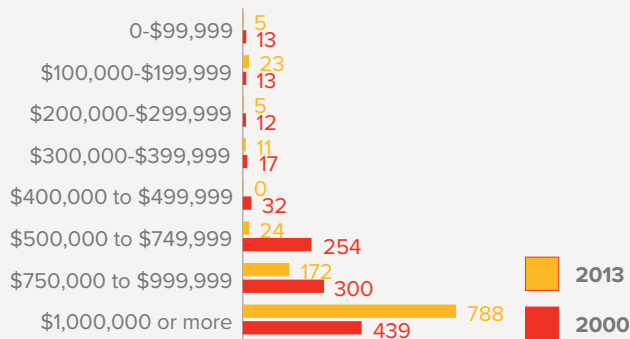
Housing Permits in Suffolk County

LLOYD HARBOR
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

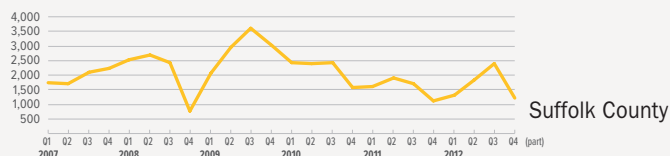
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Lloyd Harbor	Suffolk County
\$1,000,000+ in 2013	\$383,400 in 2013
\$912,100 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
	\$60,885	per year

Renter Households

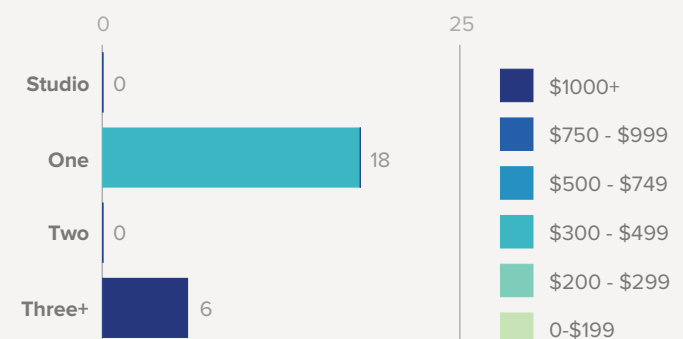
source: 2009-13 American Community Survey

Renter median income	\$93,098
Median income of all households	\$208,942
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



LLOYD HARBOR
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	3,670
Households	1,085
Average household size	3.34
Proportion of residents that live in families	94.50%
Average family size	3.62
Proportion of residents that live alone	3.80%
Proportion of households	
with someone under 18 in 2013	50.00%
with someone under 18 in 2000	4.20%
with someone over 65 in 2013	32.70%
with someone over 65 in 2000	47.90%

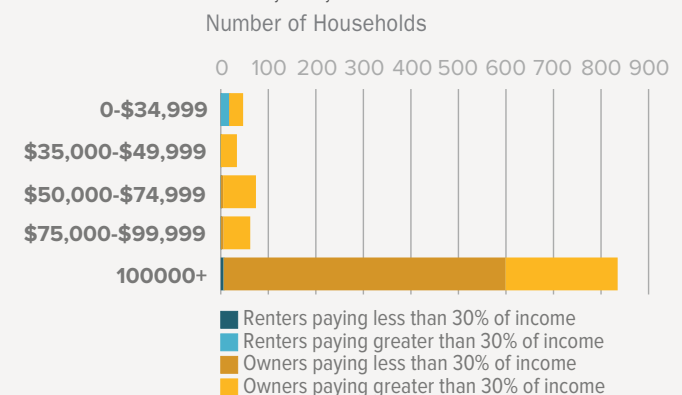
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

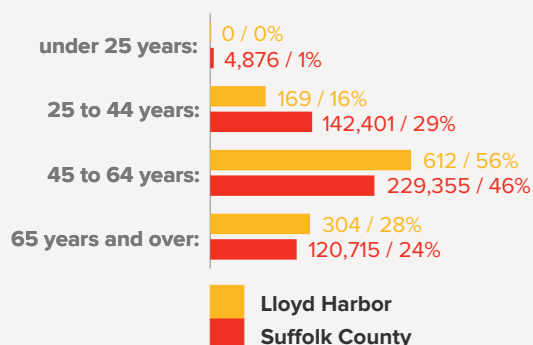
**Race + Ethnicity**

source: 2009-13 American Community Survey

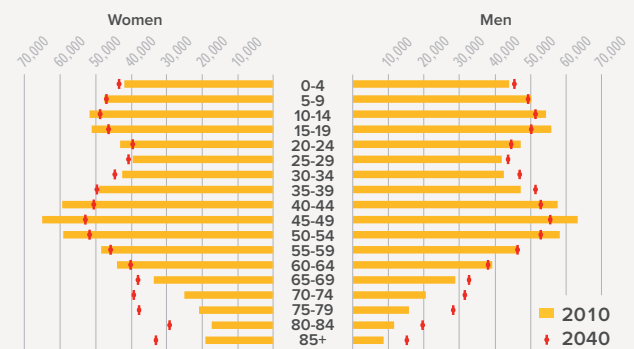
Percent White, non Hispanic	93.40%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	2.80%
Percent Hispanic	2.70%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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HOUSING DATA PROFILE **2014**

LYNBROOK VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



19,461 Population

7,121 Households

69% of units are owner occupied

24% of units are renter occupied

8% of units are vacant

\$411,600 is the median home value

31% of owners pay greater than 30% of their household income towards housing

\$1,614 is the median gross rent

63% of renters pay greater than 30% of their household income towards rent

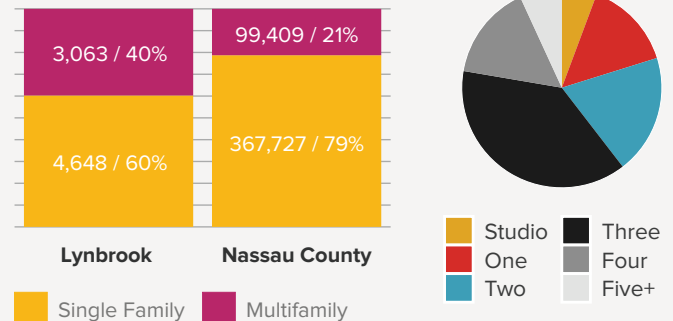
\$88,208 is the median household income

LYNBROOK
VILLAGE**HOUSING INVENTORY**

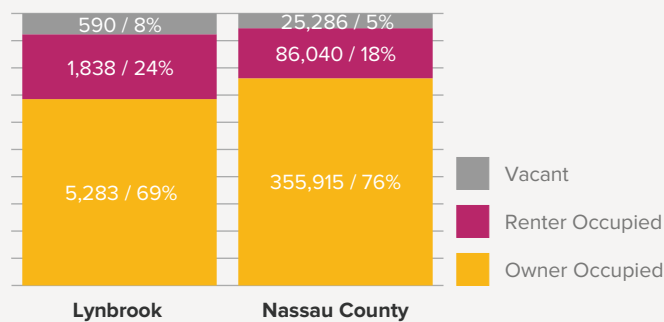
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

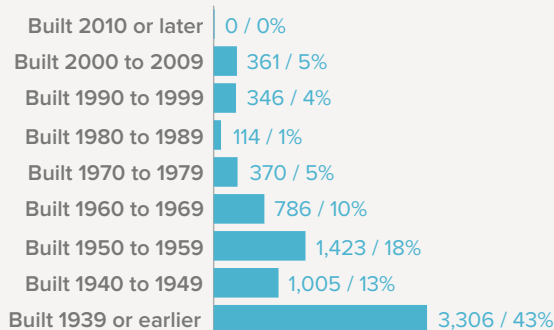
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

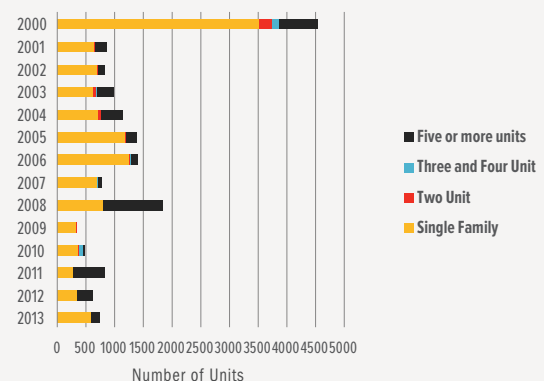
Public Housing	0
Section 8 Housing Voucher Choice Program	178
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	127
Other Multi-Family	0
Total units available through HUD programs	305

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

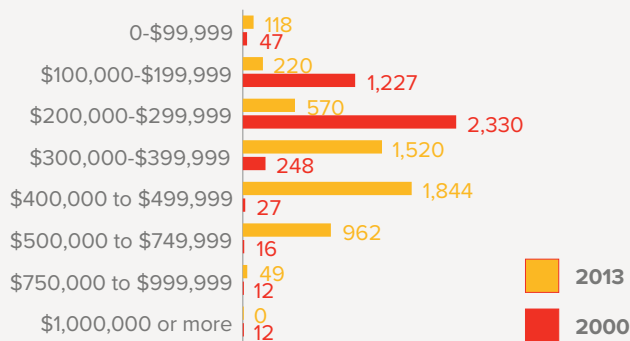
Housing Permits in Nassau County

LYNBROOK
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Lynbrook	Nassau County
\$411,600 in 2013	\$454,500 in 2013
\$219,500 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

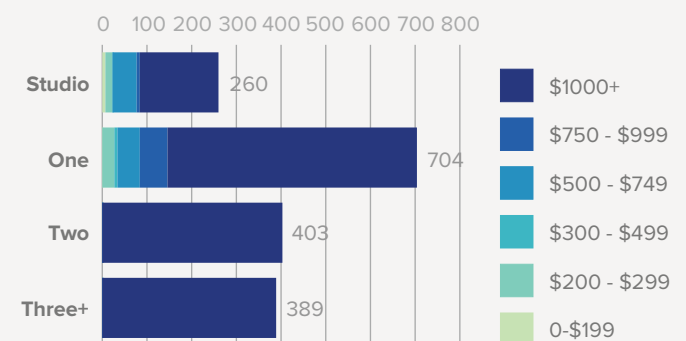
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$46,538
Median income of all households	\$88,208
Median gross rent	\$1,614
Median gross rent as proportion of renter median income	42%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



LYNBROOK
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

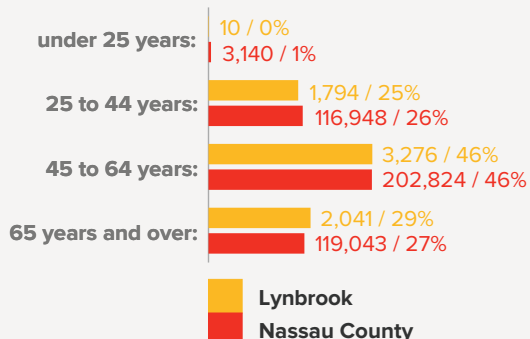
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	75.90%
Percent Black, non Hispanic	3.10%
Percent Asian, non Hispanic	6.50%
Percent Hispanic	13.70%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

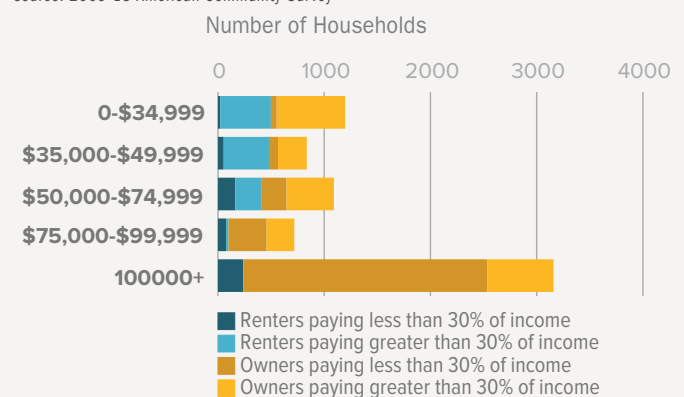
**Population + Households**

source: 2009-13 American Community Survey

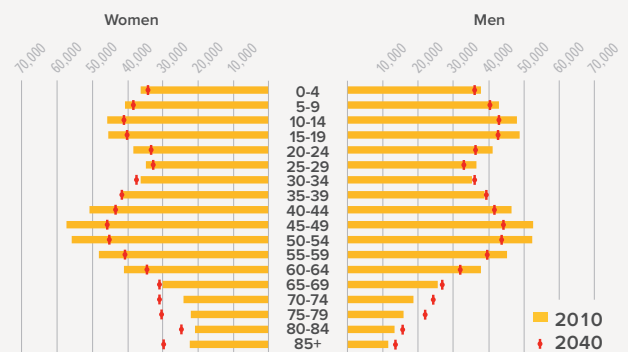
Population	19,461
Households	7,121
Average household size	2.73
Proportion of residents that live in families	86.70%
Average family size	3.42
Proportion of residents that live alone	12.10%
Proportion of households	
with someone under 18 in 2013	33.90%
with someone under 18 in 2000	11.90%
with someone over 65 in 2013	33.30%
with someone over 65 in 2000	32.90%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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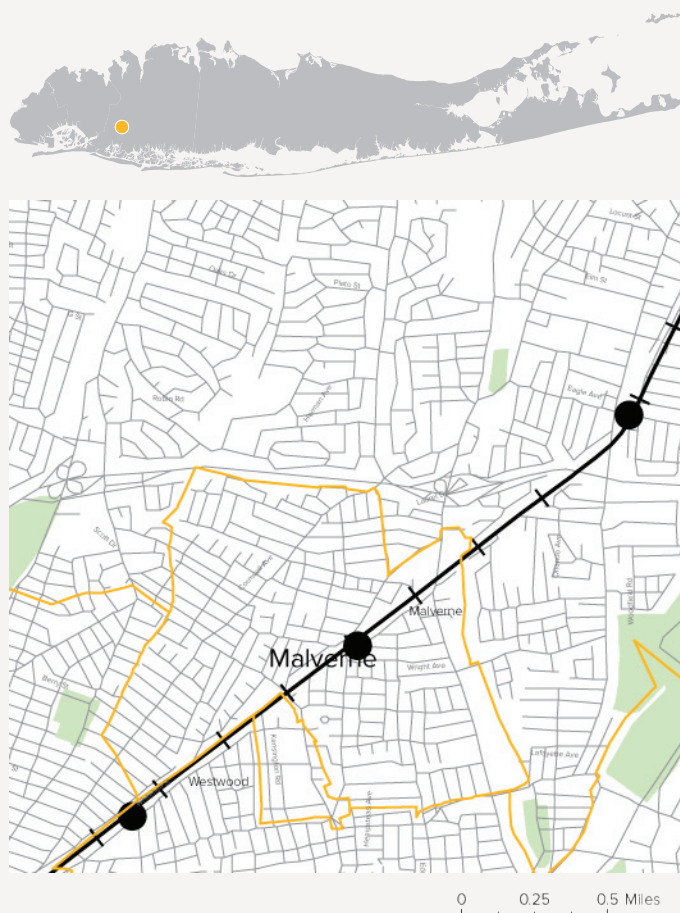
HOUSING DATA PROFILE **2014**

MALVERNE

VILLAGE

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8,529 Population

3,033 Households

89% of units are owner occupied

8% of units are renter occupied

3% of units are vacant

\$446,800 is the median home value

23% of owners pay greater than 30% of their household income towards housing

\$1,382 is the median gross rent

16% of renters pay greater than 30% of their household income towards rent

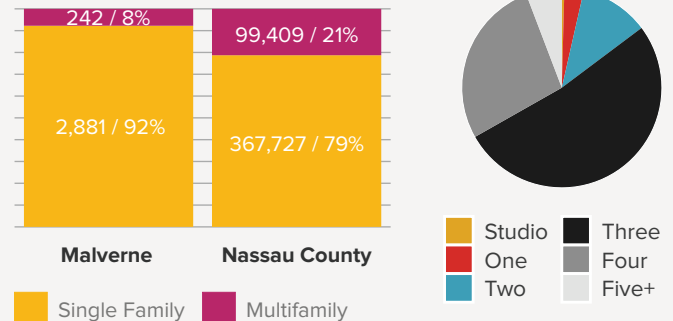
\$116,926 is the median household income

MALVERNE
VILLAGE**HOUSING INVENTORY**

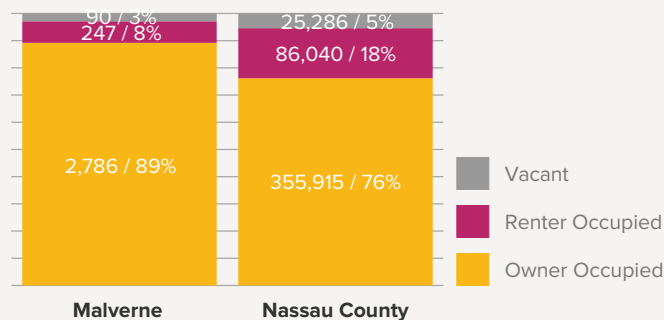
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

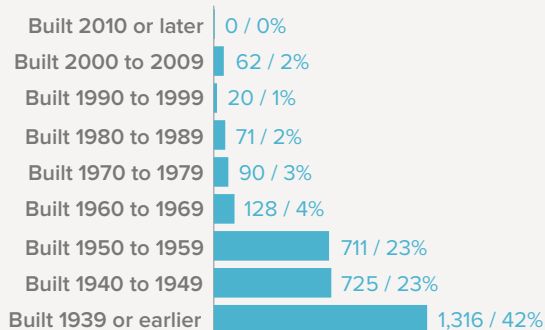
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

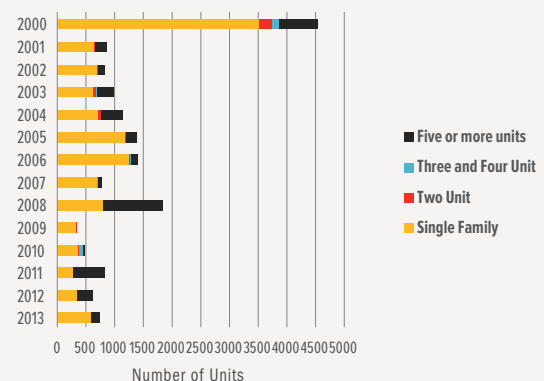
Public Housing	0
Section 8 Housing Voucher Choice Program	2
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	2

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

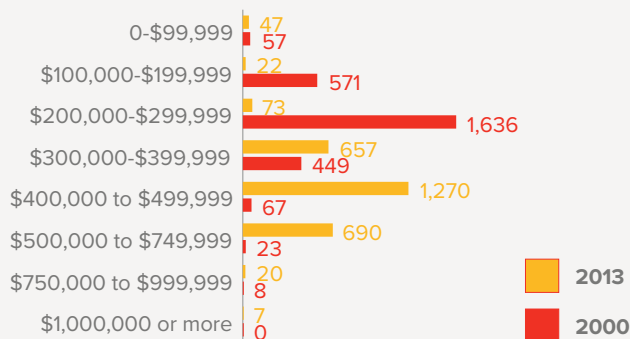
Housing Permits in Nassau County

MALVERNE
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Malverne	Nassau County
\$446,800 in 2013	\$454,500 in 2013
\$241,700 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

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Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

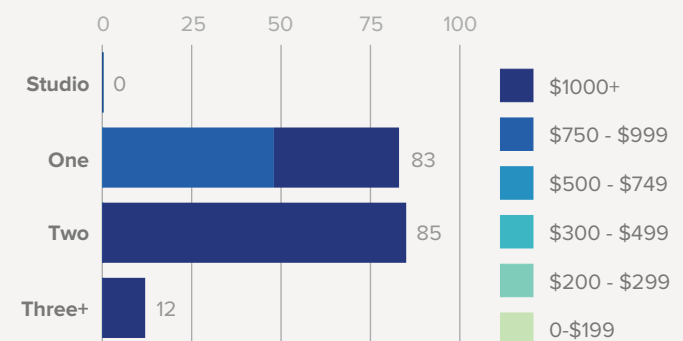
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$65,795
Median income of all households	\$116,926
Median gross rent	\$1,382
Median gross rent as proportion of renter median income	25%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



HOUSING DATA PROFILE **2014**

MALVERNE VILLAGE

DEMOGRAPHICS

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	8,529
Households	3,033
Average household size	2.81
Proportion of residents that live in families	87.90%
Average family size	3.28
Proportion of residents that live alone	10.00%
Proportion of households	
with someone under 18 in 2013	27.90%
with someone under 18 in 2000	8.80%
with someone over 65 in 2013	32.20%
with someone over 65 in 2000	36.10%

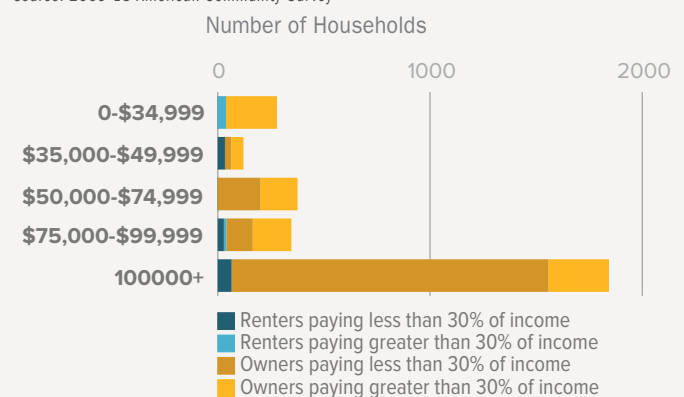
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey



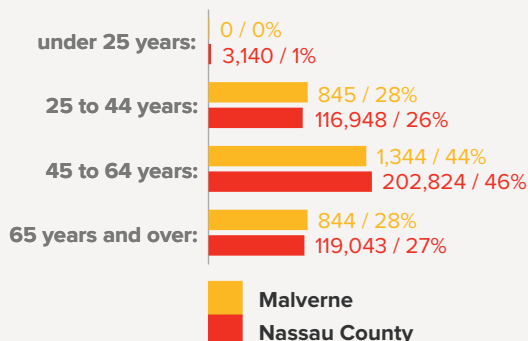
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	89.30%
Percent Black, non Hispanic	1.00%
Percent Asian, non Hispanic	4.80%
Percent Hispanic	4.90%
Percent American Indian	0.00%

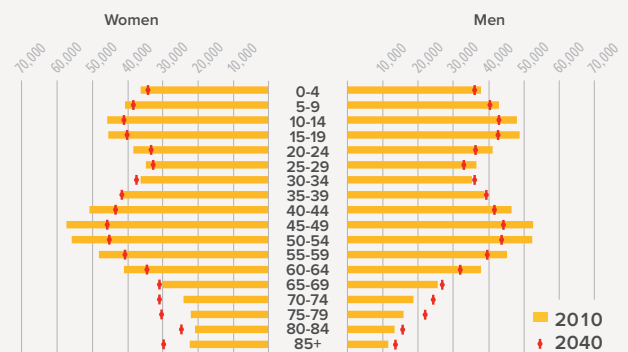
Age of Heads of Household

source: 2009-13 American Community Survey



Population Projections

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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HOUSING DATA PROFILE **2014**

MANORHAVEN VILLAGE

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6,584 Population

2,377 Households

38% of units are owner occupied

51% of units are renter occupied

11% of units are vacant

\$521,900 is the median home value

44% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

52% of renters pay greater than 30% of their household income towards rent

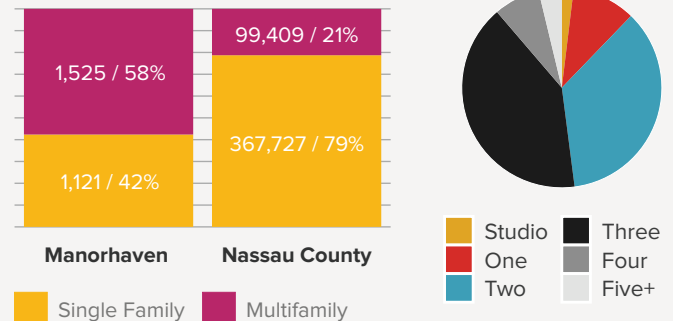
\$71,446 is the median household income

MANORHAVEN
VILLAGE**HOUSING INVENTORY**

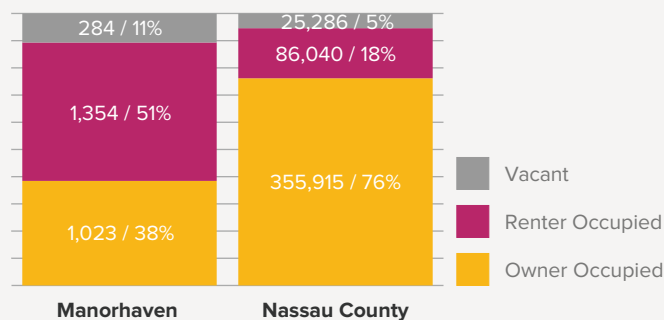
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

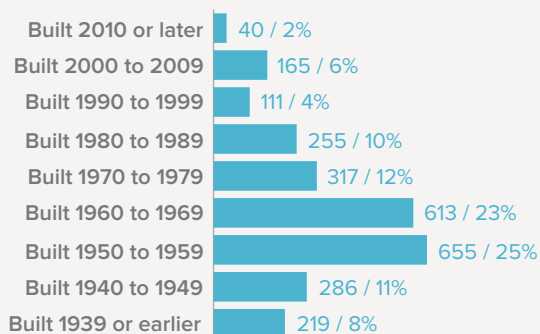
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

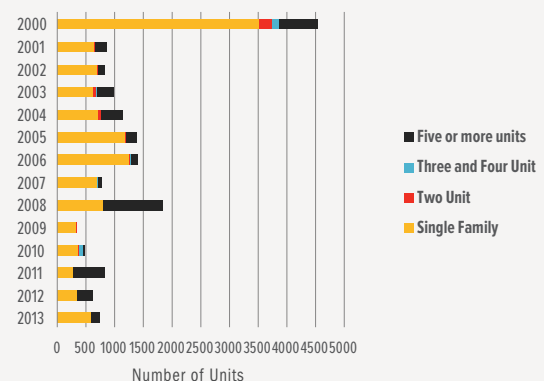
Public Housing	0
Section 8 Housing Voucher Choice Program	9
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	9

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

MANORHAVEN
VILLAGE**OWNER OCCUPIED HOUSING**

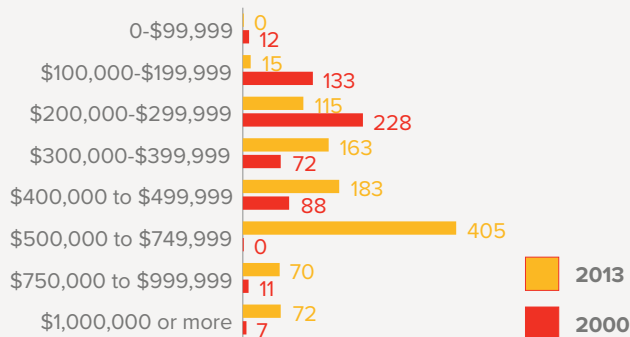
Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

Renter Households

source: 2009-13 American Community Survey

Renter median income	\$64,853
Median income of all households	\$71,446
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	37%

Foreclosure Activity

source: LI Real Estate

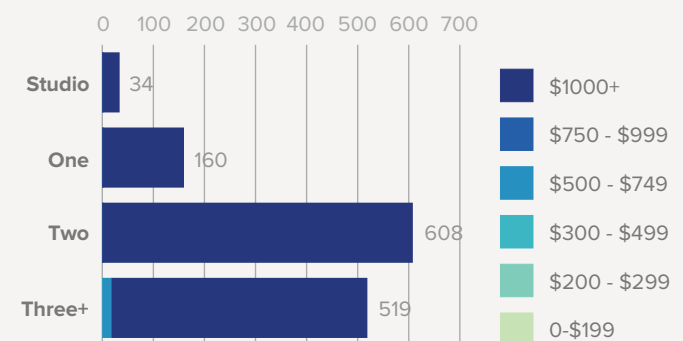
**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Manorhaven	Nassau County
\$521,900 in 2013	\$454,500 in 2013
\$271,900 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

Rental Units by Gross Rent

source: 2009-13 American Community Survey



MANORHAVEN
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

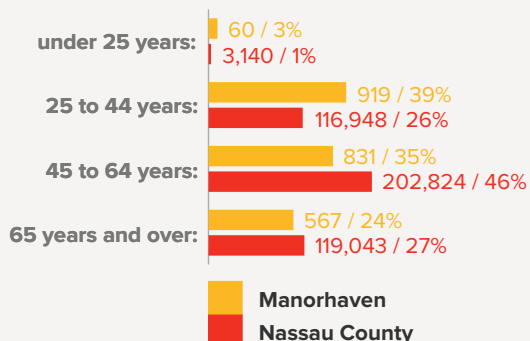
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	61.30%
Percent Black, non Hispanic	1.50%
Percent Asian, non Hispanic	10.40%
Percent Hispanic	24.50%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

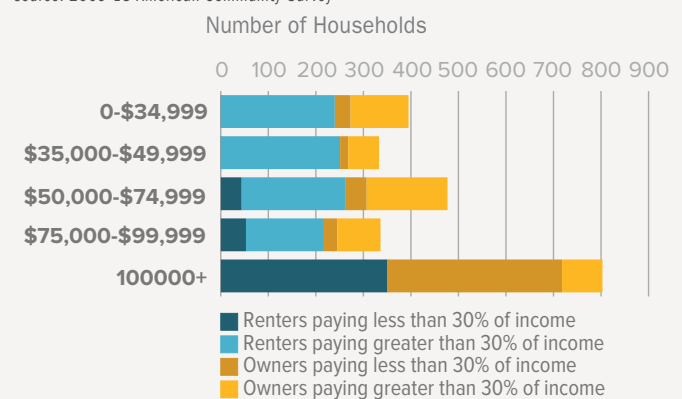
**Population + Households**

source: 2009-13 American Community Survey

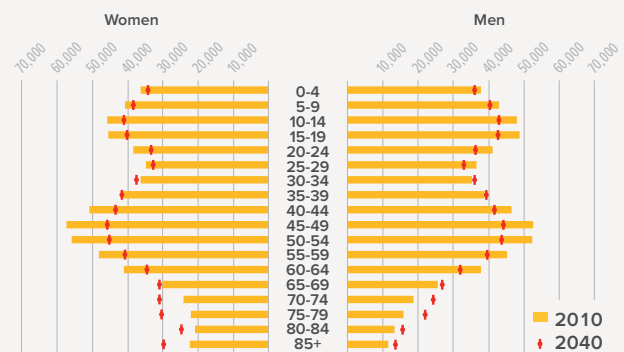
Population	6,584
Households	2,377
Average household size	2.77
Proportion of residents that live in families	85.40%
Average family size	3.37
Proportion of residents that live alone	13.50%
Proportion of households	
with someone under 18 in 2013	39.20%
with someone under 18 in 2000	7.50%
with someone over 65 in 2013	28.80%
with someone over 65 in 2000	33.30%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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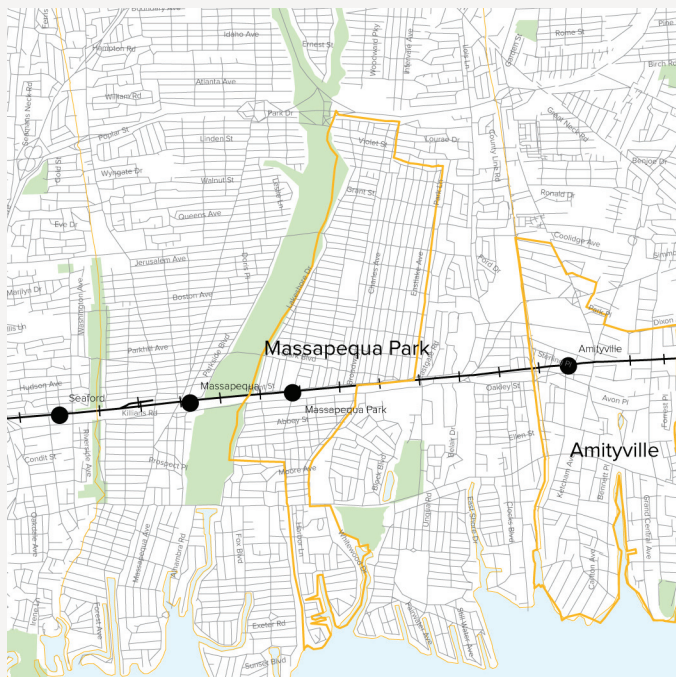


HOUSING DATA PROFILE **2014**

MASSAPEQUA PARK VILLAGE

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17,065 Population

5,500 Households

96% of units are owner occupied

2% of units are renter occupied

2% of units are vacant

\$447,300 is the median home value

30% of owners pay greater than 30% of their household income towards housing

\$1,783 is the median gross rent

42% of renters pay greater than 30% of their household income towards rent

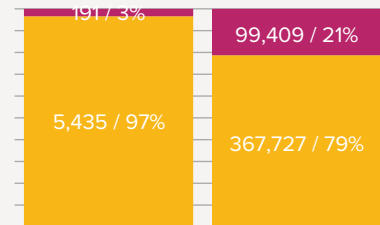
\$109,324 is the median household income

MASSAPEQUA PARK
VILLAGE**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

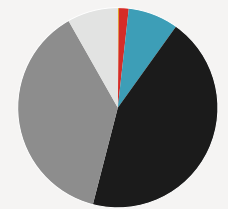
Housing Supply

source: 2009-13 American Community Survey



Massapequa Park Nassau County

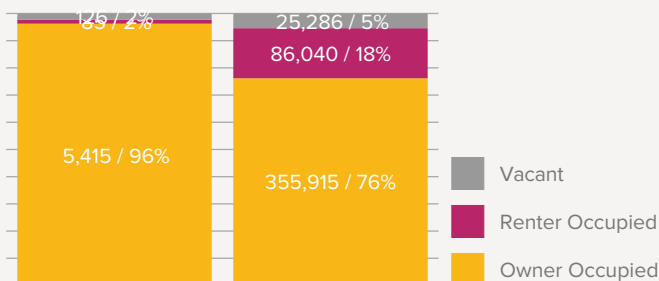
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey



Massapequa Park Nassau County

Vacant
Renter Occupied
Owner Occupied

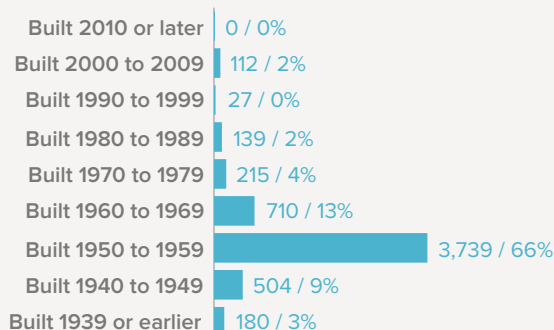
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	1
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	1

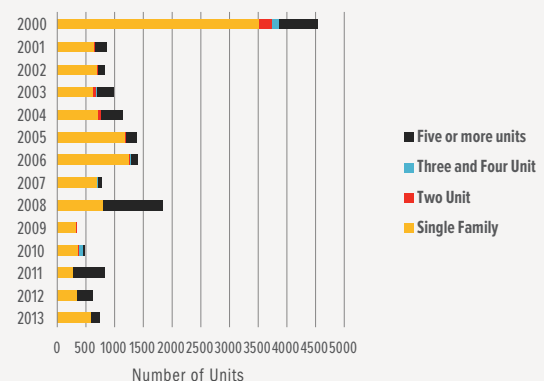
Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County



MASSAPEQUA PARK VILLAGE

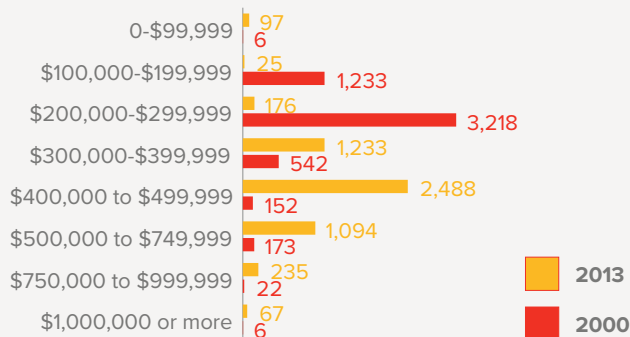
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Massapequa Park	Nassau County
\$447,300 in 2013	\$454,500 in 2013
\$236,500 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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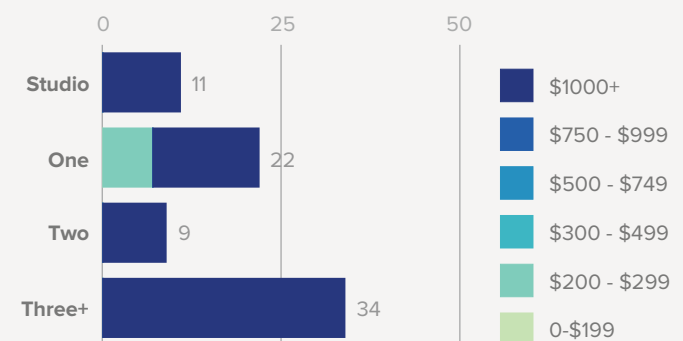
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$61,875
Median income of all households	\$109,324
Median gross rent	\$1,783
Median gross rent as proportion of renter median income	35%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



MASSAPEQUA PARK
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	17,065
Households	5,500
Average household size	3.1
Proportion of residents that live in families	93.00%
Average family size	3.49
Proportion of residents that live alone	6.30%
Proportion of households	
with someone under 18 in 2013	38.10%
with someone under 18 in 2000	8.10%
with someone over 65 in 2013	34.90%
with someone over 65 in 2000	39.60%

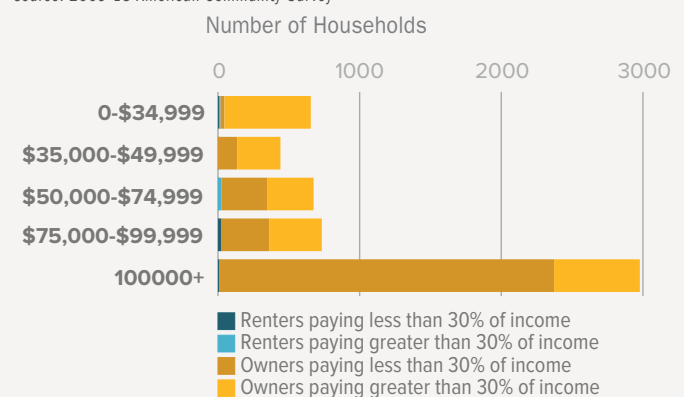
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

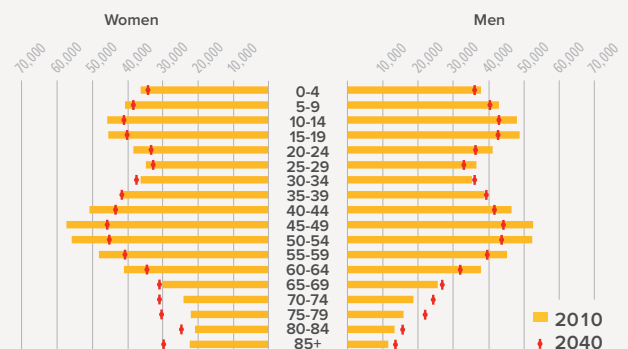
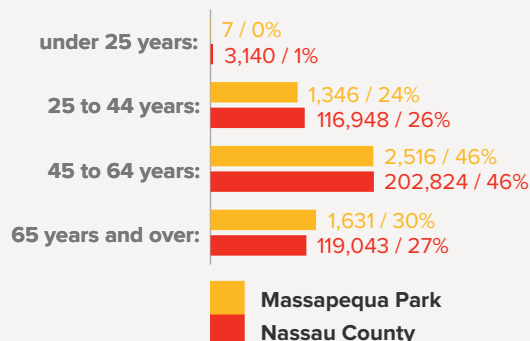
Percent White, non Hispanic	90.30%
Percent Black, non Hispanic	0.20%
Percent Asian, non Hispanic	1.60%
Percent Hispanic	7.10%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





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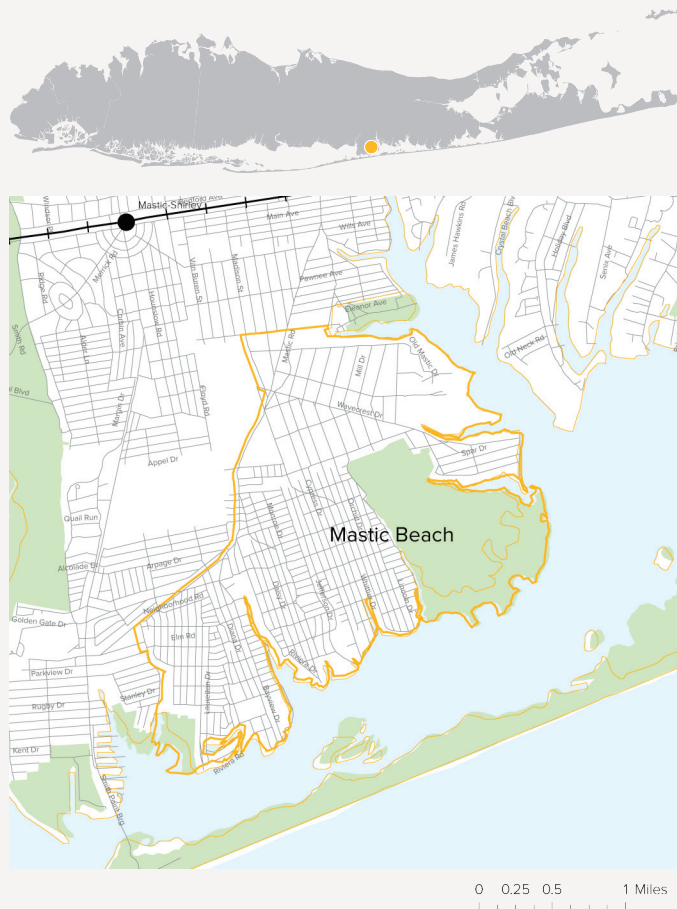


HOUSING DATA PROFILE **2014**

MASTIC BEACH VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



15,547 Population

4,827 Households

63% of units are owner occupied

23% of units are renter occupied

14% of units are vacant

\$210,800 is the median home value

38% of owners pay greater than 30% of their household income towards housing

\$1,730 is the median gross rent

78% of renters pay greater than 30% of their household income towards rent

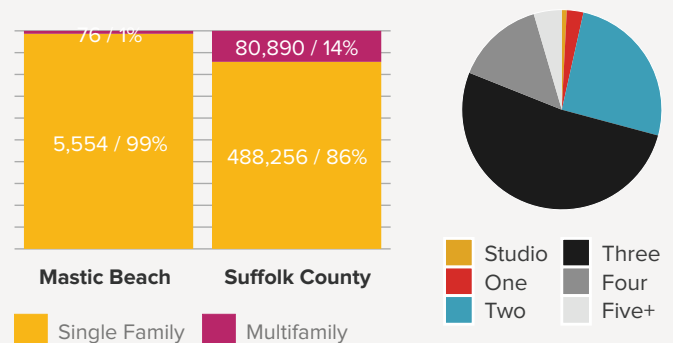
\$66,622 is the median household income

MASTIC BEACH
VILLAGE**HOUSING INVENTORY**

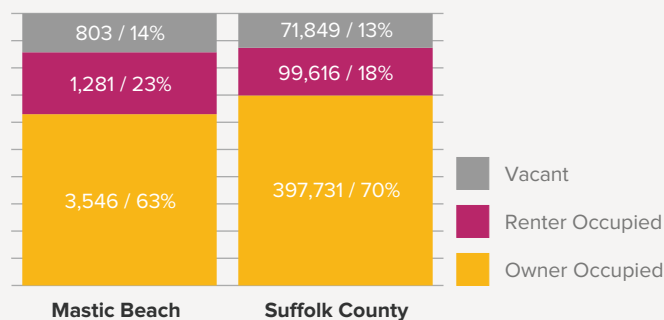
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

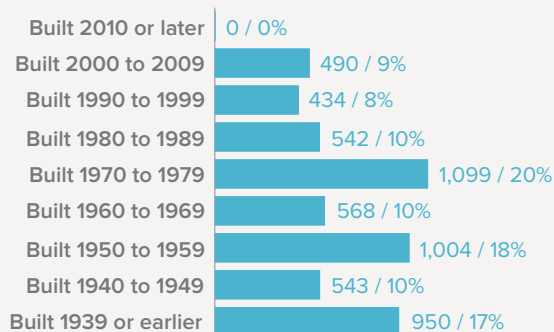
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

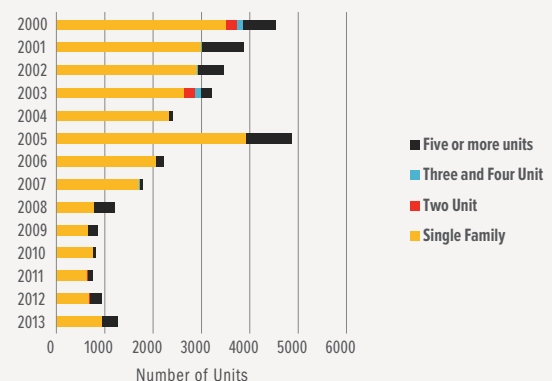
Public Housing	0
Section 8 Housing Voucher Choice Program	230
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	230

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

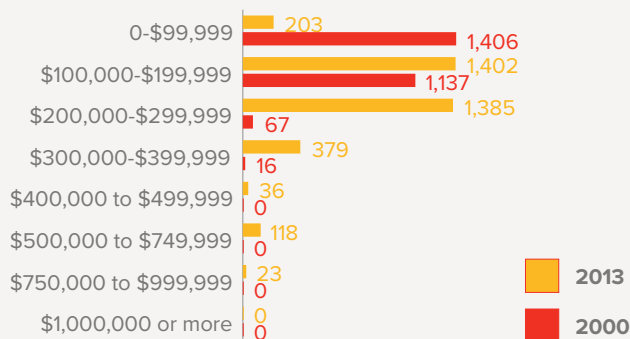
Housing Permits in Suffolk County

MASTIC BEACH
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

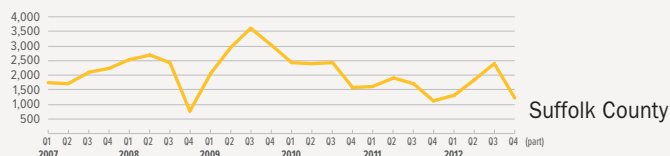
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Mastic Beach	Suffolk County
\$210,800 in 2013	\$383,400 in 2013
\$98,800 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
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Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
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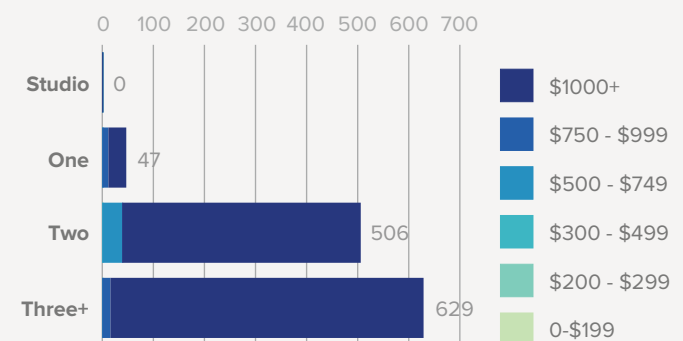
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$24,966
Median income of all households	\$66,622
Median gross rent	\$1,730
Median gross rent as proportion of renter median income	83%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



MASTIC BEACH
VILLAGE**DEMOGRAPHICS**

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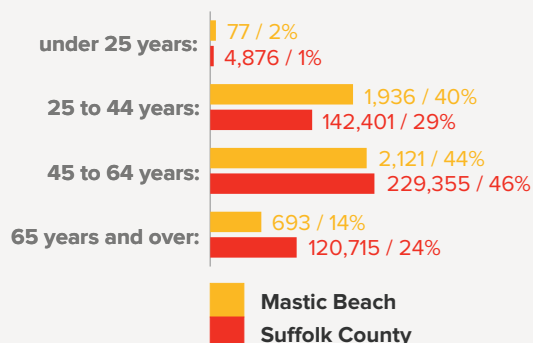
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	69.50%
Percent Black, non Hispanic	12.20%
Percent Asian, non Hispanic	0.60%
Percent Hispanic	14.60%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

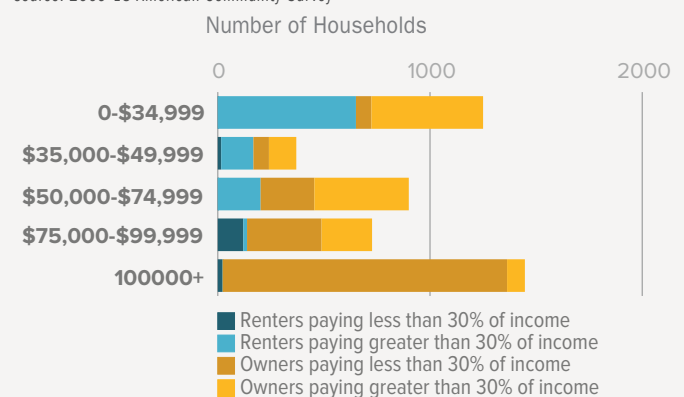
**Population + Households**

source: 2009-13 American Community Survey

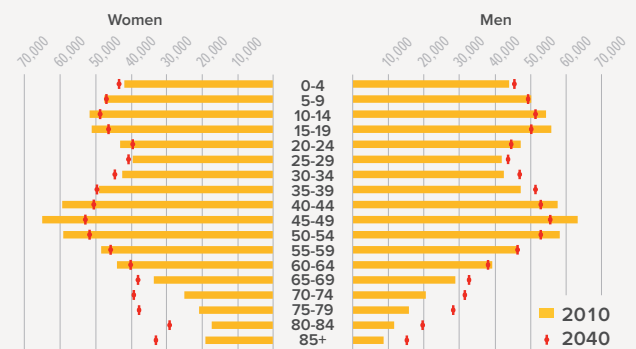
Population	15,547
Households	4,827
Average household size	3.22
Proportion of residents that live in families	91.20%
Average family size	3.48
Proportion of residents that live alone	6.20%
Proportion of households	
with someone under 18 in 2013	44.50%
with someone under 18 in 2000	6.30%
with someone over 65 in 2013	18.30%
with someone over 65 in 2000	47.10%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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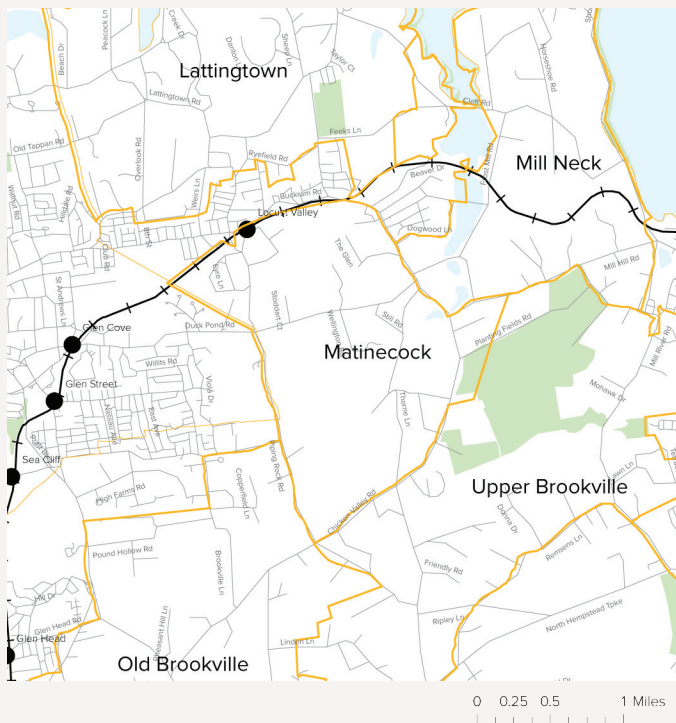


HOUSING DATA PROFILE **2014**

MATINECOCK VILLAGE

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845 Population

287 Households

71% of units are owner occupied

14% of units are renter occupied

16% of units are vacant

\$1,000,000+ is the median home value

23% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

43% of renters pay greater than 30% of their household income towards rent

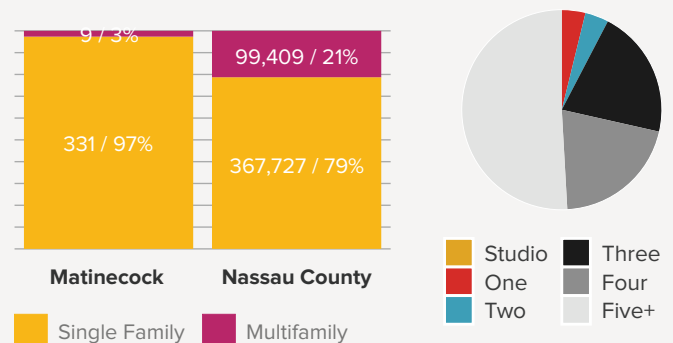
\$197,188 is the median household income

MATINECOCK
VILLAGE**HOUSING INVENTORY**

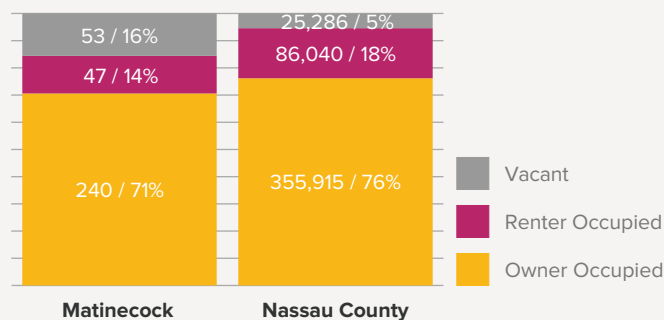
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

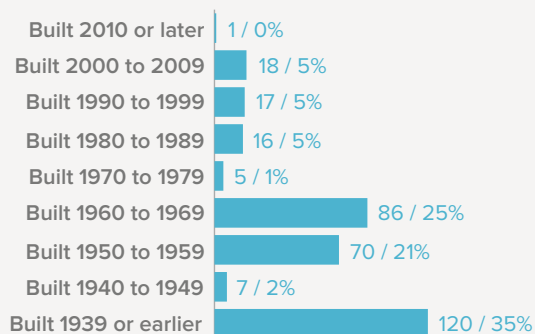
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source: HUD Picture of Subsidized Housing, 2013

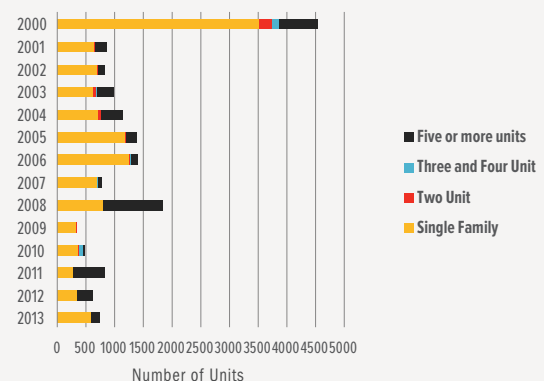
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

MATINECOCK VILLAGE

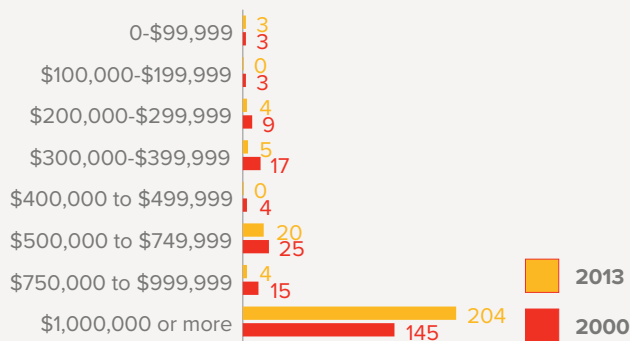
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source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Matinecock	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$1,000,000+ in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

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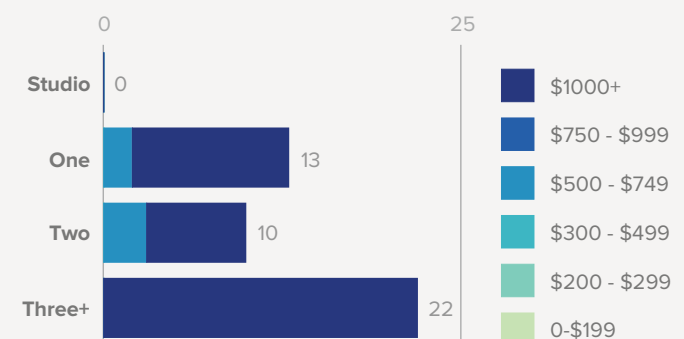
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$73,750
Median income of all households	\$197,188
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	33%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



MATINECOCK
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	845
Households	287
Average household size	2.94
Proportion of residents that live in families	92.10%
Average family size	3.39
Proportion of residents that live alone	7.30%
Proportion of households	
with someone under 18 in 2013	34.80%
with someone under 18 in 2000	10.20%
with someone over 65 in 2013	36.20%
with someone over 65 in 2000	39.60%

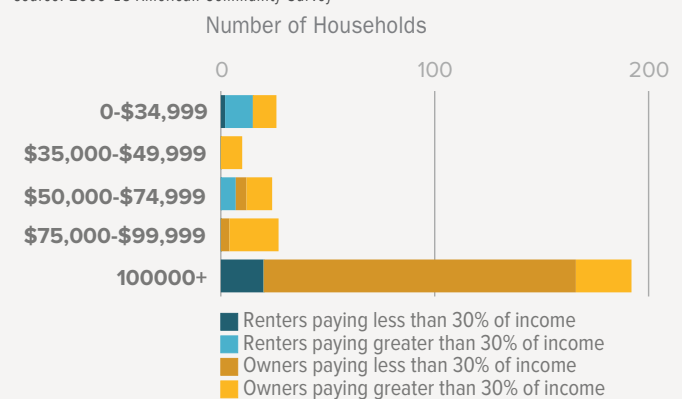
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

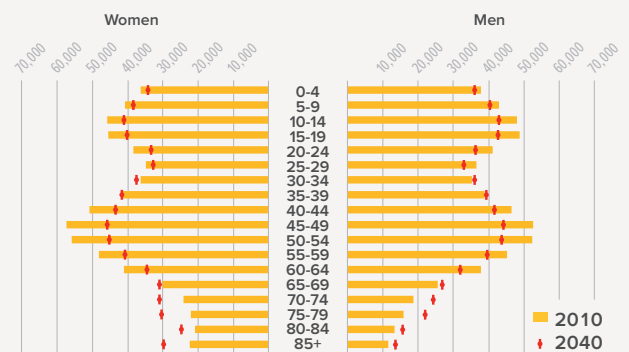
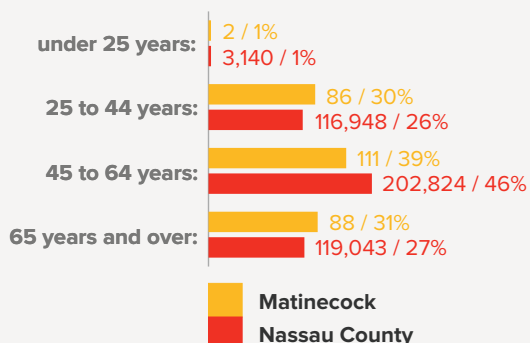
Percent White, non Hispanic	90.20%
Percent Black, non Hispanic	1.10%
Percent Asian, non Hispanic	4.70%
Percent Hispanic	4.00%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

MILL NECK VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



922 Population

353 Households

80% of units are owner occupied

6% of units are renter occupied

14% of units are vacant

\$1,000,000+ is the median home value

21% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

33% of renters pay greater than 30% of their household income towards rent

\$164,125 is the median household income

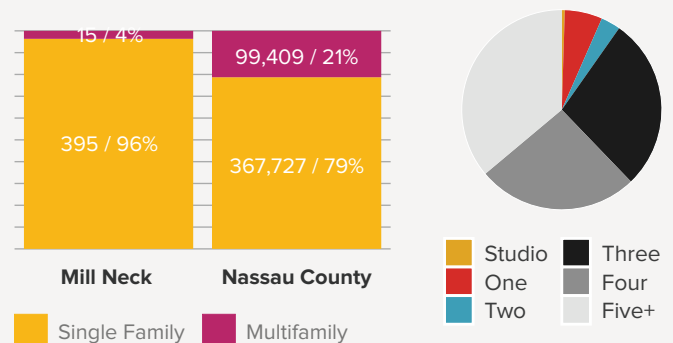
MILL NECK VILLAGE

HOUSING INVENTORY

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

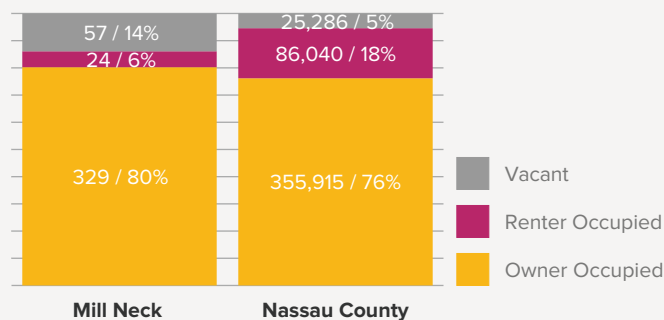
Housing Supply

source: 2009-13 American Community Survey



Housing Tenure

source: 2009-13 American Community Survey



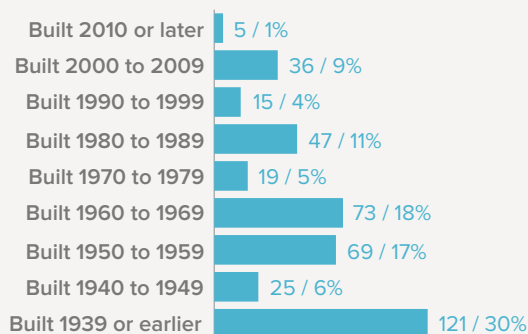
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

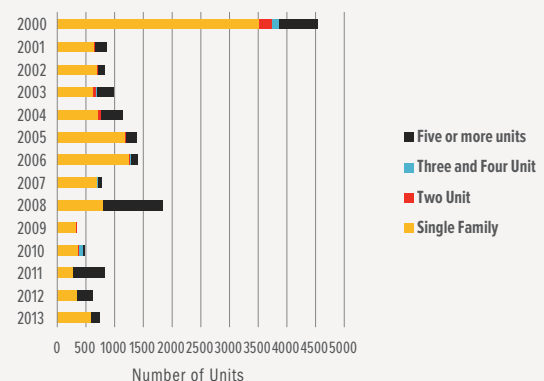
source: 2009-13 American Community Survey



Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

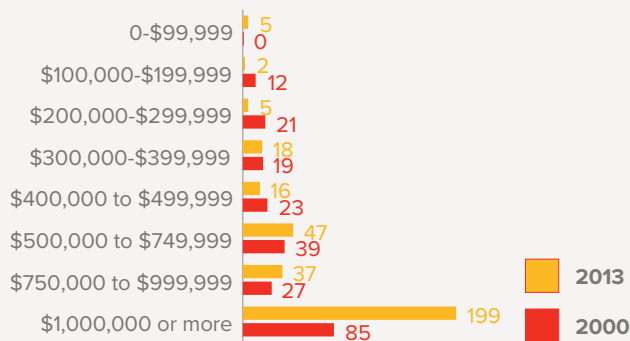


MILL NECK
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Mill Neck	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$804,200 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

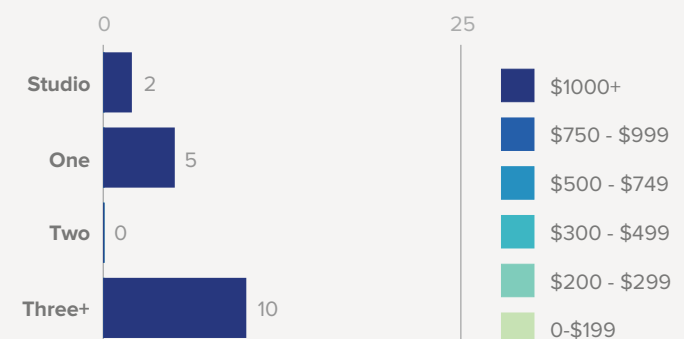
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$90,000
Median income of all households	\$164,125
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	27%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



MILL NECK
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

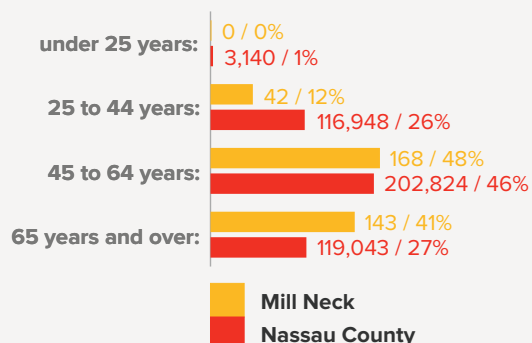
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	89.50%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	3.80%
Percent Hispanic	6.70%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

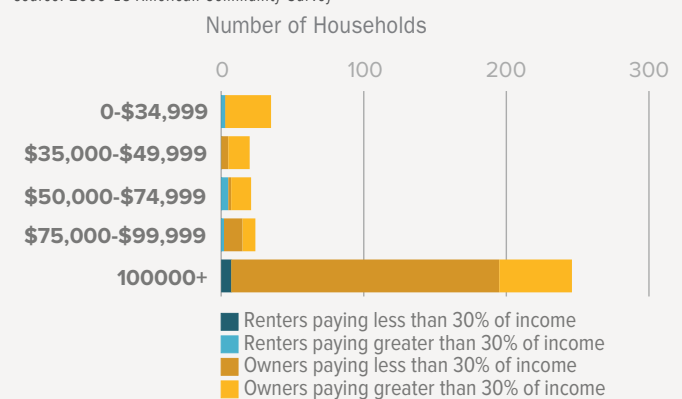
**Population + Households**

source: 2009-13 American Community Survey

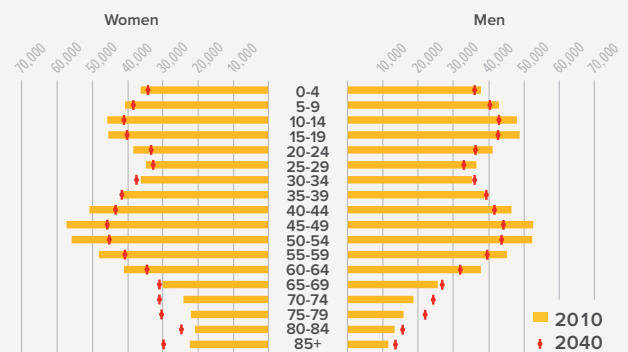
Population	922
Households	353
Average household size	2.61
Proportion of residents that live in families	91.10%
Average family size	2.94
Proportion of residents that live alone	8.50%
Proportion of households	
with someone under 18 in 2013	28.30%
with someone under 18 in 2000	6.40%
with someone over 65 in 2013	43.60%
with someone over 65 in 2000	34.90%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



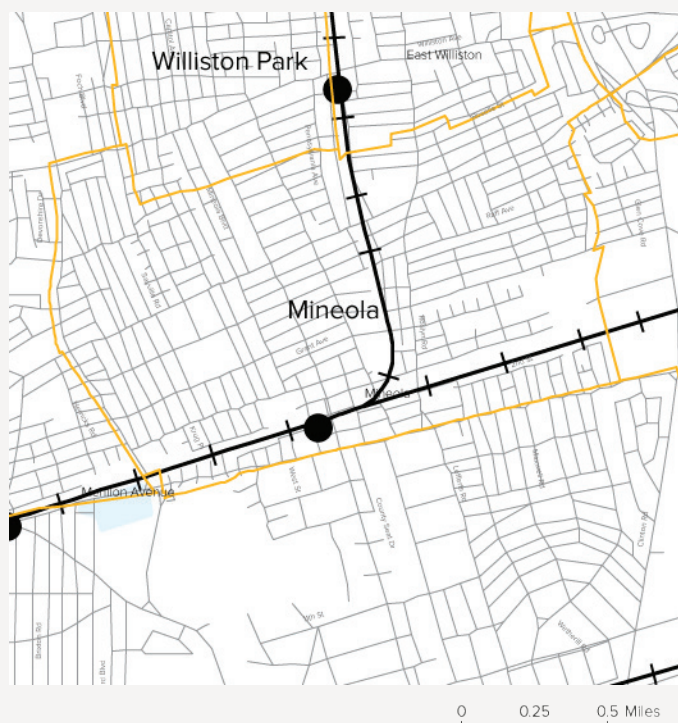
HOUSING DATA PROFILE **2014**

MINEOLA

VILLAGE

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18,822 Population

7,239 Households

62% of units are owner occupied

30% of units are renter occupied

8% of units are vacant

\$439,700 is the median home value

27% of owners pay greater than 30% of their household income towards housing

\$1,465 is the median gross rent

53% of renters pay greater than 30% of their household income towards rent

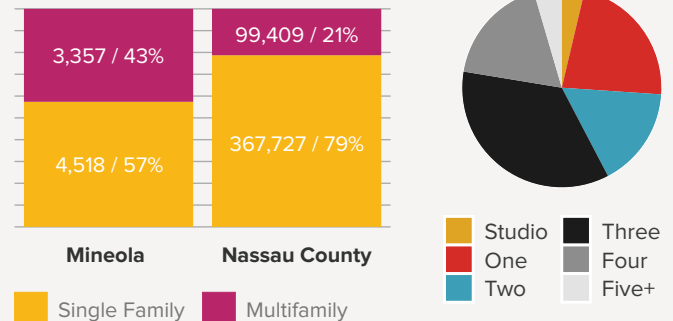
\$76,604 is the median household income

MINEOLA
VILLAGE**HOUSING INVENTORY**

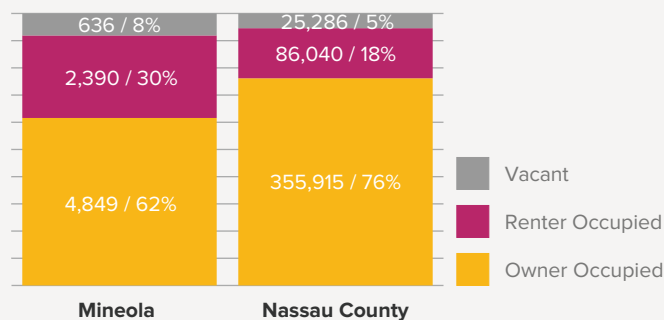
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

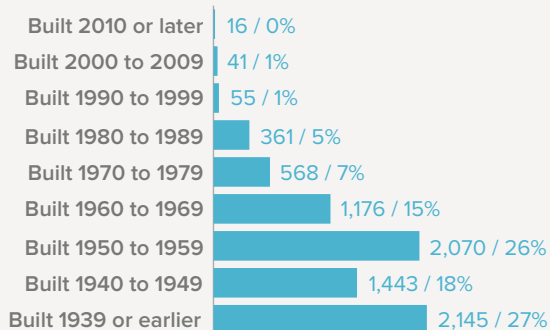
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

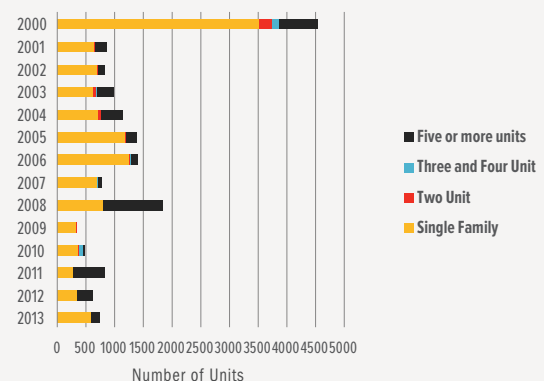
Public Housing	0
Section 8 Housing Voucher Choice Program	15
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	15

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

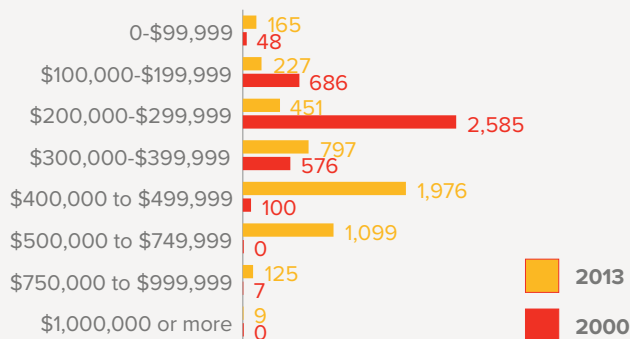
Housing Permits in Nassau County

MINEOLA
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Mineola	Nassau County
\$439,700 in 2013	\$454,500 in 2013
\$241,200 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

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Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

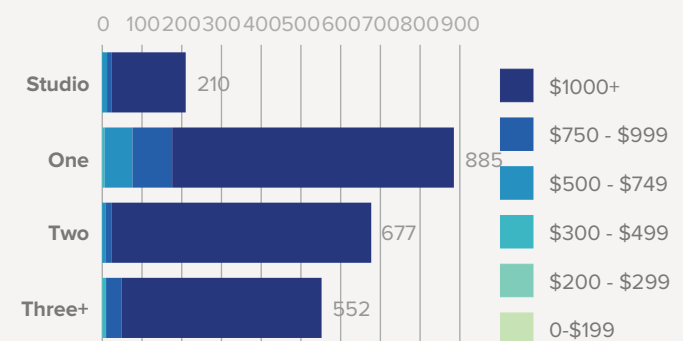
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$52,500
Median income of all households	\$76,604
Median gross rent	\$1,465
Median gross rent as proportion of renter median income	33%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



MINEOLA
VILLAGE**DEMOGRAPHICS**

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Population + Households

source: 2009-13 American Community Survey

Population	18,822
Households	7,239
Average household size	2.6
Proportion of residents that live in families	85.30%
Average family size	3.23
Proportion of residents that live alone	13.50%
Proportion of households	
with someone under 18 in 2013	30.40%
with someone under 18 in 2000	11.80%
with someone over 65 in 2013	29.60%
with someone over 65 in 2000	29.50%

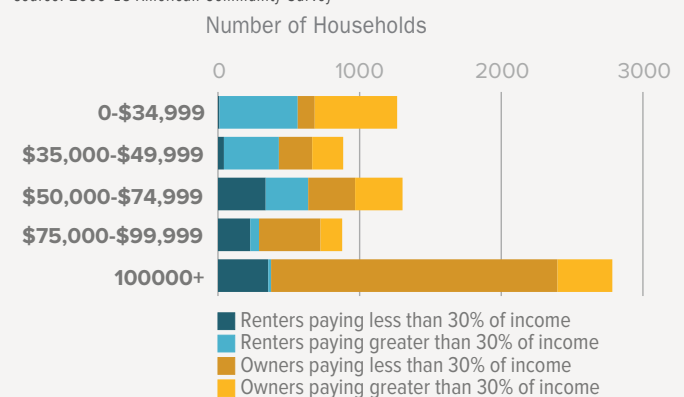
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

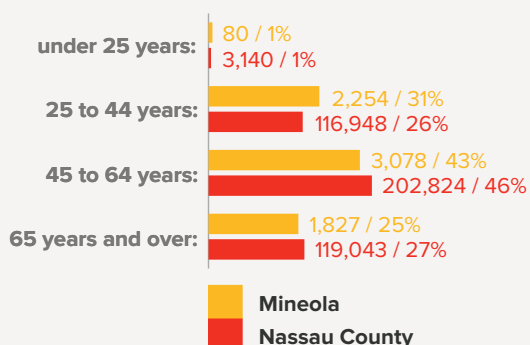
**Race + Ethnicity**

source: 2009-13 American Community Survey

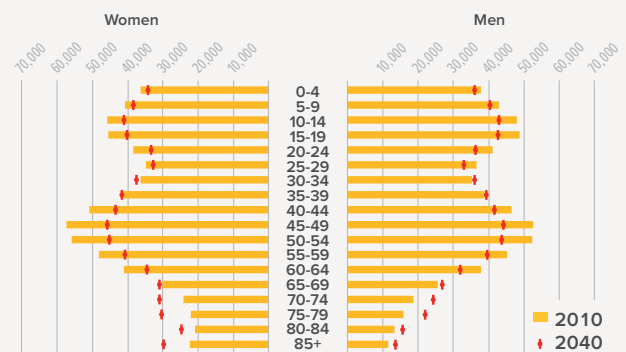
Percent White, non Hispanic	71.30%
Percent Black, non Hispanic	1.00%
Percent Asian, non Hispanic	7.40%
Percent Hispanic	20.20%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

MUNSEY PARK

VILLAGE

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2,683 Population

747 Households

96% of units are owner occupied

0% of units are renter occupied

4% of units are vacant

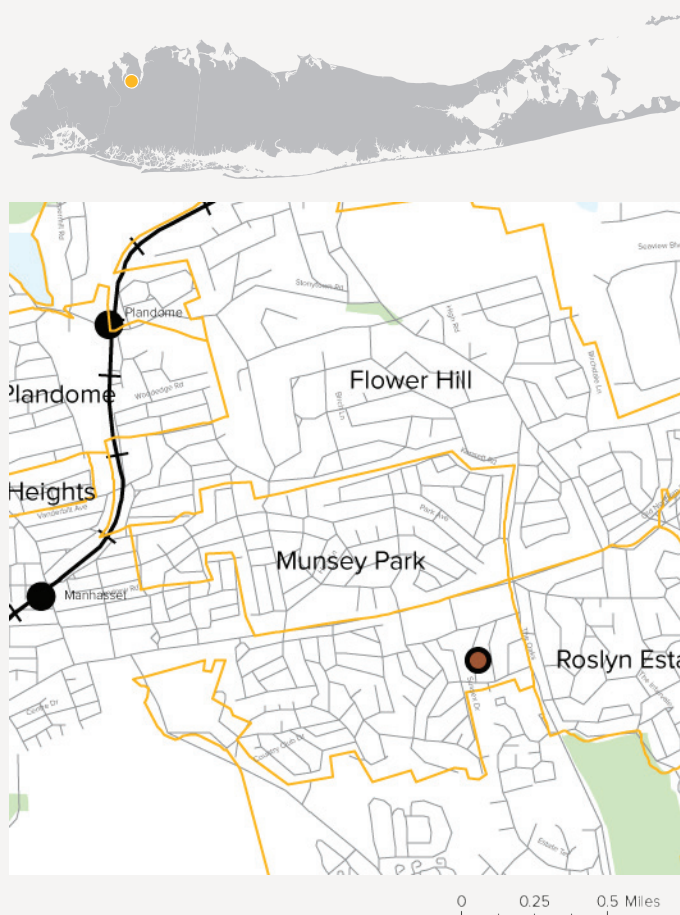
\$1,000,000+ is the median home value

23% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

- * of renters pay greater than 30% of their household income towards rent

\$197,750 is the median household income



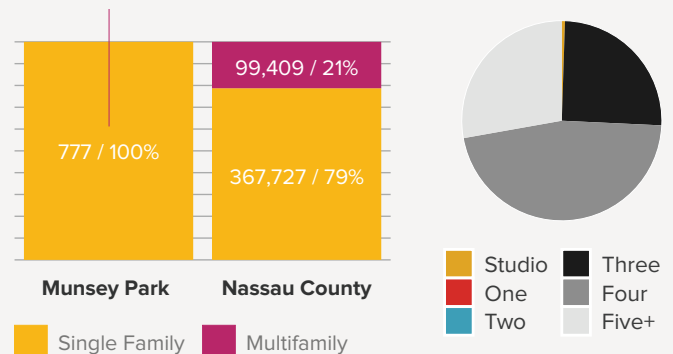
¹ * Data is unavailable due to small population size or other factors.

MUNSEY PARK
VILLAGE**HOUSING INVENTORY**

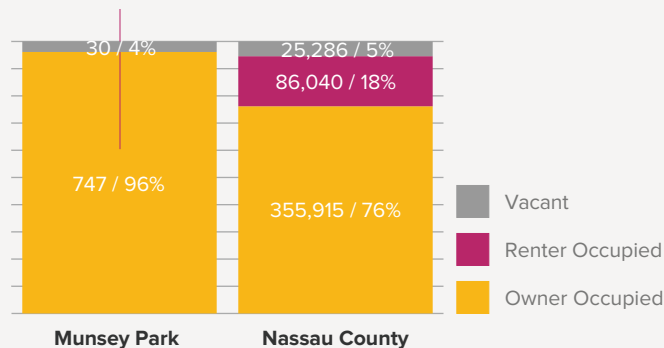
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

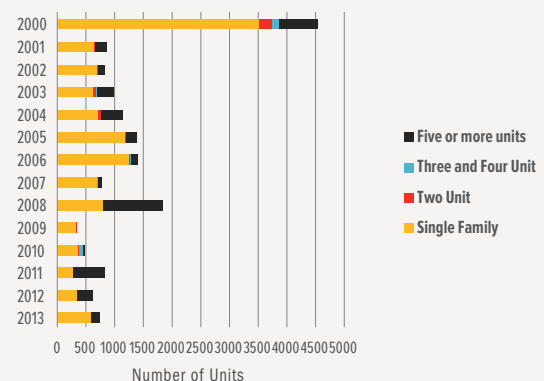
Age of Housing Stock

source: 2009-13 American Community Survey

Built 2010 or later	0 / 0%
Built 2000 to 2009	0 / 0%
Built 1990 to 1999	4 / 1%
Built 1980 to 1989	30 / 4%
Built 1970 to 1979	33 / 4%
Built 1960 to 1969	59 / 8%
Built 1950 to 1959	178 / 23%
Built 1940 to 1949	124 / 16%
Built 1939 or earlier	349 / 45%

Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

MUNSEY PARK

VILLAGE

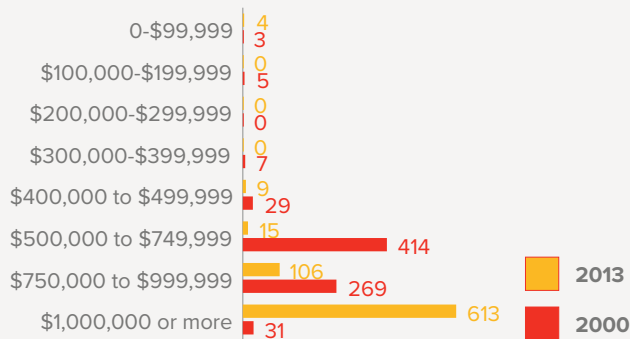
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Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Munsey Park	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$704,600 in 2000	\$240,200 in 2000

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RENTER OCCUPIED HOUSING

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	\$60,885	per year

Renter Households

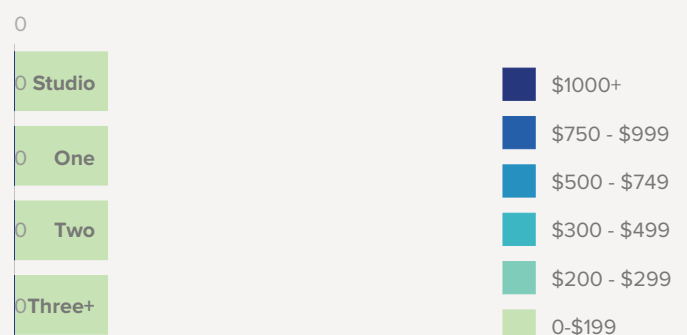
source: 2009-13 American Community Survey

Renter median income	\$-	*
Median income of all households	\$197,750	
Median gross rent	\$-	*
Median gross rent as proportion of renter median income	-	*

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



MUNSEY PARK
VILLAGE**DEMOGRAPHICS**

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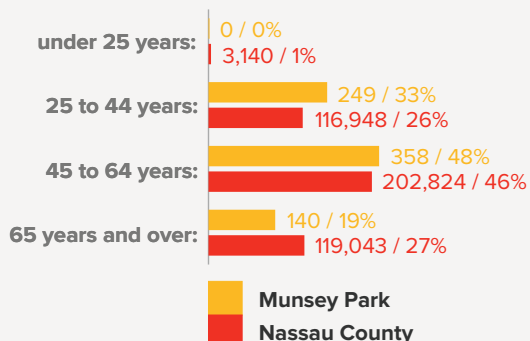
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	91.10%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	4.20%
Percent Hispanic	3.40%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

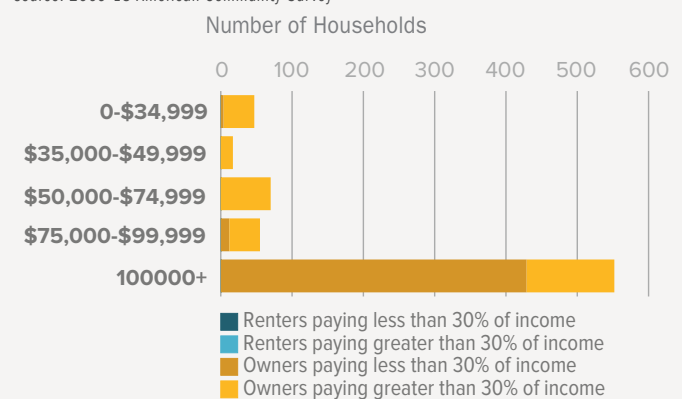
**Population + Households**

source: 2009-13 American Community Survey

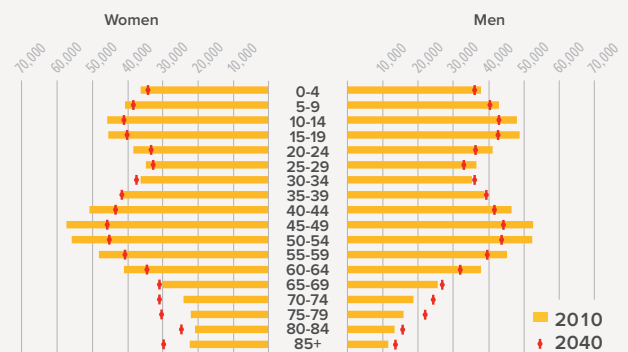
Population	2,683
Households	747
Average household size	3.59
Proportion of residents that live in families	98.30%
Average family size	3.72
Proportion of residents that live alone	1.70%
Proportion of households	
with someone under 18 in 2013	60.80%
with someone under 18 in 2000	5.30%
with someone over 65 in 2013	24.40%
with someone over 65 in 2000	49.70%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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HOUSING DATA PROFILE **2014**

MUTTONTOWN VILLAGE

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The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



3,555 Population

1,054 Households

88% of units are owner occupied

4% of units are renter occupied

8% of units are vacant

\$1,000,000+ is the median home value

17% of owners pay greater than 30% of their household income towards housing

\$1,417 is the median gross rent

40% of renters pay greater than 30% of their household income towards rent

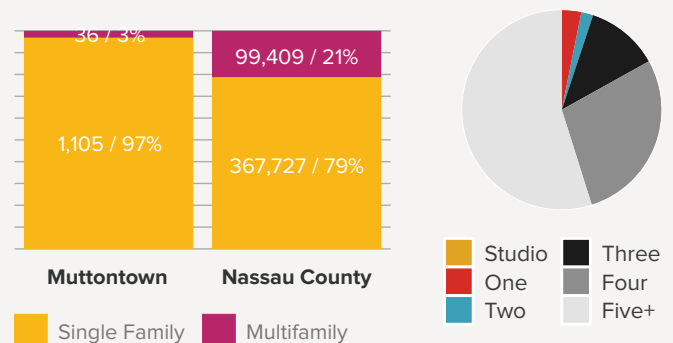
\$215,938 is the median household income

MUTTONTOWN
VILLAGE**HOUSING INVENTORY**

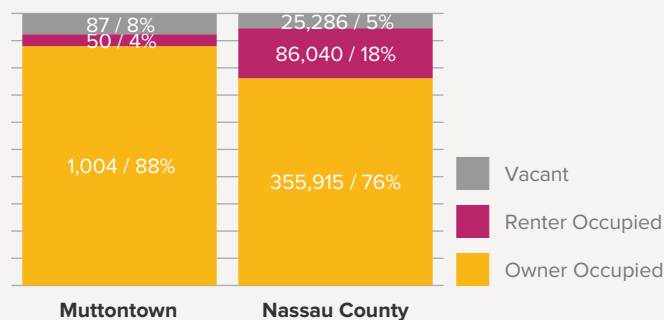
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

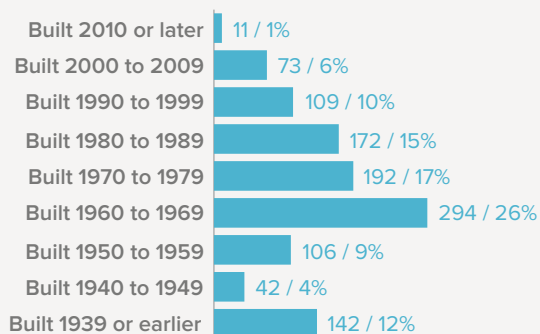
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

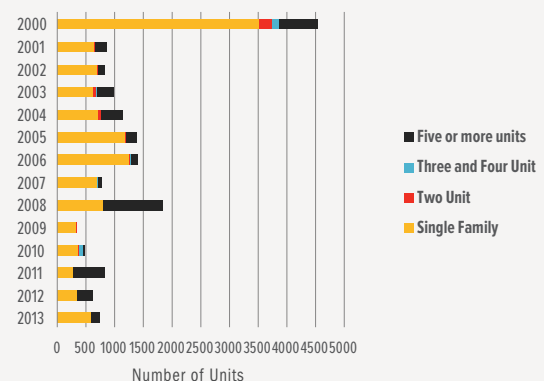
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

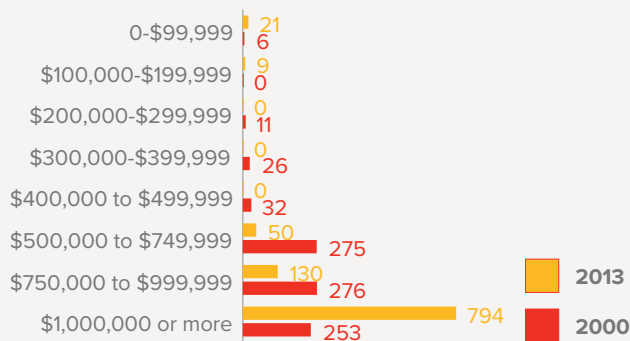
Housing Permits in Nassau County

MUTTONTOWN
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Muttontown	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$827,800 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

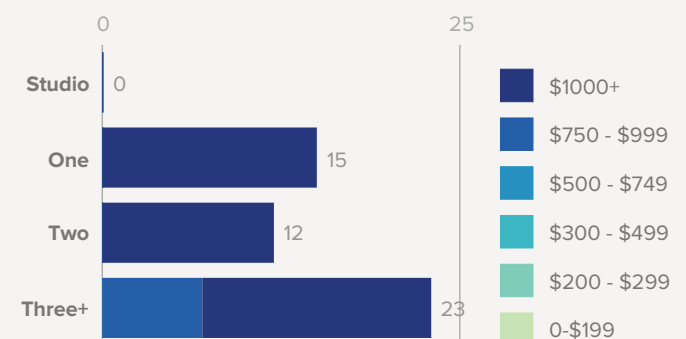
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$88,571
Median income of all households	\$215,938
Median gross rent	\$1,417
Median gross rent as proportion of renter median income	19%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



MUTTONTOWN
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

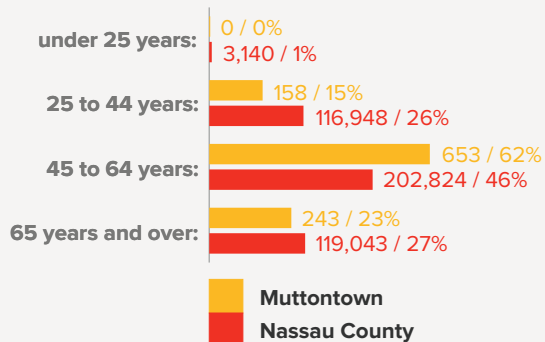
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	68.00%
Percent Black, non Hispanic	4.50%
Percent Asian, non Hispanic	22.50%
Percent Hispanic	4.40%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

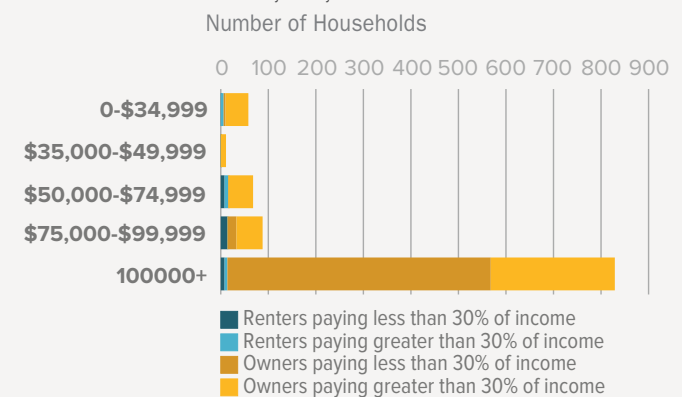
**Population + Households**

source: 2009-13 American Community Survey

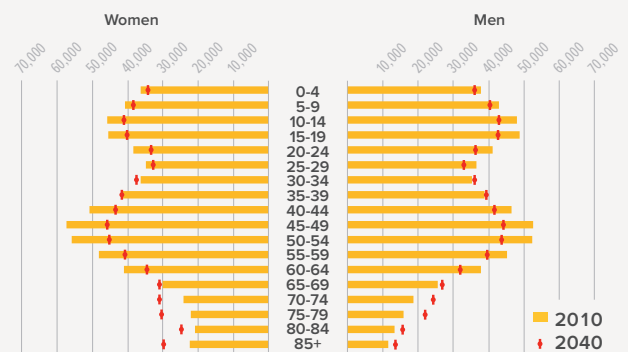
Population	3,555
Households	1,054
Average household size	3.26
Proportion of residents that live in families	93.50%
Average family size	3.43
Proportion of residents that live alone	2.90%
Proportion of households	
with someone under 18 in 2013	40.30%
with someone under 18 in 2000	2.50%
with someone over 65 in 2013	30.30%
with someone over 65 in 2000	49.60%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

NEW HYDE PARK VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.

9,730 Population

3,248 Households

78% of units are owner occupied

19% of units are renter occupied

4% of units are vacant

\$473,500 is the median home value

29% of owners pay greater than 30% of their household income towards housing

\$1,361 is the median gross rent

25% of renters pay greater than 30% of their household income towards rent

\$96,902 is the median household income

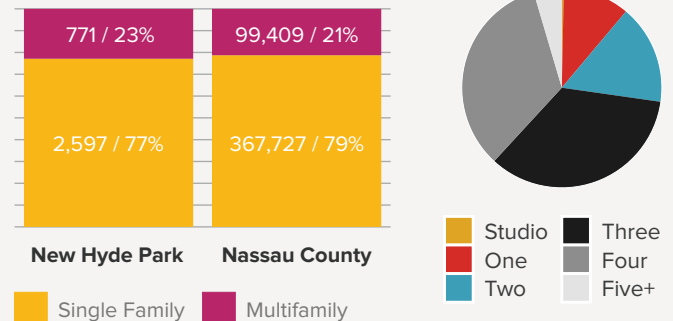


NEW HYDE PARK
VILLAGE**HOUSING INVENTORY**

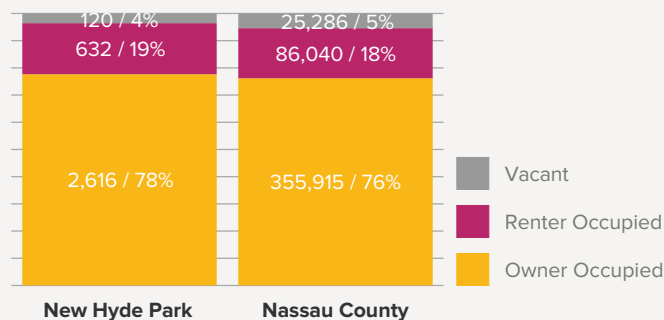
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

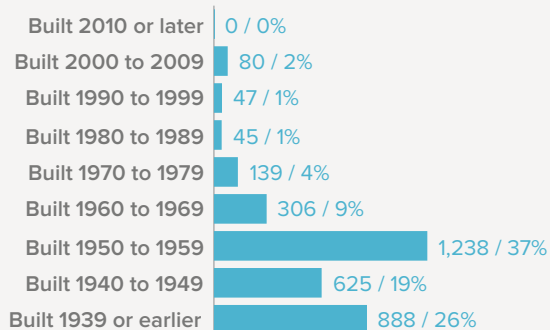
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

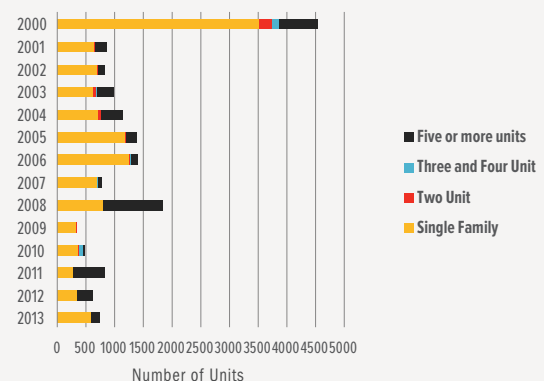
Public Housing	0
Section 8 Housing Voucher Choice Program	8
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	8

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

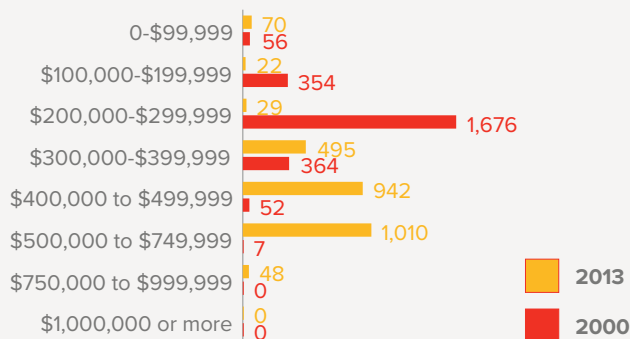
Housing Permits in Nassau County

NEW HYDE PARK
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

New Hyde Park	Nassau County
\$473,500 in 2013	\$454,500 in 2013
\$247,600 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
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Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
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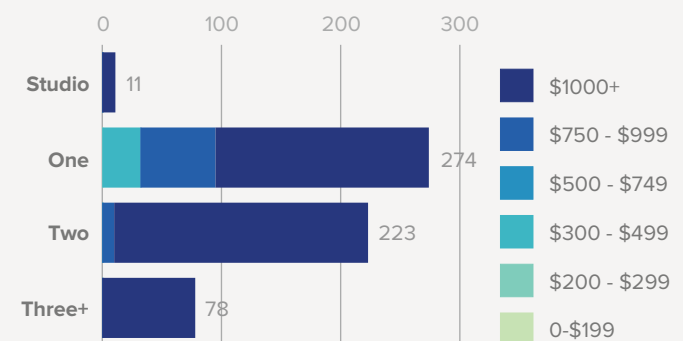
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$63,939
Median income of all households	\$96,902
Median gross rent	\$1,361
Median gross rent as proportion of renter median income	26%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



NEW HYDE PARK
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	9,730
Households	3,248
Average household size	2.99
Proportion of residents that live in families	87.40%
Average family size	3.55
Proportion of residents that live alone	10.30%
Proportion of households	
with someone under 18 in 2013	36.90%
with someone under 18 in 2000	10.50%
with someone over 65 in 2013	32.20%
with someone over 65 in 2000	35.00%

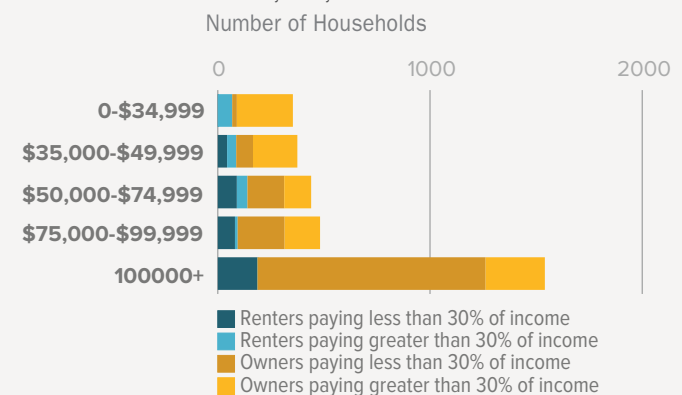
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

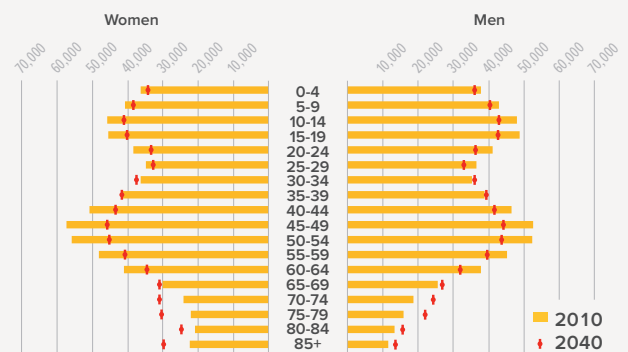
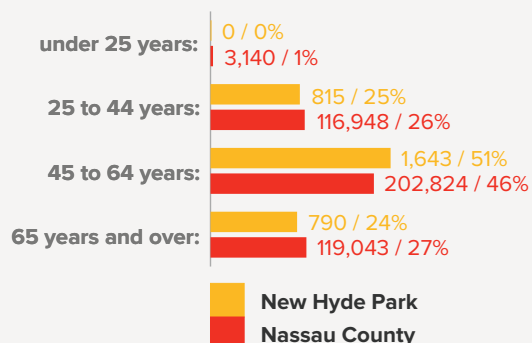
Percent White, non Hispanic	55.20%
Percent Black, non Hispanic	0.30%
Percent Asian, non Hispanic	25.50%
Percent Hispanic	16.00%
Percent American Indian	0.10%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

NISSEQUOGUE VILLAGE

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1,645 Population

541 Households

81% of units are owner occupied

6% of units are renter occupied

13% of units are vacant

\$959,900 is the median home value

15% of owners pay greater than 30% of their household income towards housing

\$1,857 is the median gross rent

19% of renters pay greater than 30% of their household income towards rent

\$164,044 is the median household income

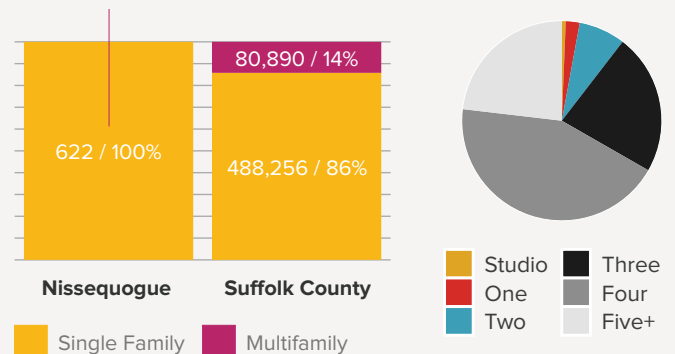
NISSEQUOGUE VILLAGE

HOUSING INVENTORY

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

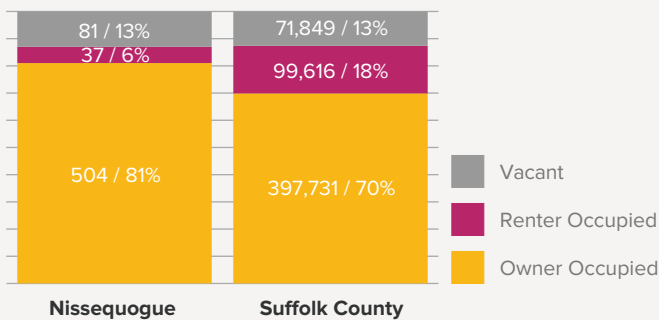
Housing Supply

source: 2009-13 American Community Survey



Housing Tenure

source: 2009-13 American Community Survey



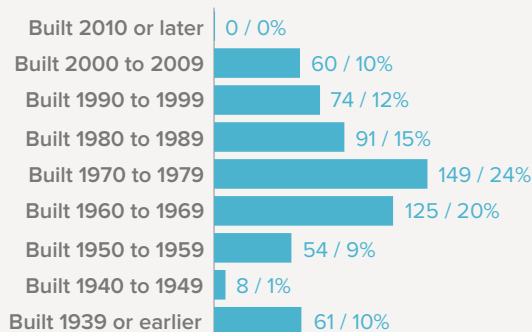
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

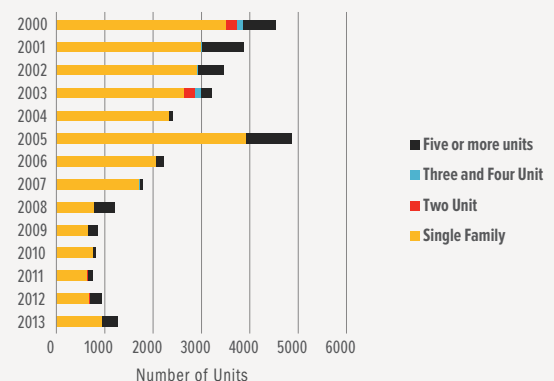
source: 2009-13 American Community Survey



Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County



NISSEQUOGUE VILLAGE

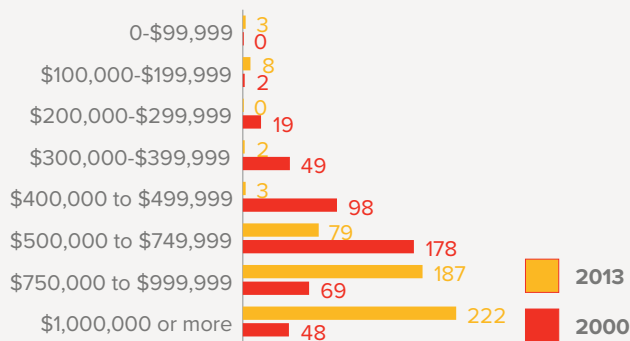
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

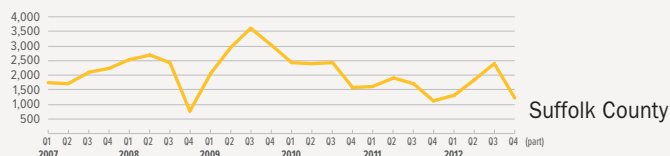
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Nissequogue	Suffolk County
\$959,900 in 2013	\$383,400 in 2013
\$594,100 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
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	\$30.44	per hour
	\$60,885	per year

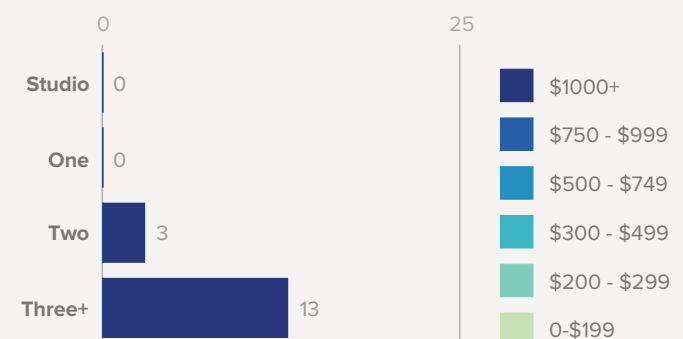
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$137,875
Median income of all households	\$164,044
Median gross rent	\$1,857
Median gross rent as proportion of renter median income	16%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



NISSEQUOGUE VILLAGE

DEMOGRAPHICS

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	1,645
Households	541
Average household size	2.94
Proportion of residents that live in families	90.70%
Average family size	3.14
Proportion of residents that live alone	5.50%
Proportion of households	
with someone under 18 in 2013	39.40%
with someone under 18 in 2000	4.30%
with someone over 65 in 2013	32.90%
with someone over 65 in 2000	37.10%

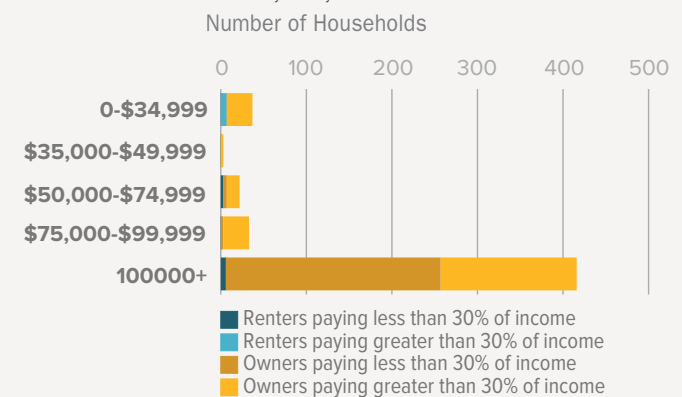
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and Suffolk Counties	100% AMI	\$105,100
	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey



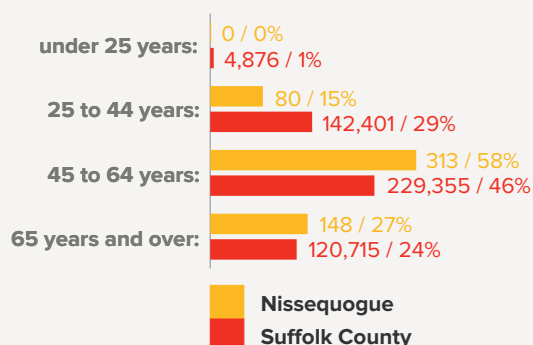
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	96.80%
Percent Black, non Hispanic	1.30%
Percent Asian, non Hispanic	0.70%
Percent Hispanic	1.30%
Percent American Indian	0.00%

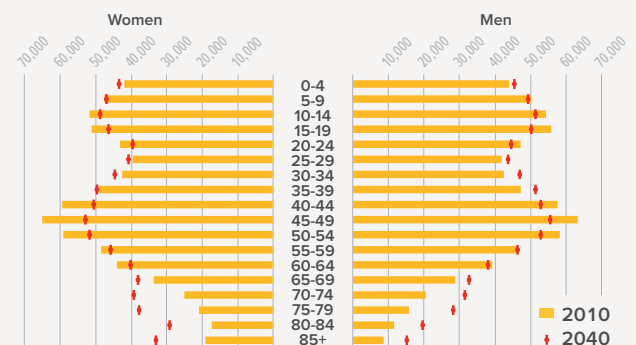
Age of Heads of Household

source: 2009-13 American Community Survey



Population Projections

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

NORTH HAVEN VILLAGE

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967 Population

390 Households

45% of units are owner occupied

7% of units are renter occupied

48% of units are vacant

\$1,000,000+ is the median home value

27% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

29% of renters pay greater than 30% of their household income towards rent

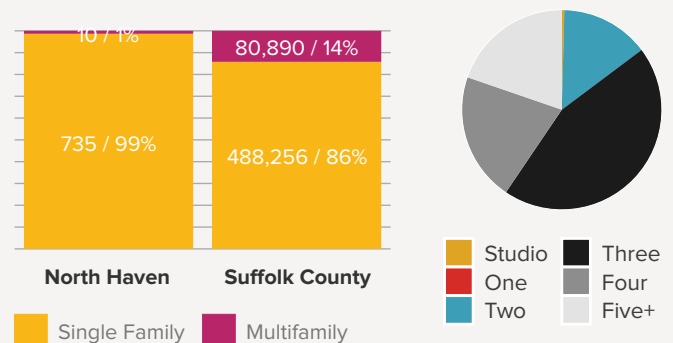
\$123,333 is the median household income

NORTH HAVEN
VILLAGE**HOUSING INVENTORY**

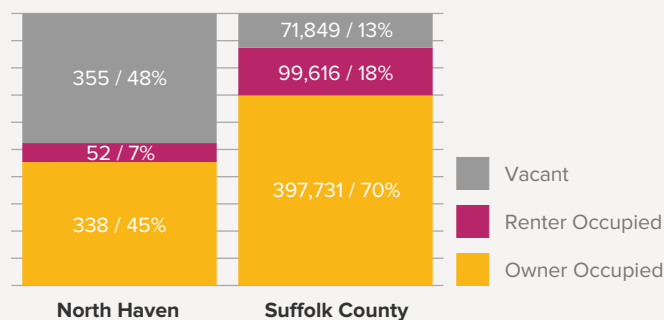
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

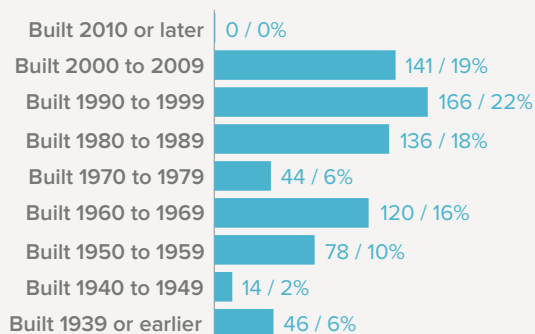
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

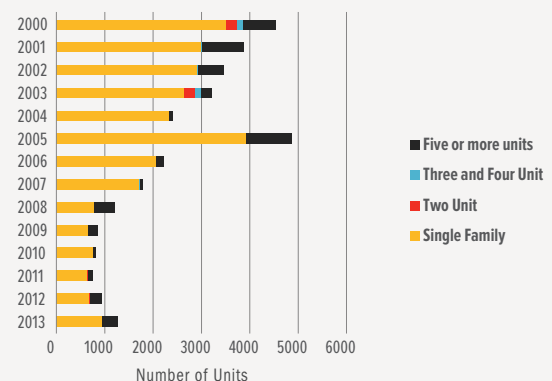
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

NORTH HAVEN
VILLAGE**OWNER OCCUPIED HOUSING**

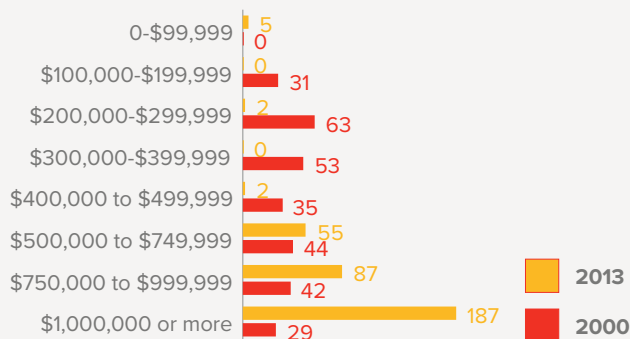
Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$60,885	per year

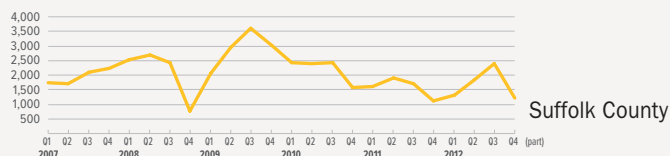
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$66,875
Median income of all households	\$123,333
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	36%

Foreclosure Activity

source: LI Real Estate

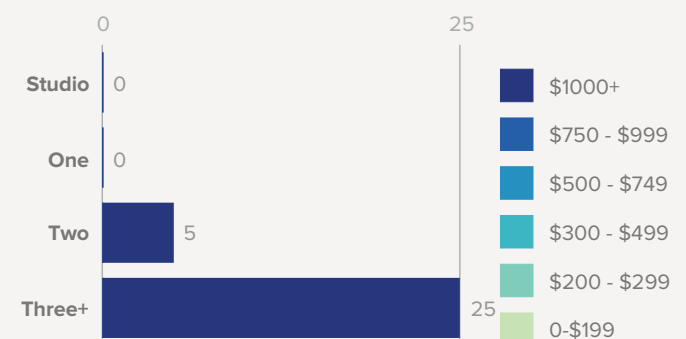
**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

North Haven	Suffolk County
\$1,000,000+ in 2013	\$383,400 in 2013
\$412,200 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

Rental Units by Gross Rent

source: 2009-13 American Community Survey



NORTH HAVEN
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	967
Households	390
Average household size	2.48
Proportion of residents that live in families	85.00%
Average family size	2.91
Proportion of residents that live alone	14.50%
Proportion of households	
with someone under 18 in 2013	27.20%
with someone under 18 in 2000	18.10%
with someone over 65 in 2013	32.60%
with someone over 65 in 2000	21.10%

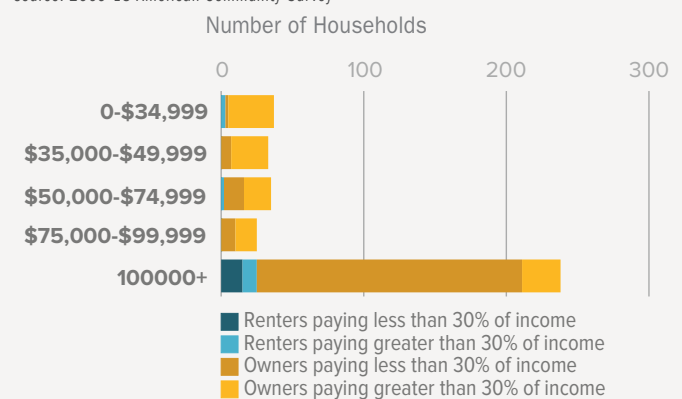
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and Suffolk Counties	100% AMI	\$105,100
	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

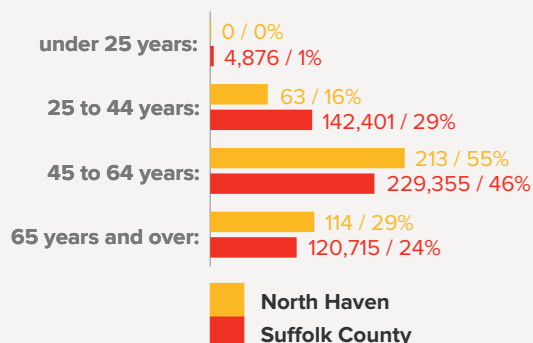
**Race + Ethnicity**

source: 2009-13 American Community Survey

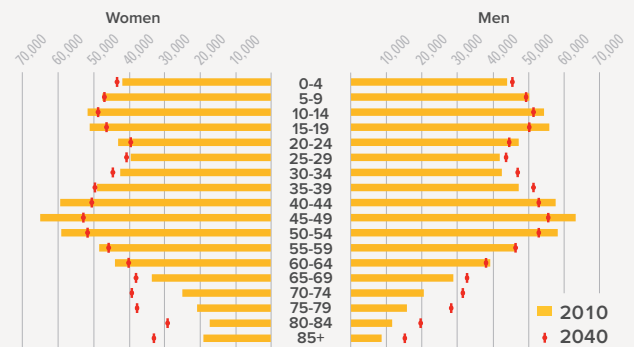
Percent White, non Hispanic	97.20%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	0.60%
Percent Hispanic	1.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

NORTH HILLS

VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



5,093 Population

2,400 Households

80% of units are owner occupied

10% of units are renter occupied

9% of units are vacant

\$981,000 is the median home value

38% of owners pay greater than 30% of their household income towards housing

\$1,574 is the median gross rent

74% of renters pay greater than 30% of their household income towards rent

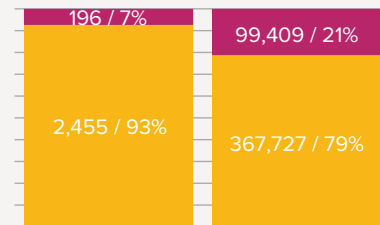
\$119,167 is the median household income

NORTH HILLS
VILLAGE**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

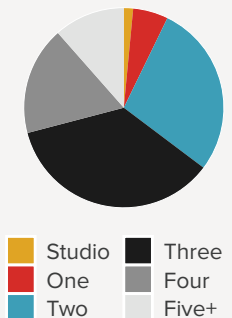
source: 2009-13 American Community Survey



North Hills

Nassau County

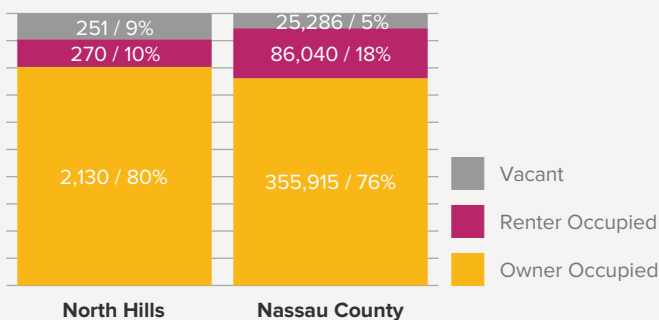
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey



North Hills

Nassau County

Vacant
Renter Occupied
Owner Occupied

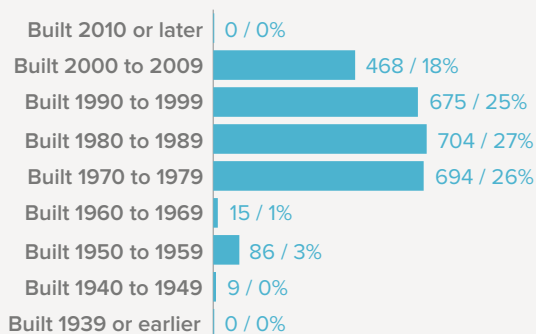
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

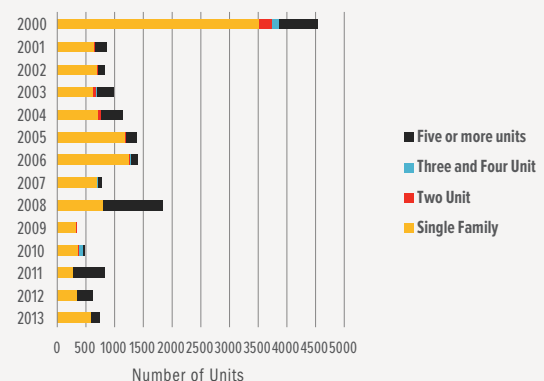
Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

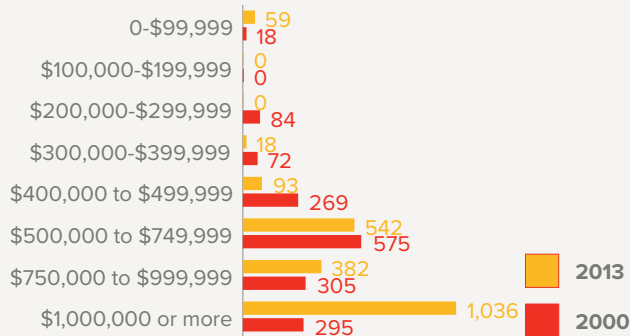


NORTH HILLS
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

North Hills	Nassau County
\$981,000 in 2013	\$454,500 in 2013
\$650,300 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

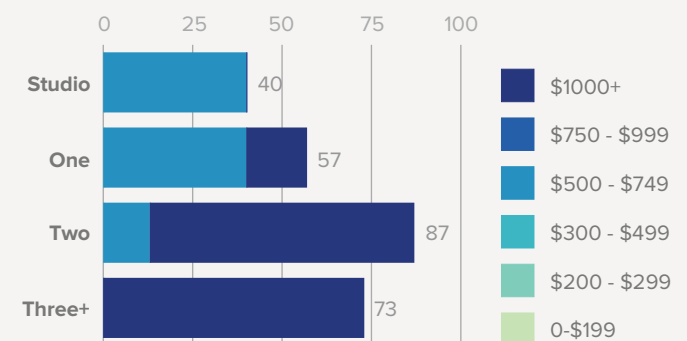
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$38,098
Median income of all households	\$119,167
Median gross rent	\$1,574
Median gross rent as proportion of renter median income	50%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



NORTH HILLS
VILLAGE**DEMOGRAPHICS**

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Population + Households

source: 2009-13 American Community Survey

Population	5,093
Households	2,400
Average household size	2.11
Proportion of residents that live in families	81.40%
Average family size	2.68
Proportion of residents that live alone	17.30%
Proportion of households	
with someone under 18 in 2013	15.30%
with someone under 18 in 2000	9.20%
with someone over 65 in 2013	54.20%
with someone over 65 in 2000	19.90%

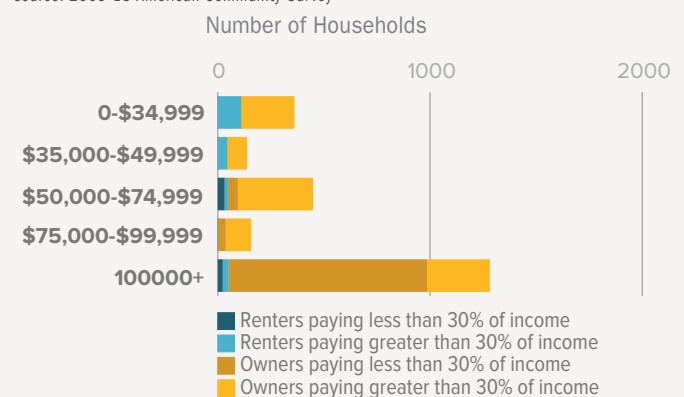
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

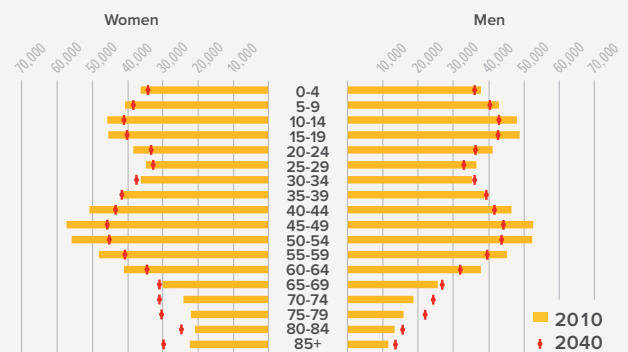
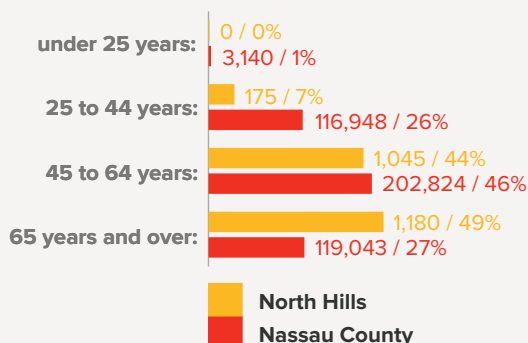
Percent White, non Hispanic	73.20%
Percent Black, non Hispanic	0.50%
Percent Asian, non Hispanic	24.90%
Percent Hispanic	1.00%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

NORTHPORT VILLAGE

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7,405 Population

2,773 Households

74% of units are owner occupied

20% of units are renter occupied

7% of units are vacant

\$554,900 is the median home value

25% of owners pay greater than 30% of their household income towards housing

\$1,424 is the median gross rent

48% of renters pay greater than 30% of their household income towards rent

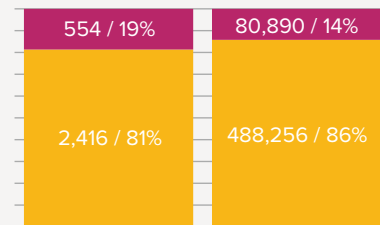
\$114,651 is the median household income

NORTHPORT
VILLAGE**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

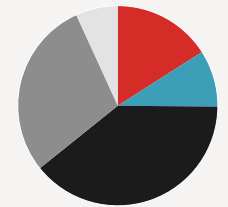
Housing Supply

source: 2009-13 American Community Survey



Northport Suffolk County

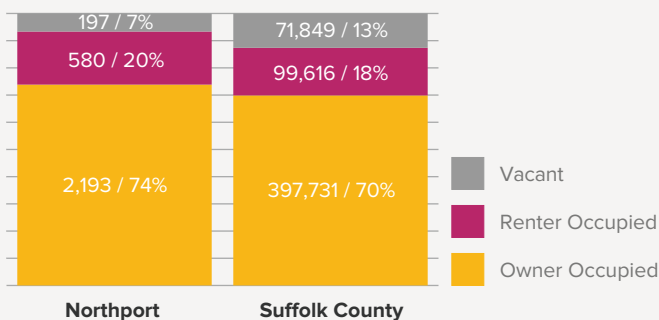
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey



Northport

Suffolk County

Vacant

Renter Occupied

Owner Occupied

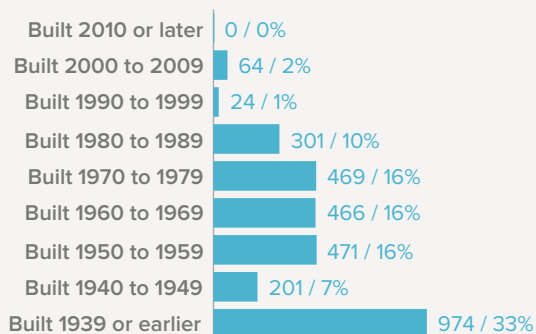
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	18
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	18

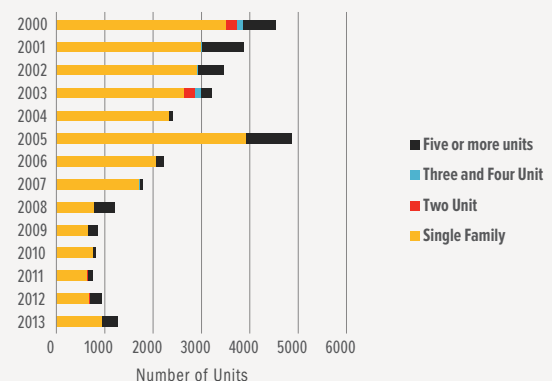
Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County



Number of Units

NORTHPORT

VILLAGE

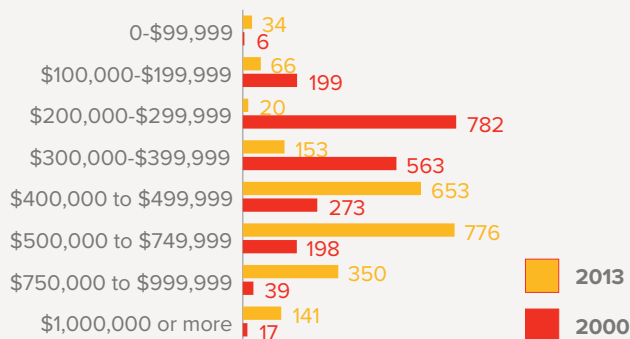
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

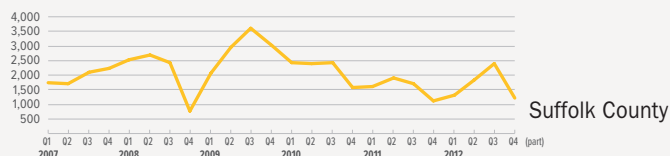
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Northport	Suffolk County
\$554,900 in 2013	\$383,400 in 2013
\$313,400 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
	\$60,885	per year

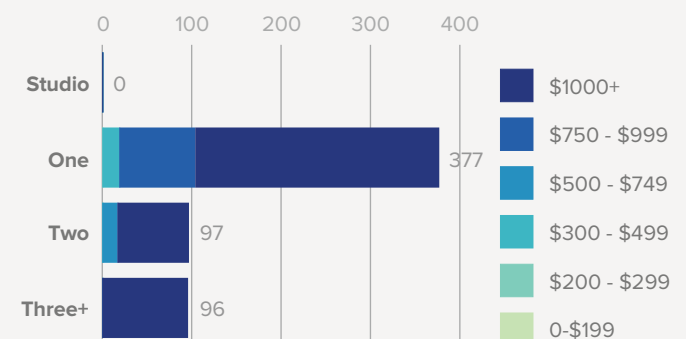
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$65,625
Median income of all households	\$114,651
Median gross rent	\$1,424
Median gross rent as proportion of renter median income	26%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



NORTHPORT
VILLAGE**DEMOGRAPHICS**

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Population + Households

source: 2009-13 American Community Survey

Population	7,405
Households	2,773
Average household size	2.65
Proportion of residents that live in families	85.80%
Average family size	3.18
Proportion of residents that live alone	11.80%
Proportion of households	
with someone under 18 in 2013	33.70%
with someone under 18 in 2000	8.00%
with someone over 65 in 2013	28.70%
with someone over 65 in 2000	34.00%

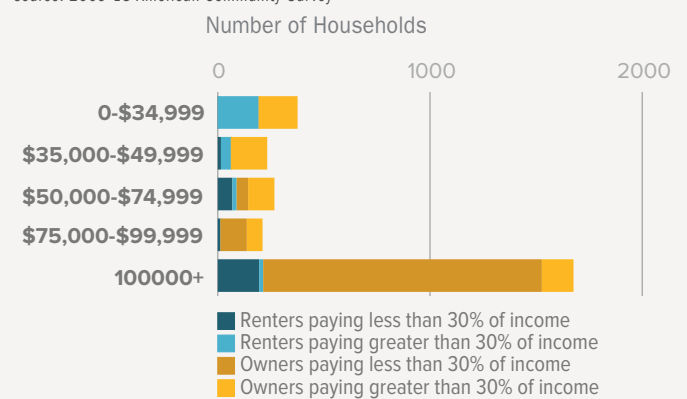
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

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Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

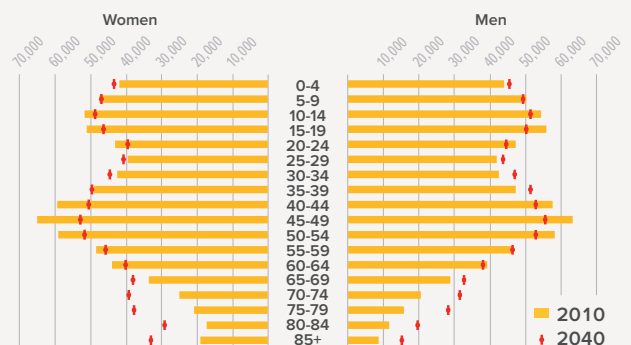
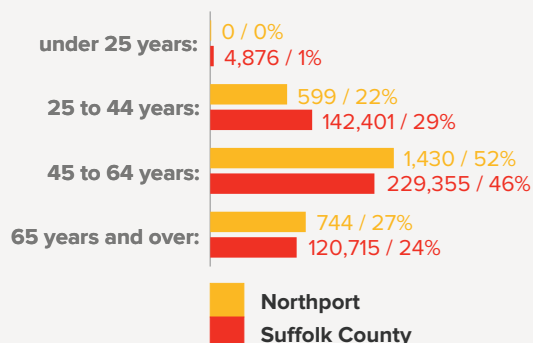
Percent White, non Hispanic	92.90%
Percent Black, non Hispanic	0.10%
Percent Asian, non Hispanic	4.60%
Percent Hispanic	1.40%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

OCEAN BEACH VILLAGE

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81 Population

39 Households

7% of units are owner occupied

0% of units are renter occupied

93% of units are vacant

\$758,300 is the median home value

49% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

- * of renters pay greater than 30% of their household income towards rent

\$46,964 is the median household income

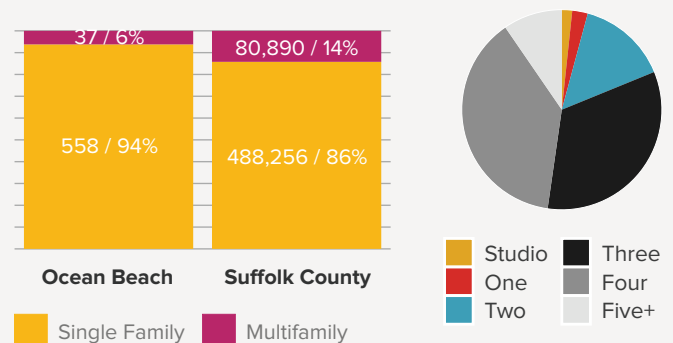
1 * Data is unavailable due to small population size or other factors.

OCEAN BEACH
VILLAGE**HOUSING INVENTORY**

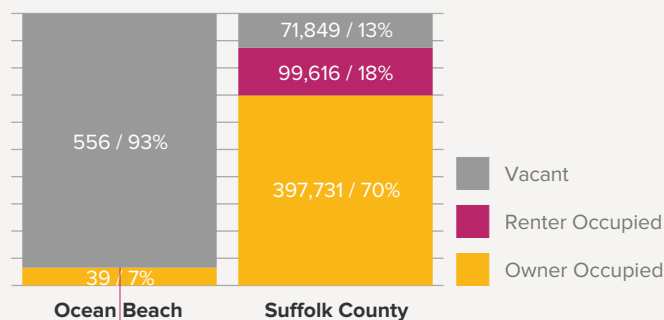
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

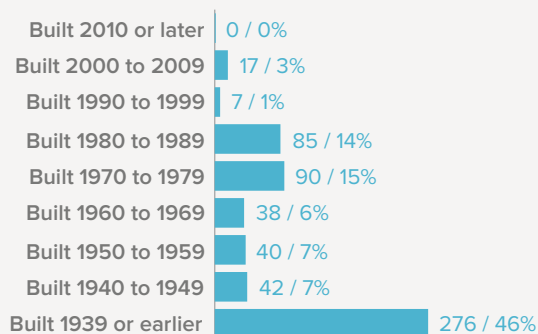
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

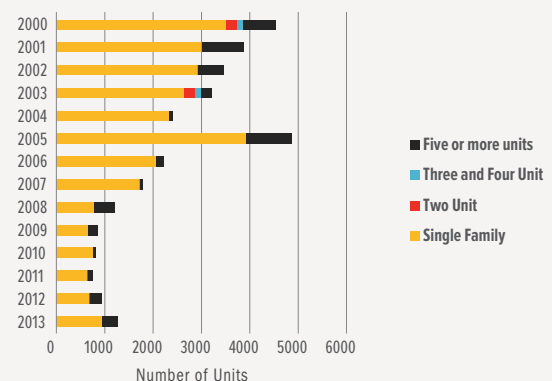
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

OCEAN BEACH

VILLAGE

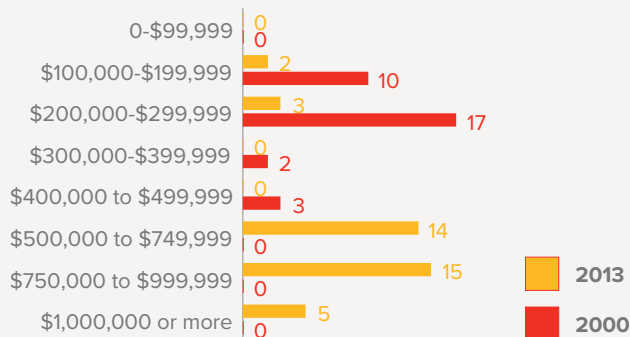
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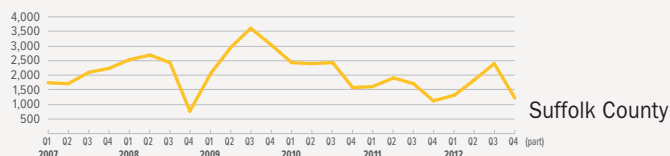
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Ocean Beach	Suffolk County
\$758,300 in 2013	\$383,400 in 2013
\$266,100 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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source: National Low Income Housing Coalition, 2013

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	\$60,885	per year

Renter Households

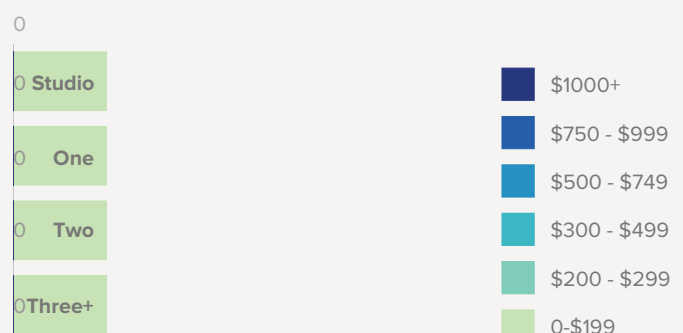
source: 2009-13 American Community Survey

Renter median income	\$- *
Median income of all households	\$46,964
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



OCEAN BEACH
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	81
Households	39
Average household size	2.08
Proportion of residents that live in families	72.80%
Average family size	2.81
Proportion of residents that live alone	22.20%
Proportion of households	
with someone under 18 in 2013	5.10%
with someone under 18 in 2000	4.90%
with someone over 65 in 2013	43.60%
with someone over 65 in 2000	29.50%

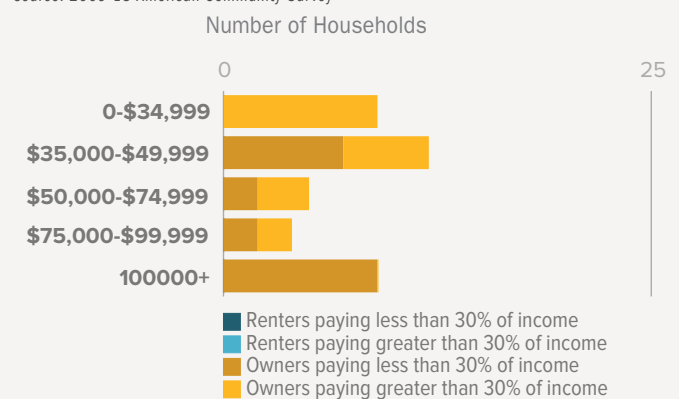
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

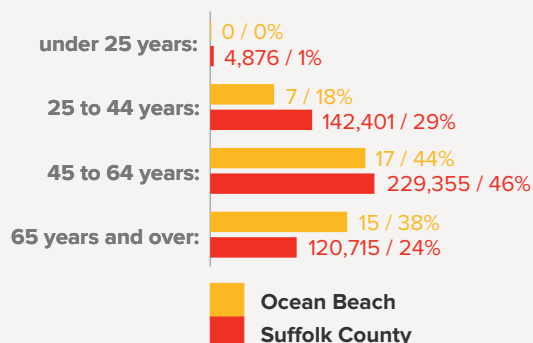
**Race + Ethnicity**

source: 2009-13 American Community Survey

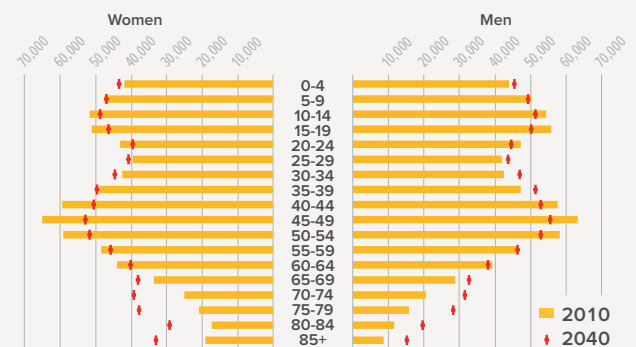
Percent White, non Hispanic	100.00%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	0.00%
Percent Hispanic	0.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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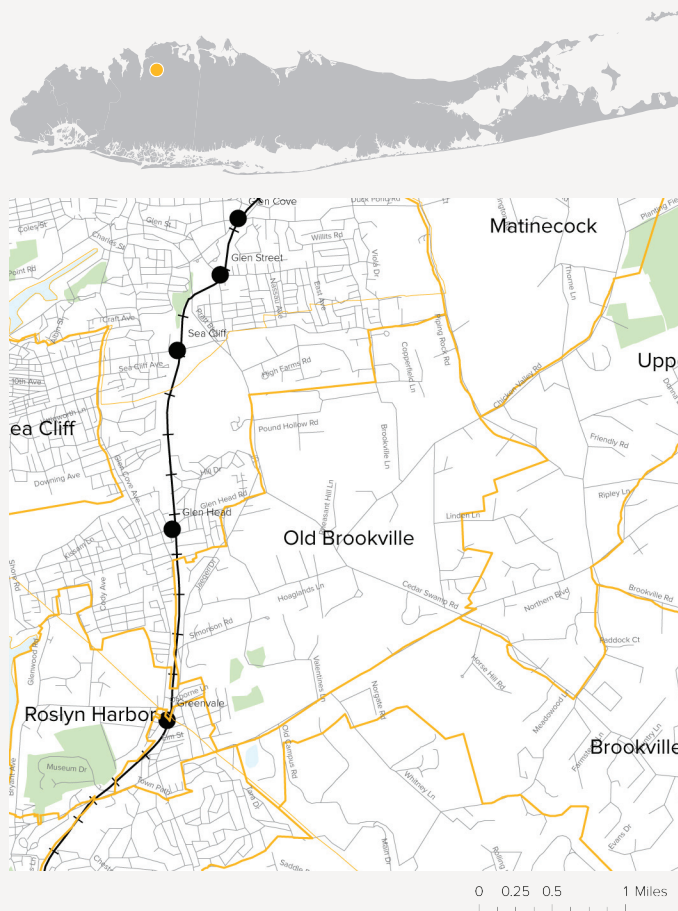


HOUSING DATA PROFILE **2014**

OLD BROOKVILLE VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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2,661 Population

795 Households

87% of units are owner occupied

8% of units are renter occupied

4% of units are vacant

\$1,000,000+ is the median home value

22% of owners pay greater than 30% of their household income towards housing

\$1,800 is the median gross rent

34% of renters pay greater than 30% of their household income towards rent

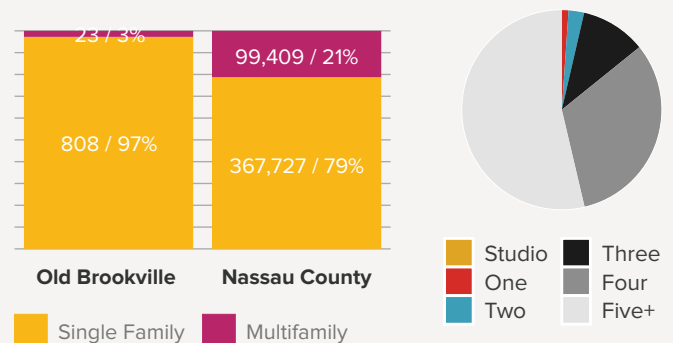
\$159,861 is the median household income

OLD BROOKVILLE
VILLAGE**HOUSING INVENTORY**

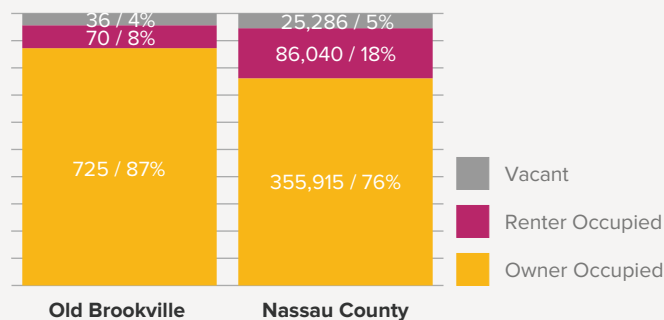
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

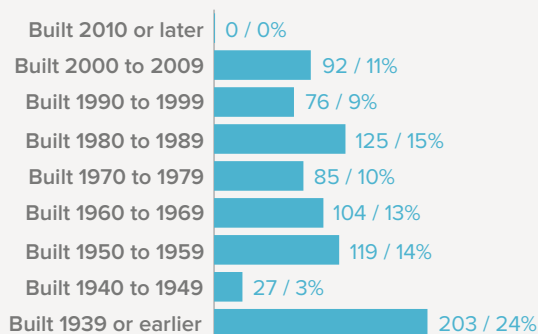
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

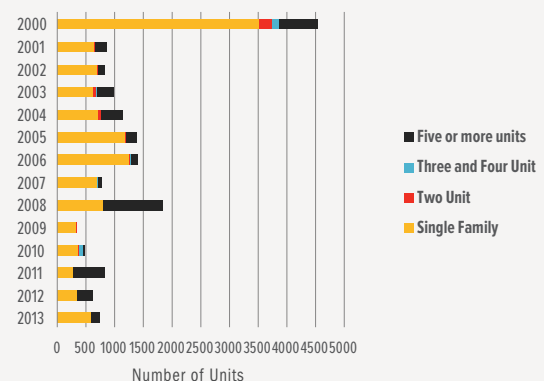
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

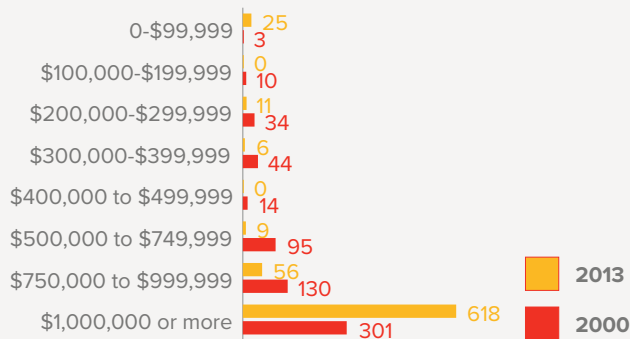
Housing Permits in Nassau County

OLD BROOKVILLE
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Old Brookville	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$974,000 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$60,885	per year

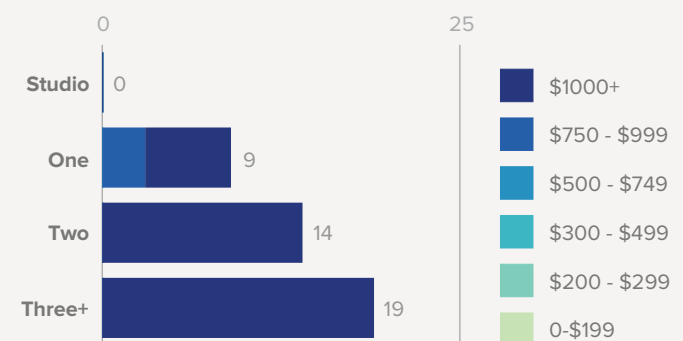
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$152,917
Median income of all households	\$159,861
Median gross rent	\$1,800
Median gross rent as proportion of renter median income	14%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



HOUSING DATA PROFILE 2014

OLD BROOKVILLE VILLAGE

DEMOGRAPHICS

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

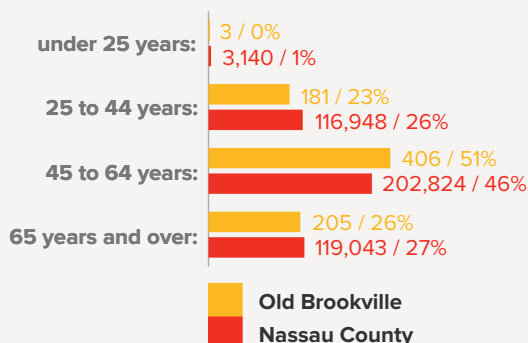
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	74.50%
Percent Black, non Hispanic	1.50%
Percent Asian, non Hispanic	14.70%
Percent Hispanic	7.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey



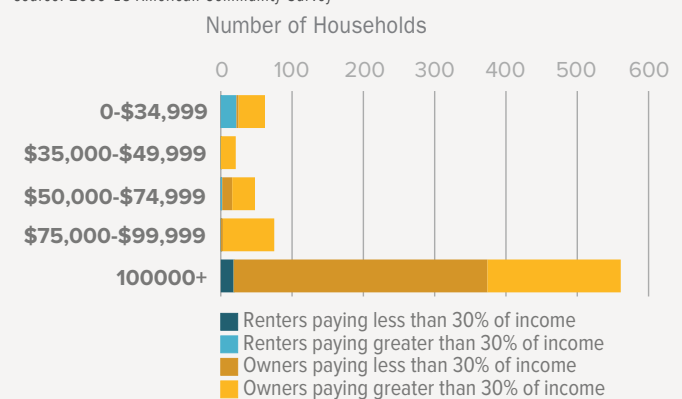
Population + Households

source: 2009-13 American Community Survey

Population	2,661
Households	795
Average household size	3.35
Proportion of residents that live in families	95.70%
Average family size	3.61
Proportion of residents that live alone	3.80%
Proportion of households	
with someone under 18 in 2013	42.00%
with someone under 18 in 2000	6.00%
with someone over 65 in 2013	32.20%
with someone over 65 in 2000	38.60%

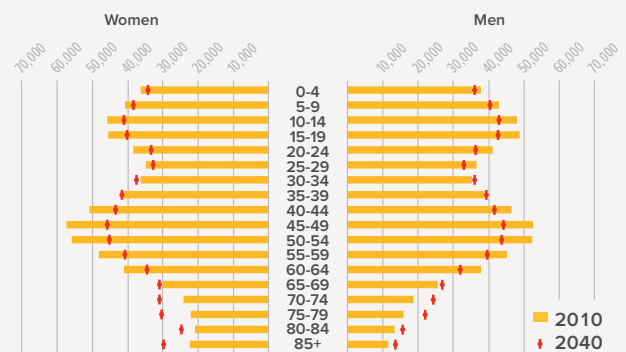
Housing Costs and Household Income

source: 2009-13 American Community Survey



Population Projections

source: Cornell Program on Applied Demographics, 2011





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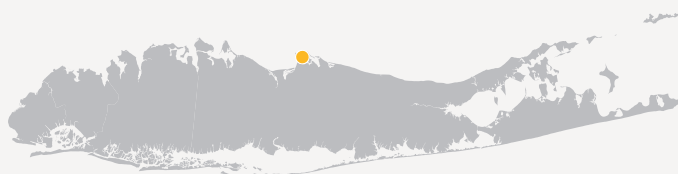


HOUSING DATA PROFILE **2014**

OLD FIELD VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



898 Population

320 Households

82% of units are owner occupied

3% of units are renter occupied

15% of units are vacant

\$1,000,000+ is the median home value

11% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

25% of renters pay greater than 30% of their household income towards rent

\$243,750 is the median household income

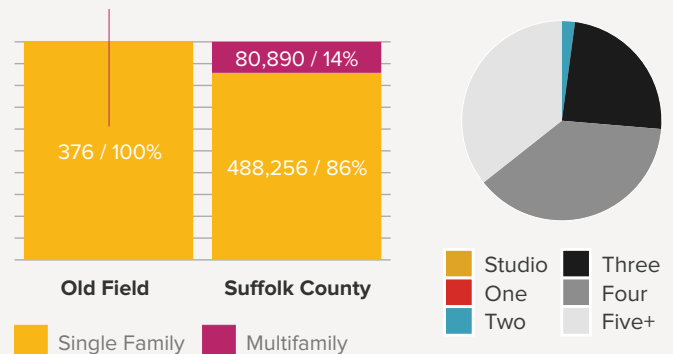
1 * Data is unavailable due to small population size or other factors.

OLD FIELD
VILLAGE**HOUSING INVENTORY**

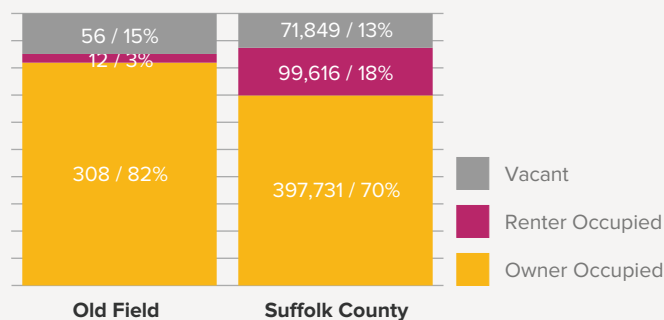
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

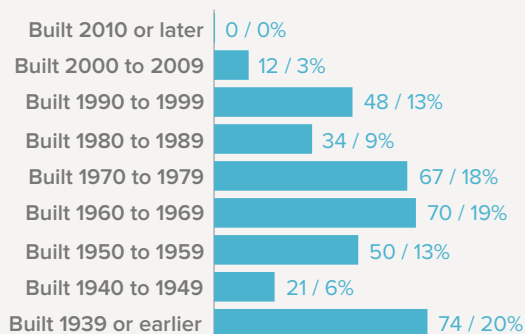
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

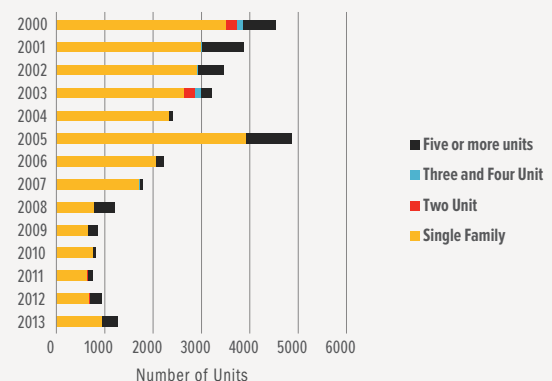
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

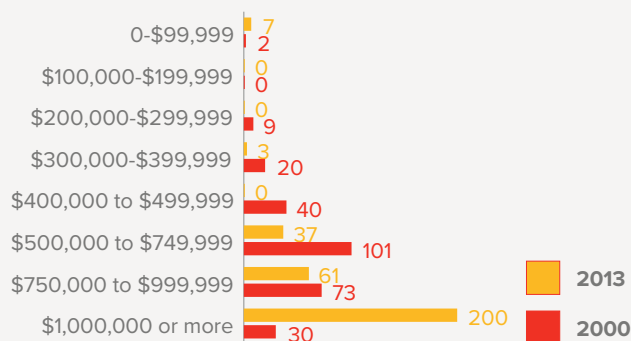
Housing Permits in Suffolk County

OLD FIELD
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

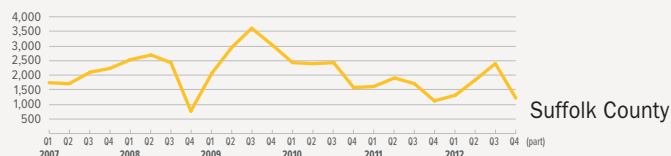
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Old Field	Suffolk County
\$1,000,000+ in 2013	\$383,400 in 2013
\$657,700 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

Renter Households

source: 2009-13 American Community Survey

Renter median income	\$51,250
Median income of all households	\$243,750
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



OLD FIELD
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

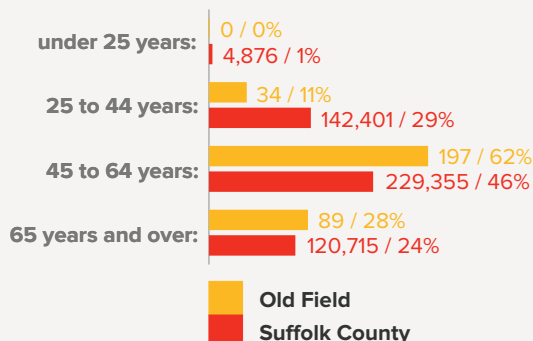
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	87.60%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	7.70%
Percent Hispanic	4.70%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

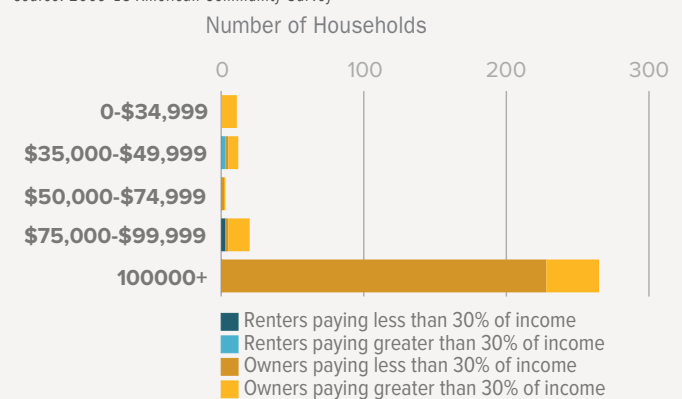
**Population + Households**

source: 2009-13 American Community Survey

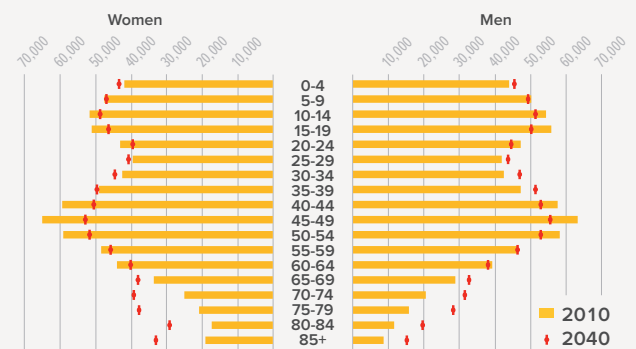
Population	898
Households	320
Average household size	2.77
Proportion of residents that live in families	92.40%
Average family size	3.12
Proportion of residents that live alone	6.30%
Proportion of households	
with someone under 18 in 2013	31.60%
with someone under 18 in 2000	4.80%
with someone over 65 in 2013	30.90%
with someone over 65 in 2000	42.80%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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HOUSING DATA PROFILE **2014**

OLD WESTBURY VILLAGE

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The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.

4,648 Population

921 Households

83% of units are owner occupied

9% of units are renter occupied

7% of units are vacant

\$1,000,000+ is the median home value

19% of owners pay greater than 30% of their household income towards housing

\$1,370 is the median gross rent

39% of renters pay greater than 30% of their household income towards rent

\$195,417 is the median household income

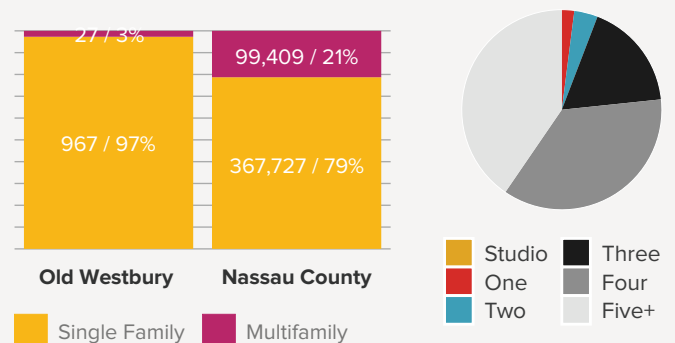


OLD WESTBURY
VILLAGE**HOUSING INVENTORY**

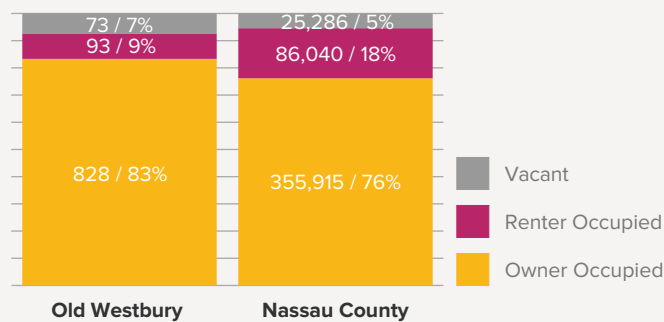
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

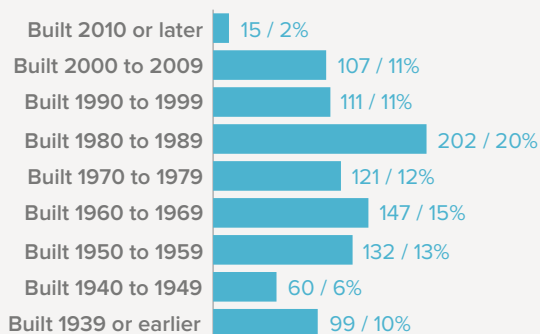
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

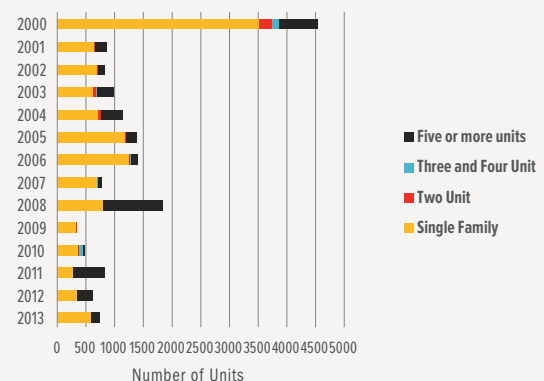
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

OLD WESTBURY
VILLAGE**OWNER OCCUPIED HOUSING**

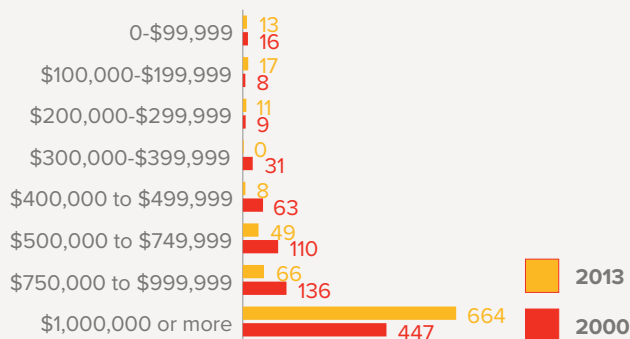
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RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

Renter Households

source: 2009-13 American Community Survey

Renter median income	\$56,705
Median income of all households	\$195,417
Median gross rent	\$1,370
Median gross rent as proportion of renter median income	29%

Foreclosure Activity

source: LI Real Estate

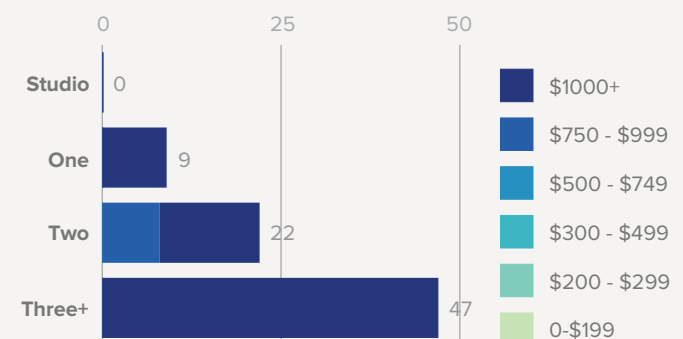
**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Old Westbury	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$1,000,000+ in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

Rental Units by Gross Rent

source: 2009-13 American Community Survey



OLD WESTBURY
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

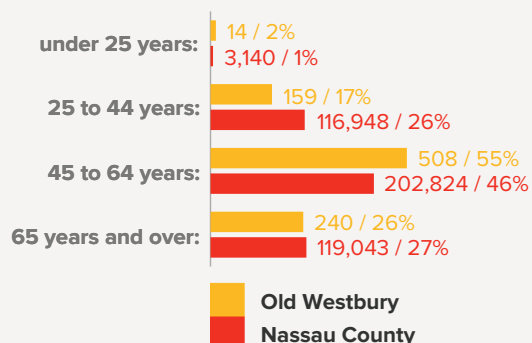
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	62.90%
Percent Black, non Hispanic	7.70%
Percent Asian, non Hispanic	16.70%
Percent Hispanic	8.30%
Percent American Indian	0.50%

Age of Heads of Household

source: 2009-13 American Community Survey

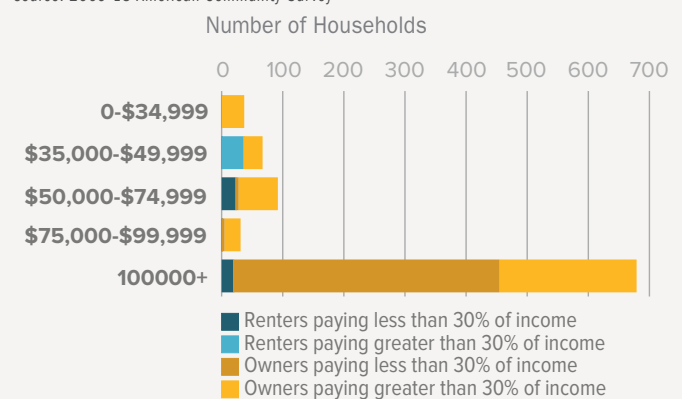
**Population + Households**

source: 2009-13 American Community Survey

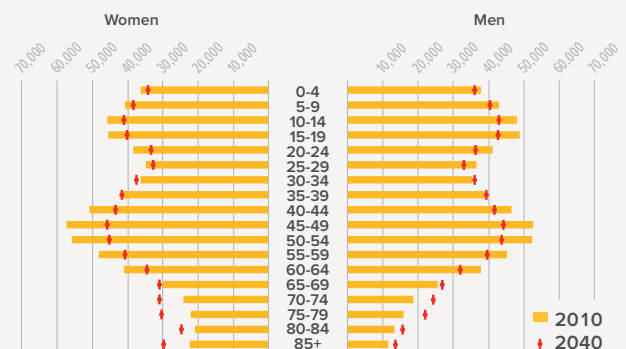
Population	4,648
Households	921
Average household size	3.14
Proportion of residents that live in families	59.90%
Average family size	3.32
Proportion of residents that live alone	2.30%
Proportion of households	
with someone under 18 in 2013	37.70%
with someone under 18 in 2000	2.90%
with someone over 65 in 2013	30.90%
with someone over 65 in 2000	45.30%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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HOUSING DATA PROFILE **2014**

OYSTER BAY COVE VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



2,285 Population

684 Households

84% of units are owner occupied

5% of units are renter occupied

11% of units are vacant

\$1,000,000+ is the median home value

17% of owners pay greater than 30% of their household income towards housing

\$1,667 is the median gross rent

48% of renters pay greater than 30% of their household income towards rent

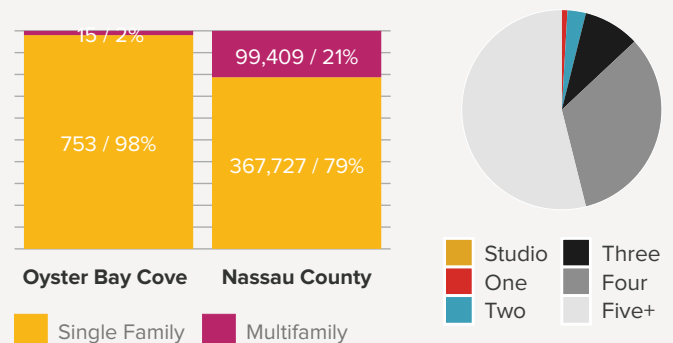
\$192,143 is the median household income

OYSTER BAY COVE
VILLAGE**HOUSING INVENTORY**

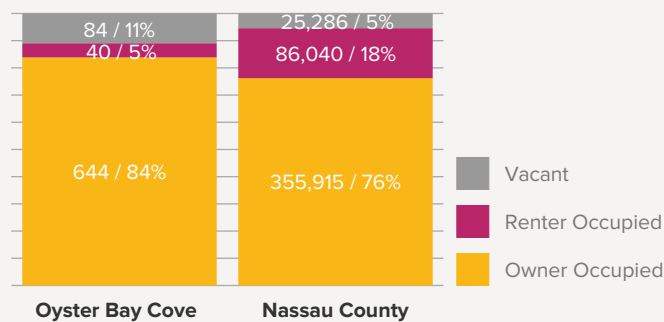
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

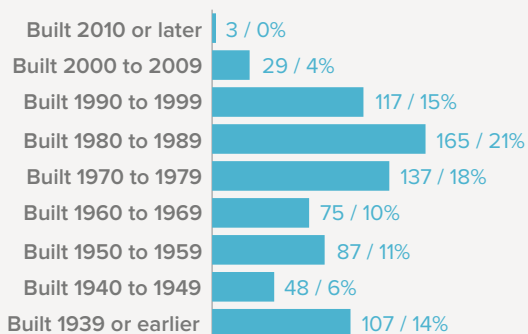
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

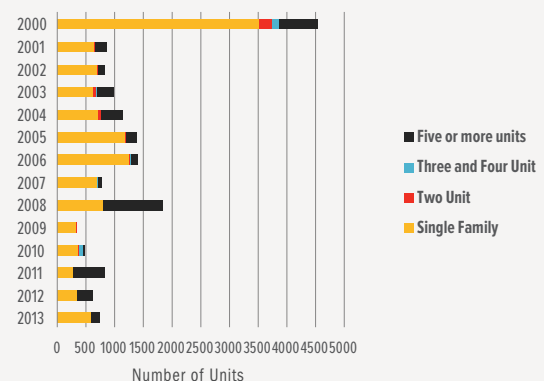
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

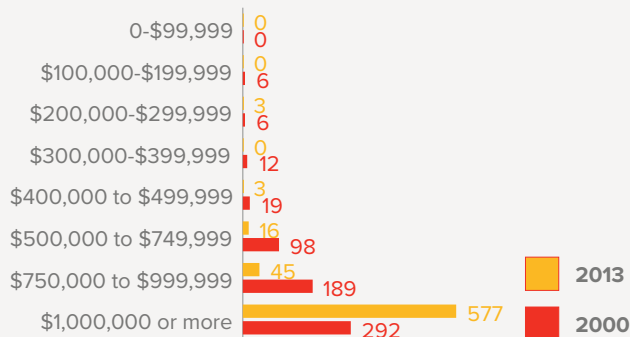
Housing Permits in Nassau County

OYSTER BAY COVE
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Oyster Bay Cove	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$975,300 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$60,885	per year

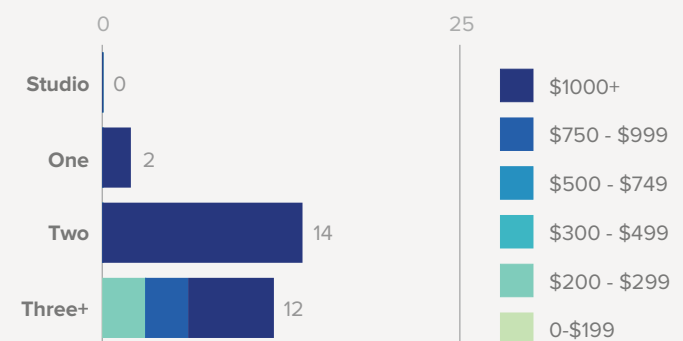
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$43,929
Median income of all households	\$192,143
Median gross rent	\$1,667
Median gross rent as proportion of renter median income	46%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



OYSTER BAY COVE
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

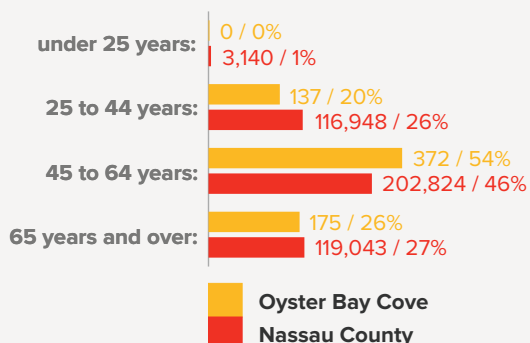
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	87.60%
Percent Black, non Hispanic	0.60%
Percent Asian, non Hispanic	8.00%
Percent Hispanic	2.10%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

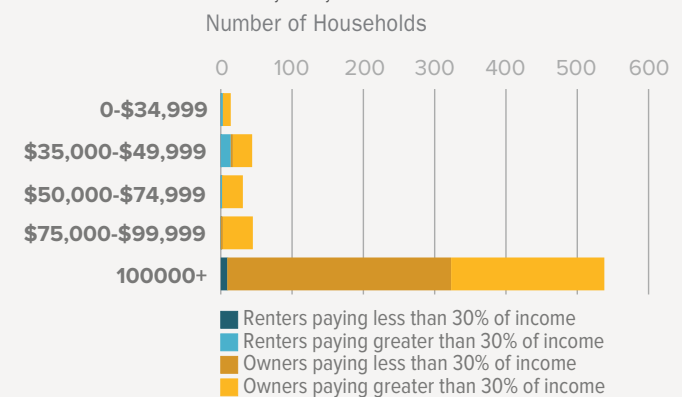
**Population + Households**

source: 2009-13 American Community Survey

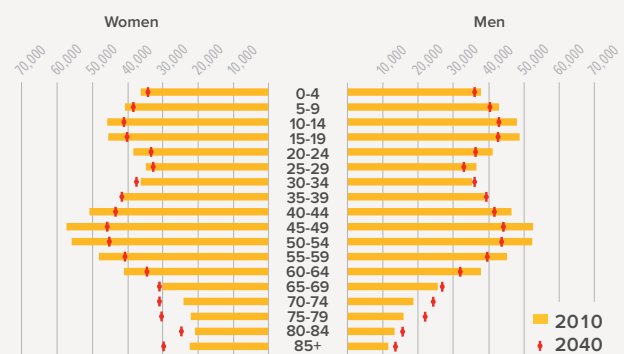
Population	2,285
Households	684
Average household size	3.34
Proportion of residents that live in families	94.60%
Average family size	3.51
Proportion of residents that live alone	4.10%
Proportion of households	
with someone under 18 in 2013	43.10%
with someone under 18 in 2000	4.30%
with someone over 65 in 2013	29.40%
with someone over 65 in 2000	44.60%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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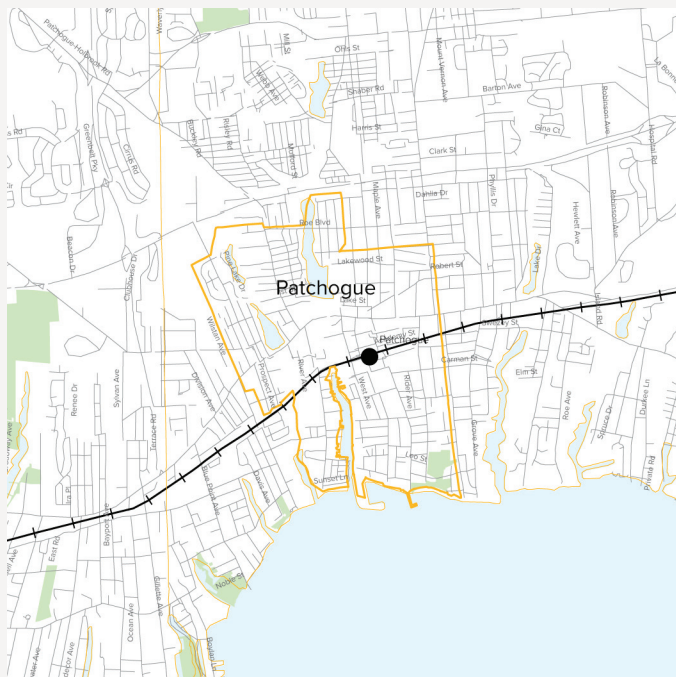
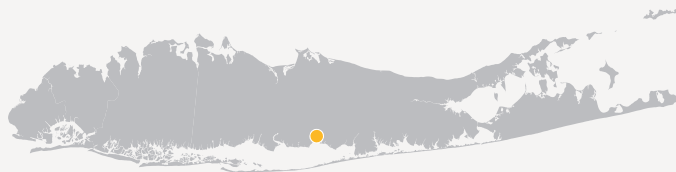


HOUSING DATA PROFILE **2014**

PATCHOGUE VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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11,902 Population

4,633 Households

50% of units are owner occupied

41% of units are renter occupied

8% of units are vacant

\$298,500 is the median home value

32% of owners pay greater than 30% of their household income towards housing

\$1,418 is the median gross rent

65% of renters pay greater than 30% of their household income towards rent

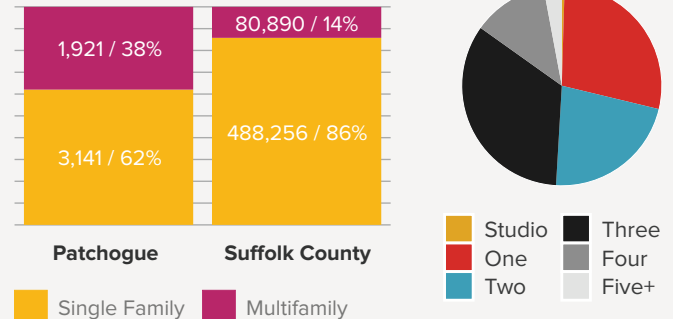
\$65,487 is the median household income

PATCHOGUE
VILLAGE**HOUSING INVENTORY**

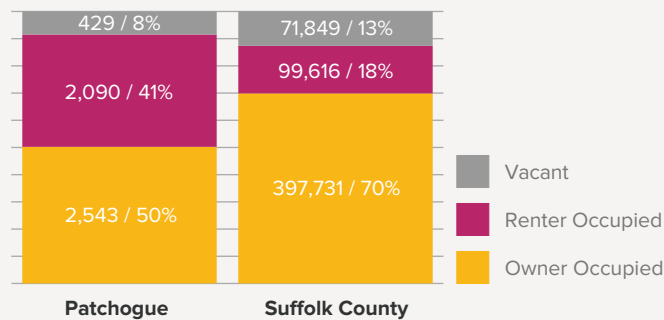
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

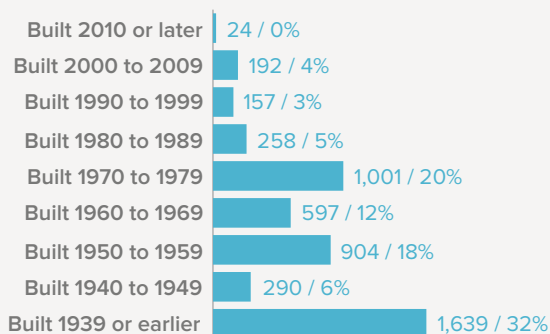
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

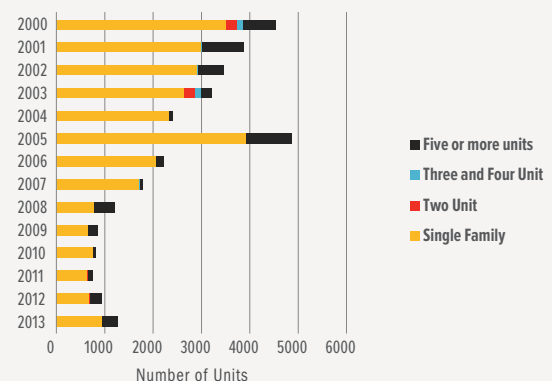
Public Housing	0
Section 8 Housing Voucher Choice Program	381
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	65
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	446

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

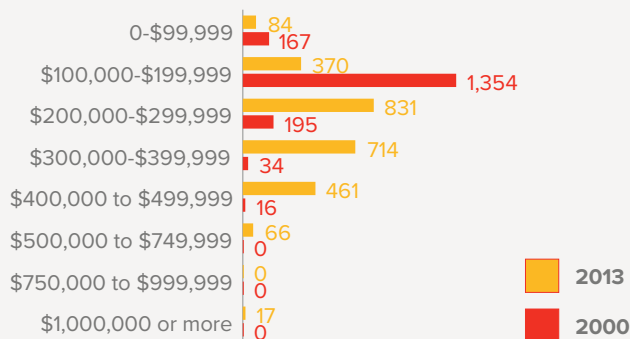
Housing Permits in Suffolk County

PATCHOGUE
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

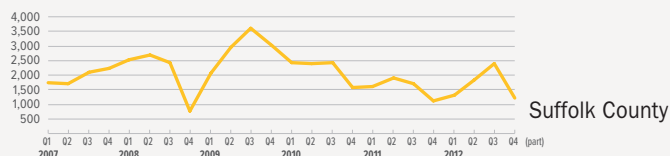
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Patchogue
\$298,500 in 2013
\$138,000 in 2000

Suffolk County
\$383,400 in 2013
\$183,500 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
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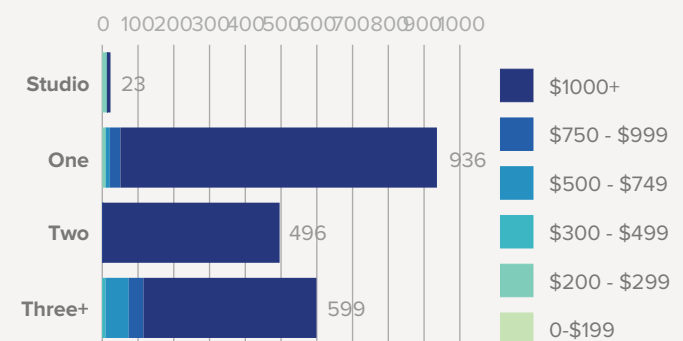
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$28,500
Median income of all households	\$65,487
Median gross rent	\$1,418
Median gross rent as proportion of renter median income	60%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



PATCHOGUE
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	11,902
Households	4,633
Average household size	2.55
Proportion of residents that live in families	81.00%
Average family size	3.13
Proportion of residents that live alone	16.70%
Proportion of households	
with someone under 18 in 2013	32.40%
with someone under 18 in 2000	9.00%
with someone over 65 in 2013	20.50%
with someone over 65 in 2000	32.40%

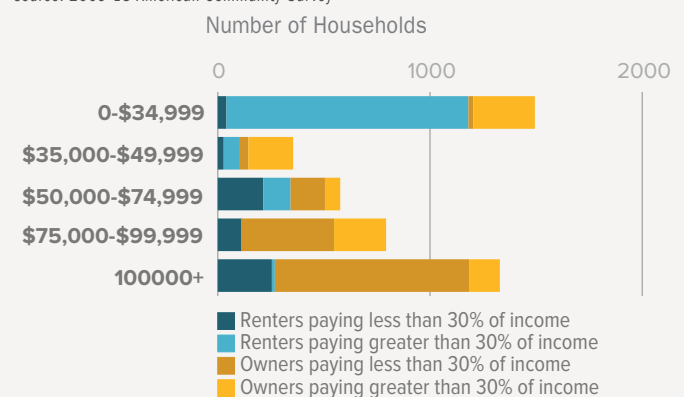
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

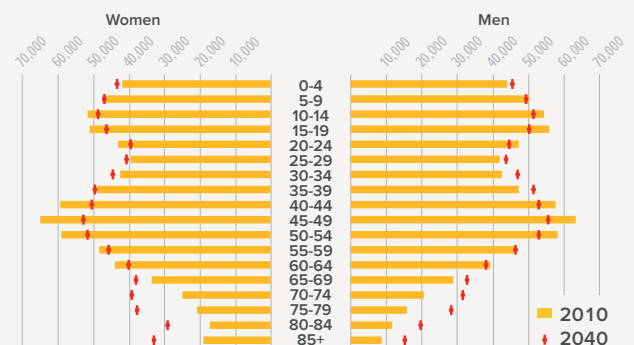
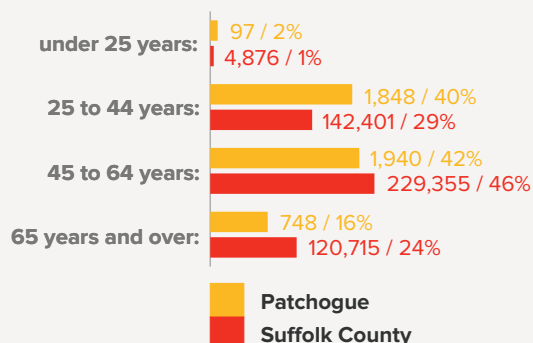
Percent White, non Hispanic	63.30%
Percent Black, non Hispanic	8.70%
Percent Asian, non Hispanic	0.10%
Percent Hispanic	27.30%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

PLANDOME VILLAGE

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1,444 Population

408 Households

88% of units are owner occupied

9% of units are renter occupied

3% of units are vacant

\$1,000,000+ is the median home value

18% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

32% of renters pay greater than 30% of their household income towards rent

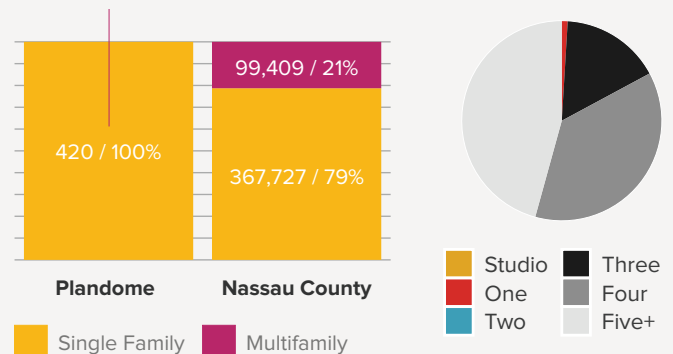
\$249,375 is the median household income

PLANDOME
VILLAGE**HOUSING INVENTORY**

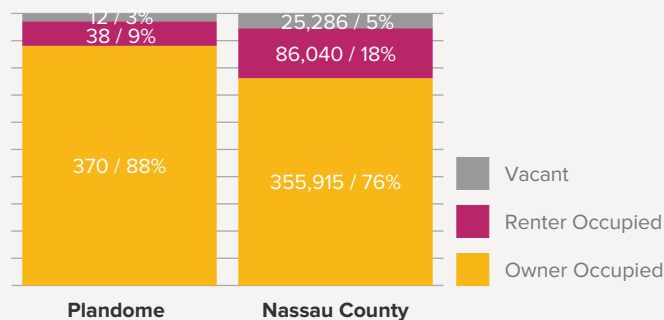
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

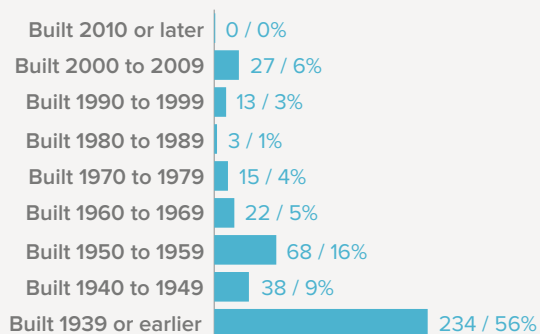
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

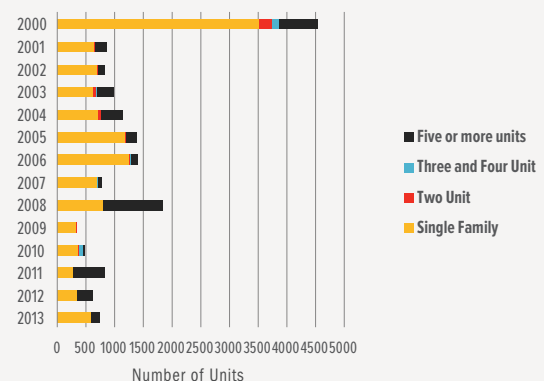
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

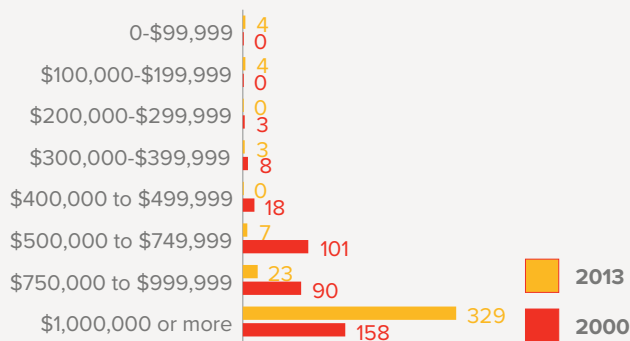
Housing Permits in Nassau County

PLANDOME
VILLAGE**OWNER OCCUPIED HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Plandome	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$915,800 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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Housing wage for a two bedroom apartment in Nassau County:	\$60,885	per year

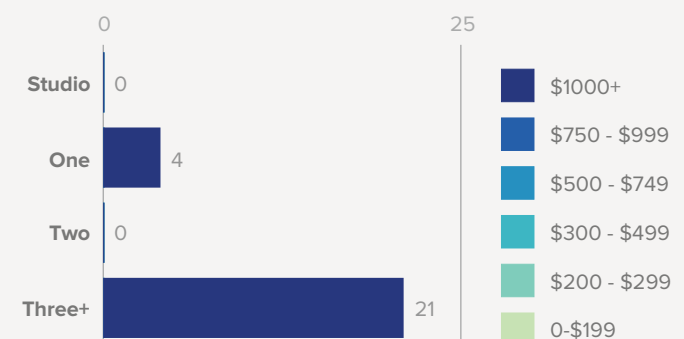
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$113,750
Median income of all households	\$249,375
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	21%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



PLANDOME
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

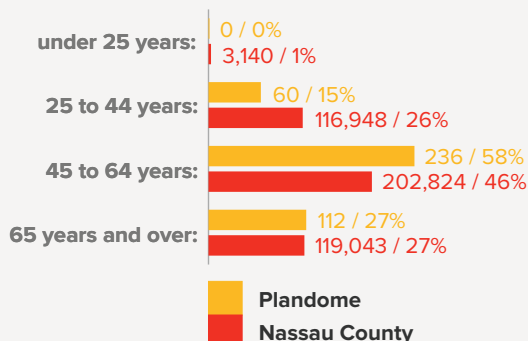
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	92.50%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	5.10%
Percent Hispanic	1.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

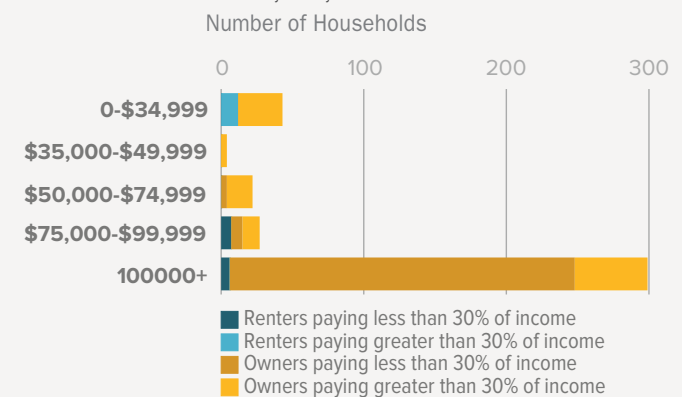
**Population + Households**

source: 2009-13 American Community Survey

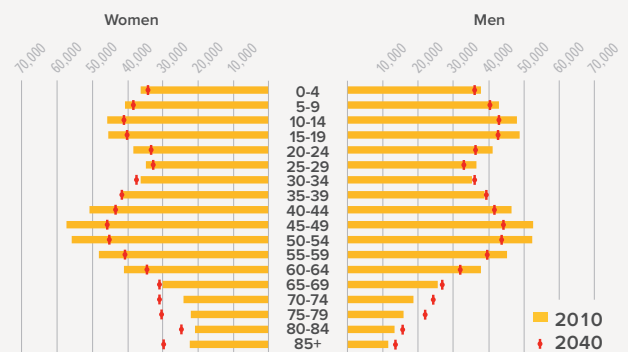
Population	1,444
Households	408
Average household size	3.53
Proportion of residents that live in families	95.40%
Average family size	3.8
Proportion of residents that live alone	3.40%
Proportion of households	
with someone under 18 in 2013	50.50%
with someone under 18 in 2000	9.00%
with someone over 65 in 2013	29.90%
with someone over 65 in 2000	43.50%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

PLANDOME HEIGHTS VILLAGE

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995 Population

318 Households

94% of units are owner occupied

3% of units are renter occupied

3% of units are vacant

\$940,300 is the median home value

18% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

0% of renters pay greater than 30% of their household income towards rent

\$197,500 is the median household income

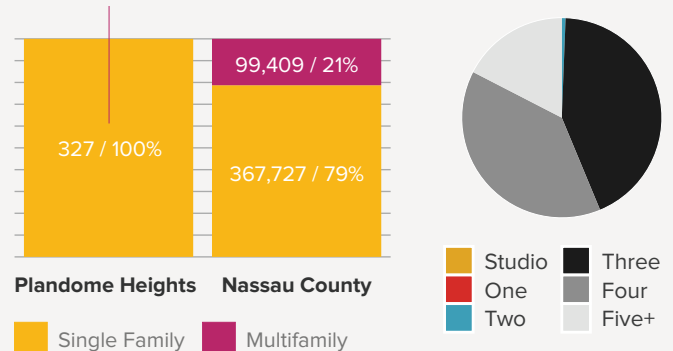
1 * Data is unavailable due to small population size or other factors.

PLANDOME HEIGHTS
VILLAGE**HOUSING INVENTORY**

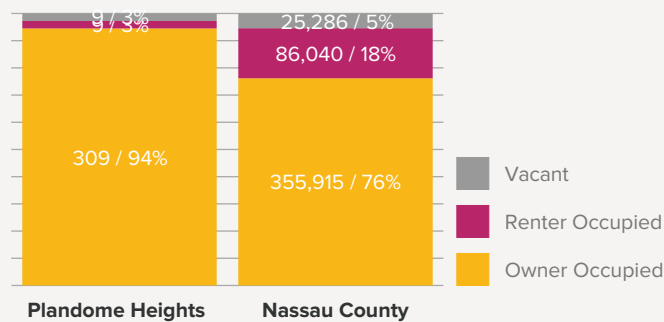
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

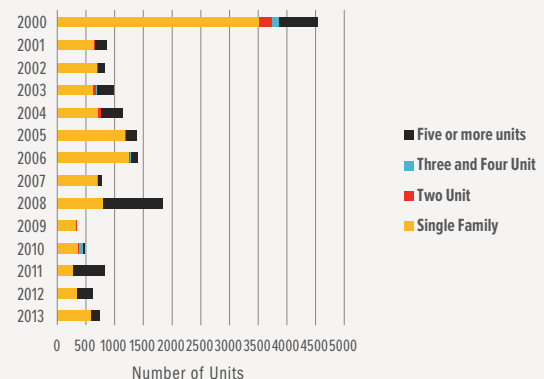
Age of Housing Stock

source: 2009-13 American Community Survey

Built 2010 or later	0 / 0%
Built 2000 to 2009	0 / 0%
Built 1990 to 1999	5 / 2%
Built 1980 to 1989	0 / 0%
Built 1970 to 1979	9 / 3%
Built 1960 to 1969	41 / 13%
Built 1950 to 1959	28 / 9%
Built 1940 to 1949	82 / 25%
Built 1939 or earlier	162 / 50%

Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

PLANDOME HEIGHTS VILLAGE

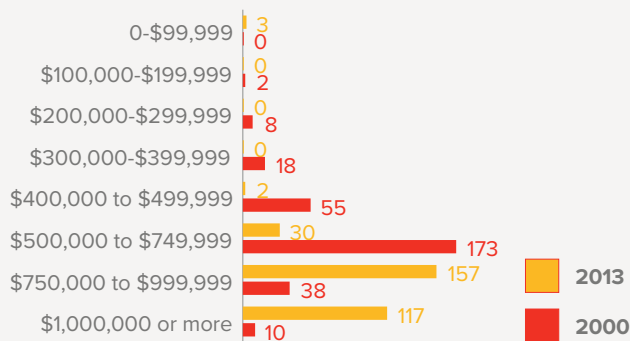
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Plandome Heights	Nassau County
\$940,300 in 2013	\$454,500 in 2013
\$600,300 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$60,885	per year

Renter Households

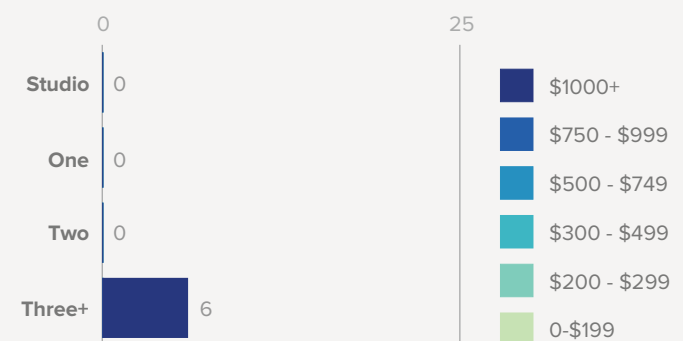
source: 2009-13 American Community Survey

Renter median income	\$163,438
Median income of all households	\$197,500
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



PLANDOME HEIGHTS
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

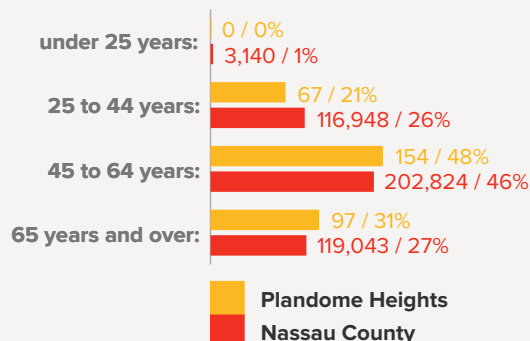
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	77.10%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	11.50%
Percent Hispanic	6.70%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

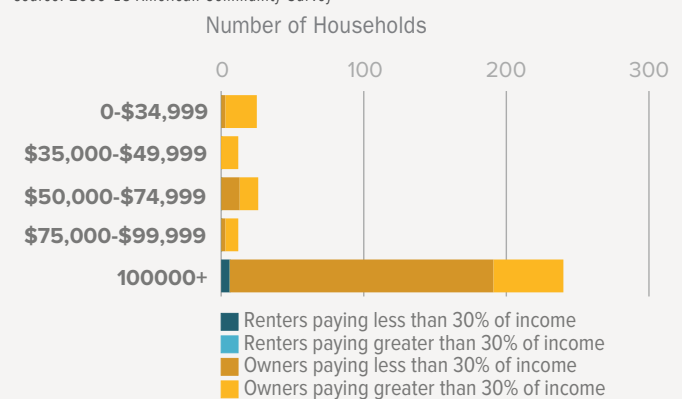
**Population + Households**

source: 2009-13 American Community Survey

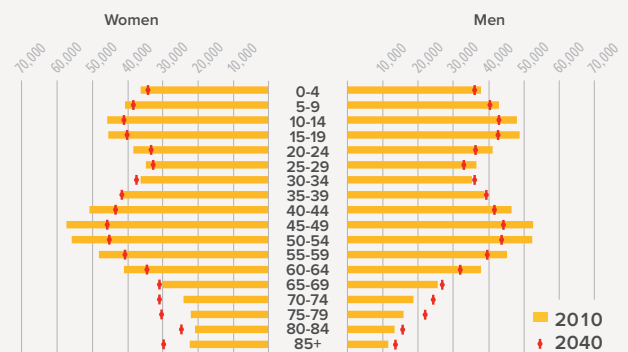
Population	995
Households	318
Average household size	3.13
Proportion of residents that live in families	93.10%
Average family size	3.49
Proportion of residents that live alone	6.10%
Proportion of households	
with someone under 18 in 2013	52.80%
with someone under 18 in 2000	11.40%
with someone over 65 in 2013	36.50%
with someone over 65 in 2000	43.50%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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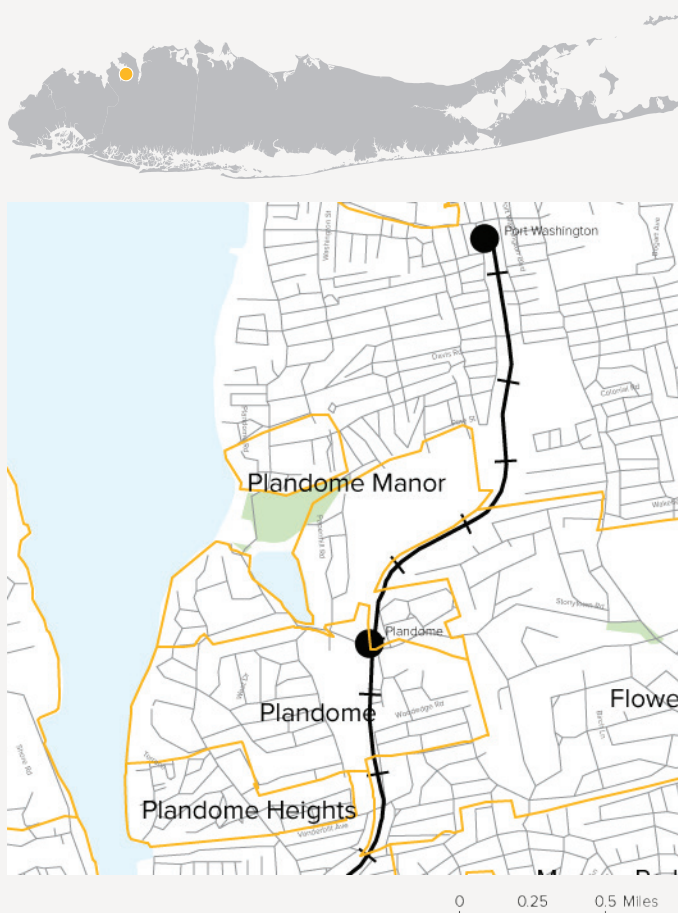


HOUSING DATA PROFILE **2014**

PLANDOME MANOR VILLAGE

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The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



877 Population

291 Households

91% of units are owner occupied

8% of units are renter occupied

1% of units are vacant

\$1,000,000+ is the median home value

21% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

79% of renters pay greater than 30% of their household income towards rent

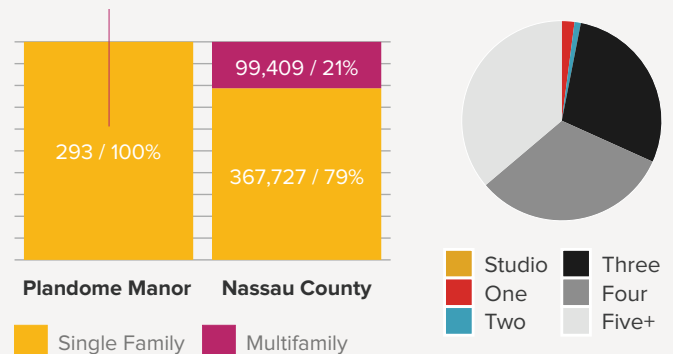
\$219,375 is the median household income

PLANDOME MANOR
VILLAGE**HOUSING INVENTORY**

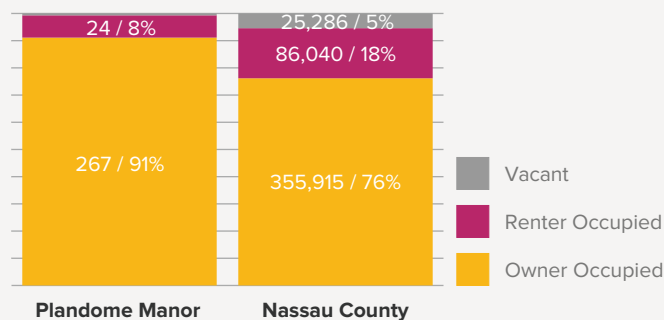
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

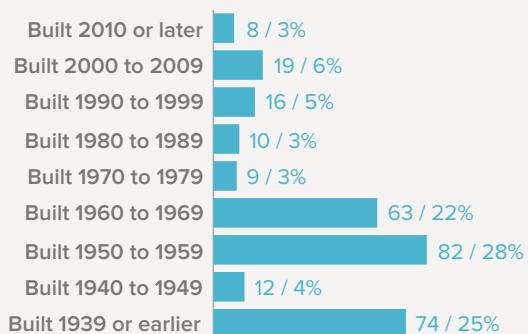
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

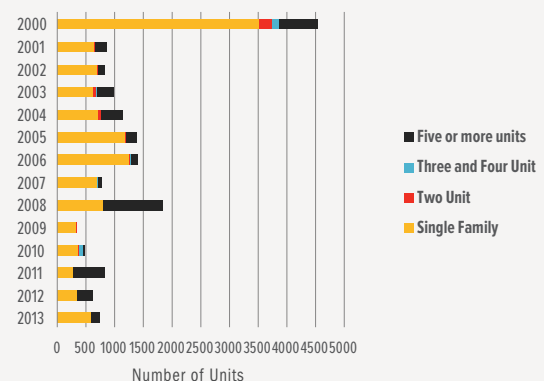
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

PLANDOME MANOR VILLAGE

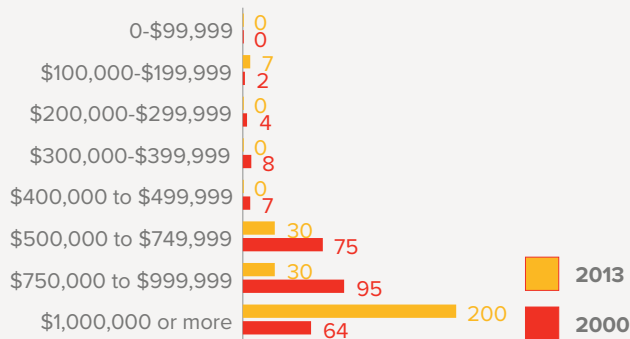
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Plandome Manor	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$837,100 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$60,885	per year

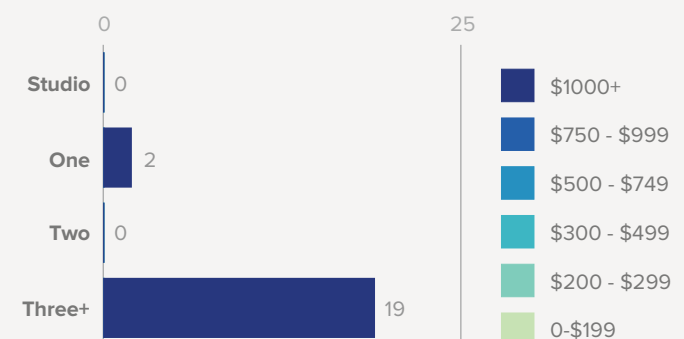
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$58,750
Median income of all households	\$219,375
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	41%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



PLANDOME MANOR
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

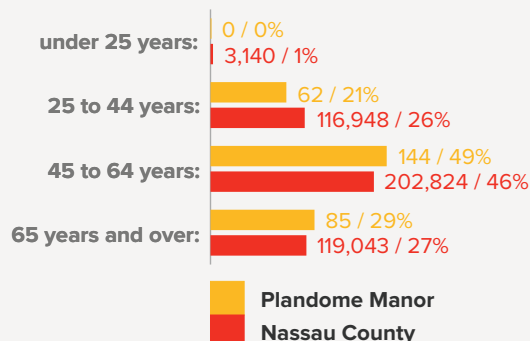
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	83.40%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	8.00%
Percent Hispanic	6.40%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

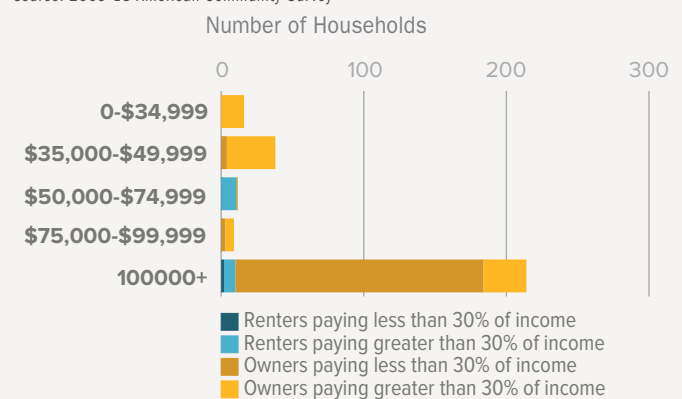
**Population + Households**

source: 2009-13 American Community Survey

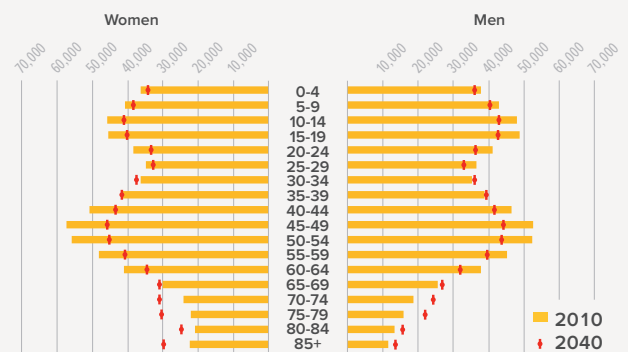
Population	877
Households	291
Average household size	3.01
Proportion of residents that live in families	94.80%
Average family size	3.34
Proportion of residents that live alone	5.20%
Proportion of households	
with someone under 18 in 2013	40.50%
with someone under 18 in 2000	8.90%
with someone over 65 in 2013	34.40%
with someone over 65 in 2000	43.10%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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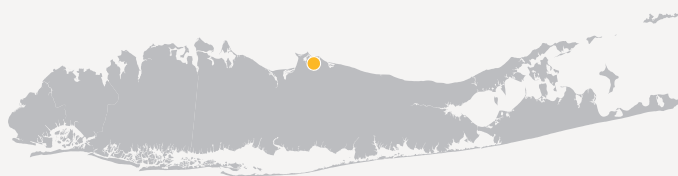


HOUSING DATA PROFILE **2014**

POQUOTT VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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937 Population

354 Households

80% of units are owner occupied

13% of units are renter occupied

7% of units are vacant

\$628,800 is the median home value

17% of owners pay greater than 30% of their household income towards housing

\$1,650 is the median gross rent

53% of renters pay greater than 30% of their household income towards rent

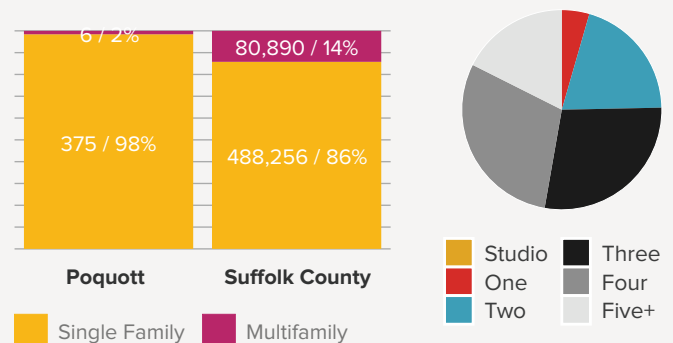
\$148,750 is the median household income

POQUOTT
VILLAGE**HOUSING INVENTORY**

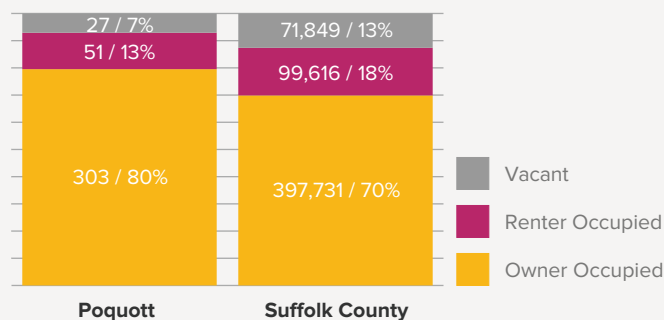
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

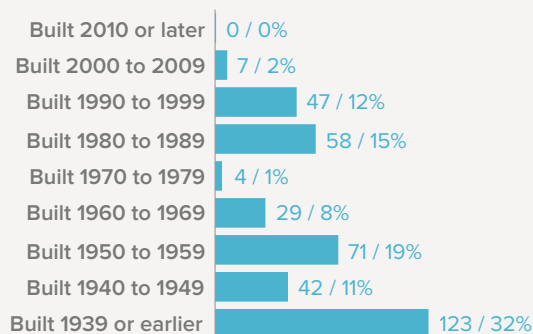
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

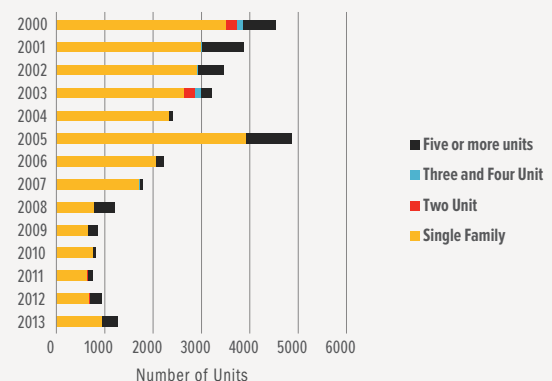
Public Housing	0
Section 8 Housing Voucher Choice Program	1
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	1

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

POQUOTT
VILLAGE

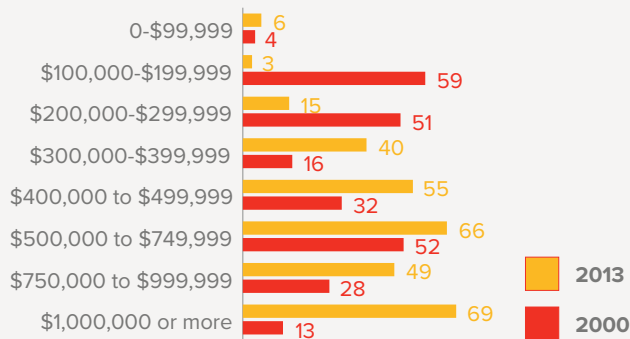
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

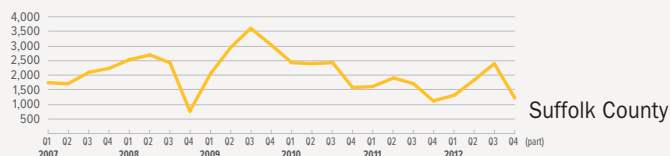
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Poquott	Suffolk County
\$628,800 in 2013	\$383,400 in 2013
\$375,000 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
	\$60,885	per year

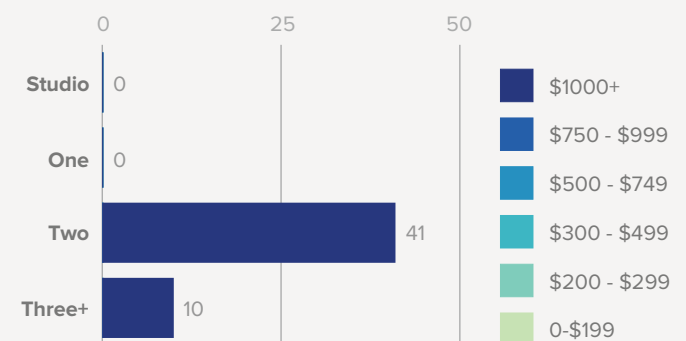
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$65,417
Median income of all households	\$148,750
Median gross rent	\$1,650
Median gross rent as proportion of renter median income	30%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



POQUOTT
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and Suffolk Counties	100% AMI	\$105,100
	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

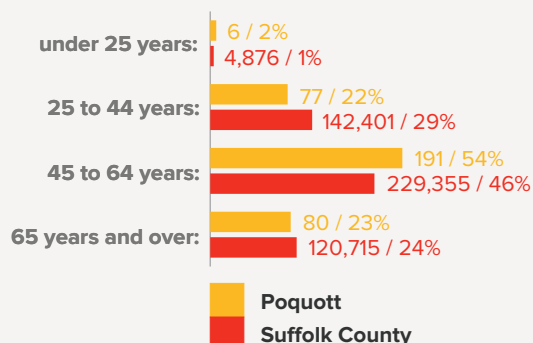
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	80.70%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	9.30%
Percent Hispanic	5.80%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

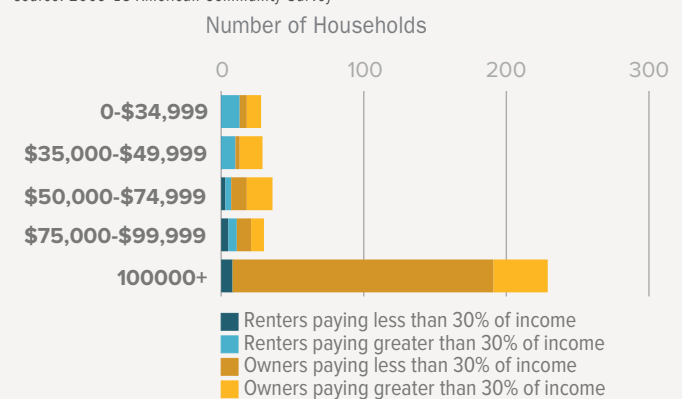
**Population + Households**

source: 2009-13 American Community Survey

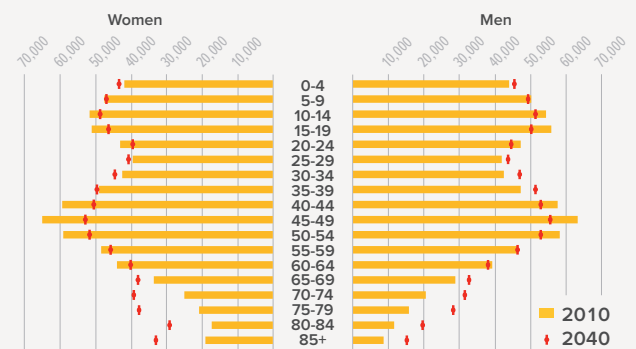
Population	937
Households	354
Average household size	2.65
Proportion of residents that live in families	84.20%
Average family size	3.27
Proportion of residents that live alone	13.40%
Proportion of households	
with someone under 18 in 2013	29.40%
with someone under 18 in 2000	4.90%
with someone over 65 in 2013	31.10%
with someone over 65 in 2000	42.60%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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HOUSING DATA PROFILE **2014**

PORT JEFFERSON VILLAGE

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The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.

7,767 Population

3,038 Households

73% of units are owner occupied

21% of units are renter occupied

6% of units are vacant

\$510,800 is the median home value

25% of owners pay greater than 30% of their household income towards housing

\$1,450 is the median gross rent

46% of renters pay greater than 30% of their household income towards rent

\$109,708 is the median household income



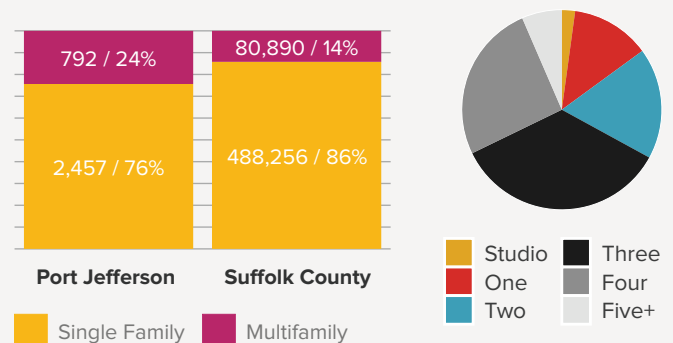
PORT JEFFERSON VILLAGE

HOUSING INVENTORY

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

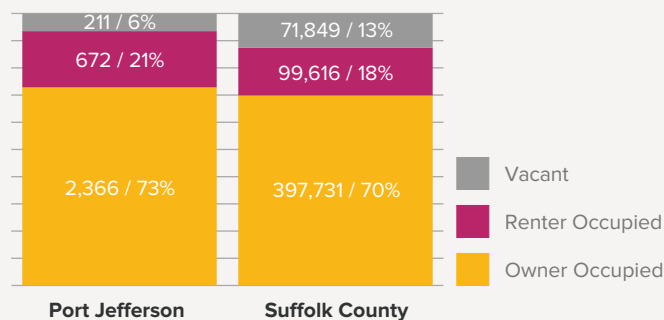
Housing Supply

source: 2009-13 American Community Survey



Housing Tenure

source: 2009-13 American Community Survey



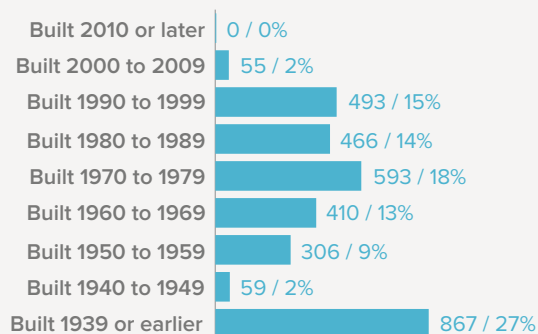
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	13
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	13

Age of Housing Stock

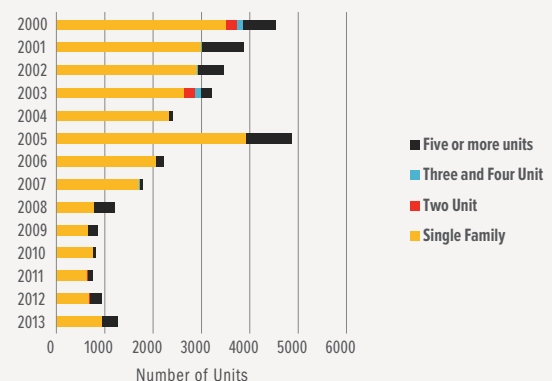
source: 2009-13 American Community Survey



Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

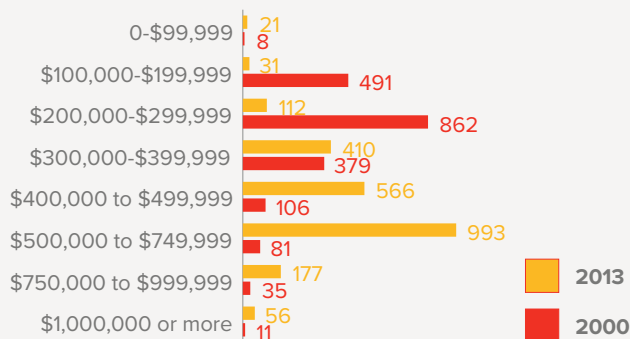


PORT JEFFERSON
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

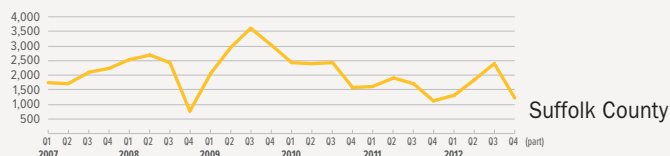
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Port Jefferson	Suffolk County
\$510,800 in 2013	\$383,400 in 2013
\$251,300 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
	\$60,885	per year

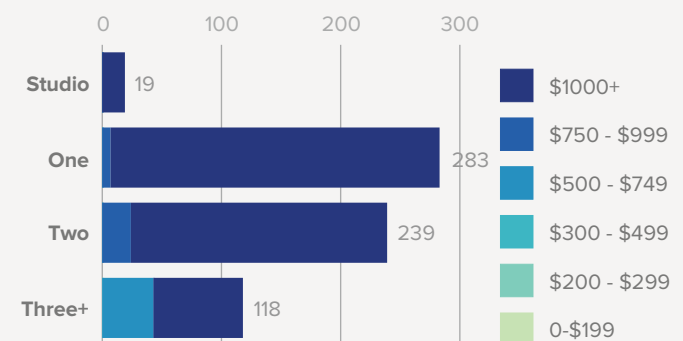
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$62,917
Median income of all households	\$109,708
Median gross rent	\$1,450
Median gross rent as proportion of renter median income	28%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



PORT JEFFERSON
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	7,767
Households	3,038
Average household size	2.44
Proportion of residents that live in families	74.00%
Average family size	3.04
Proportion of residents that live alone	16.40%
Proportion of households	
with someone under 18 in 2013	26.90%
with someone under 18 in 2000	6.50%
with someone over 65 in 2013	28.50%
with someone over 65 in 2000	28.20%

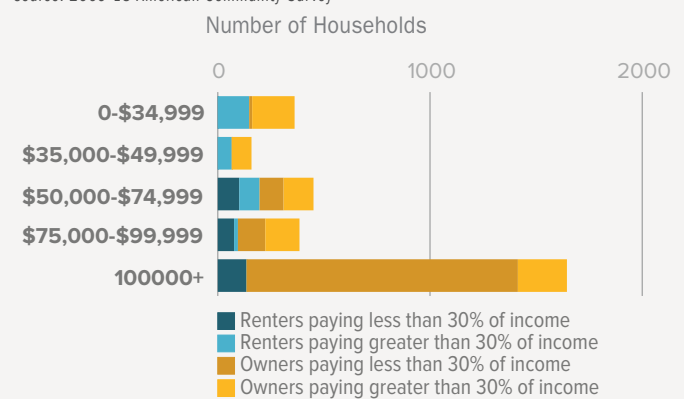
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

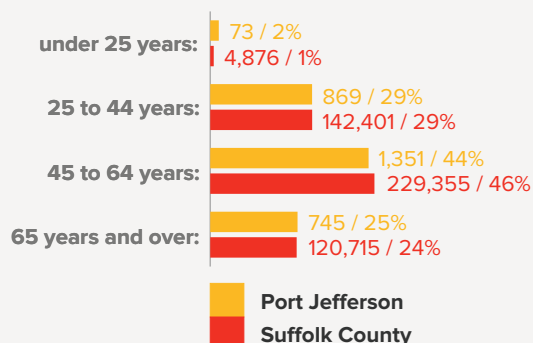
**Race + Ethnicity**

source: 2009-13 American Community Survey

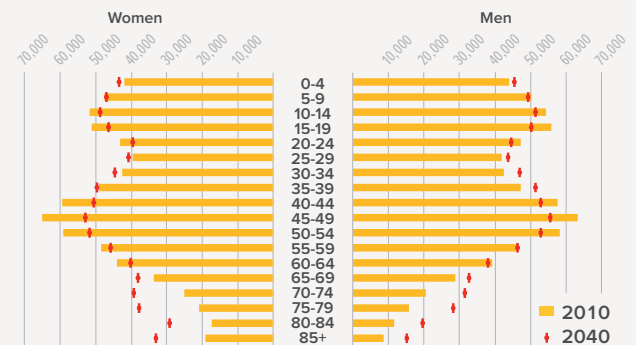
Percent White, non Hispanic	84.30%
Percent Black, non Hispanic	1.40%
Percent Asian, non Hispanic	5.10%
Percent Hispanic	8.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

PORT WASHINGTON NORTH VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



3,163 Population

1,352 Households

68% of units are owner occupied

28% of units are renter occupied

4% of units are vacant

\$745,700 is the median home value

25% of owners pay greater than 30% of their household income towards housing

\$1,846 is the median gross rent

54% of renters pay greater than 30% of their household income towards rent

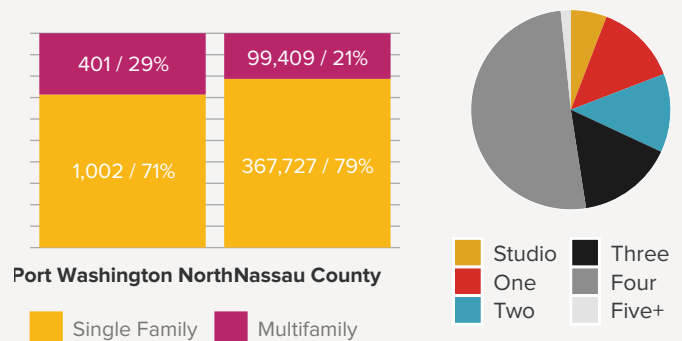
\$93,676 is the median household income

PORT WASHINGTON NORTH VILLAGE**HOUSING INVENTORY**

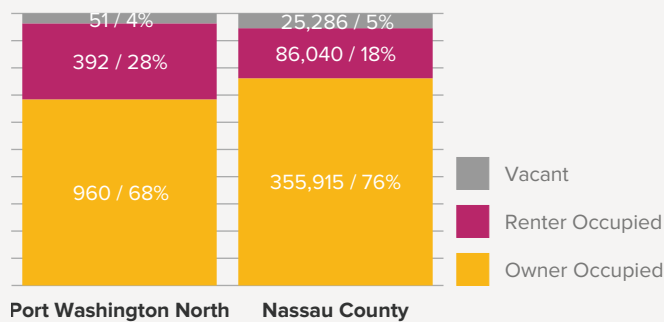
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

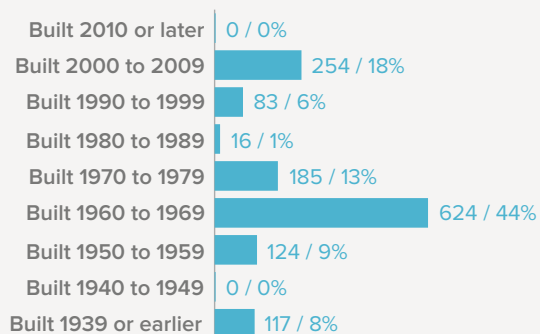
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

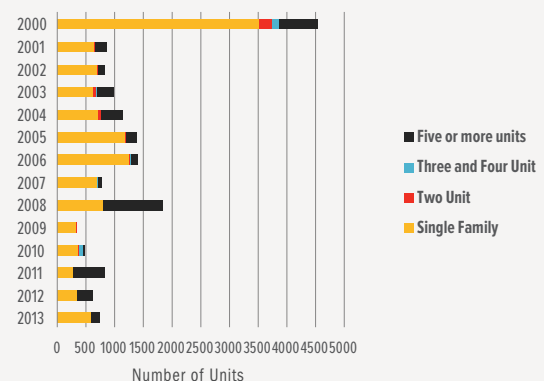
Public Housing	0
Section 8 Housing Voucher Choice Program	5
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	5

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

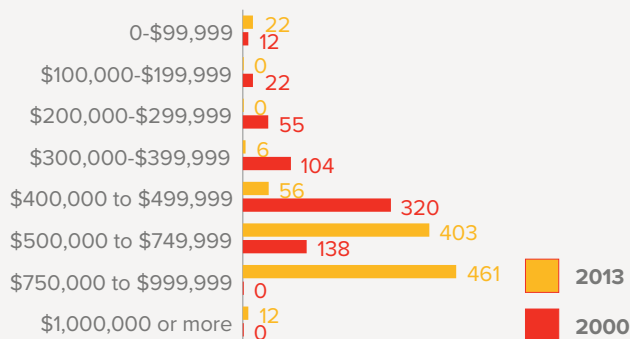
Housing Permits in Nassau County

PORT WASHINGTON NORTH VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Port Washington North	Nassau County
\$745,700 in 2013	\$454,500 in 2013
\$440,700 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

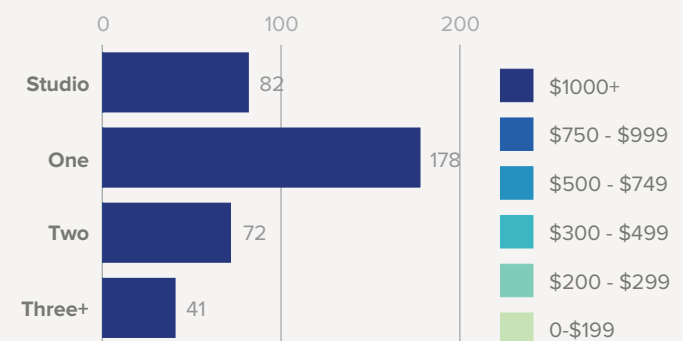
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$69,583
Median income of all households	\$93,676
Median gross rent	\$1,846
Median gross rent as proportion of renter median income	32%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



**PORT WASHINGTON NORTH
VILLAGE****DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	3,163
Households	1,352
Average household size	2.33
Proportion of residents that live in families	81.40%
Average family size	3.07
Proportion of residents that live alone	17.70%
Proportion of households	
with someone under 18 in 2013	28.80%
with someone under 18 in 2000	10.30%
with someone over 65 in 2013	42.40%
with someone over 65 in 2000	32.50%

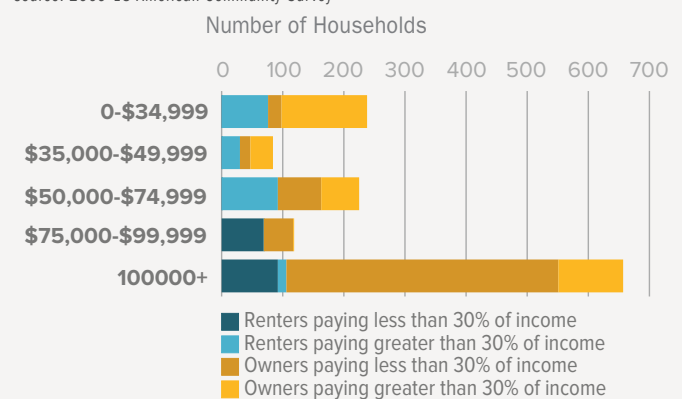
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

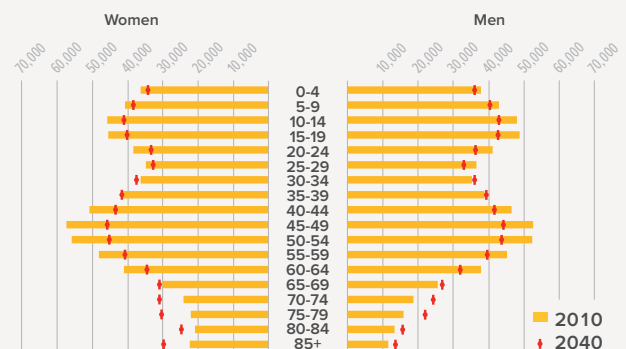
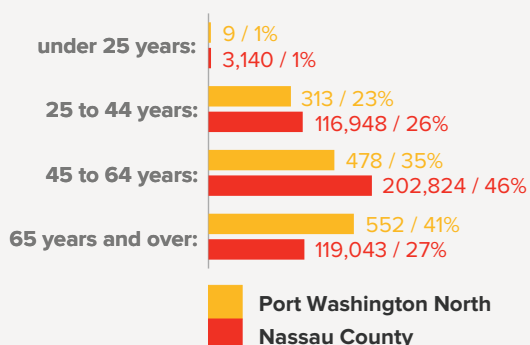
Percent White, non Hispanic	79.30%
Percent Black, non Hispanic	6.10%
Percent Asian, non Hispanic	8.90%
Percent Hispanic	4.60%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

QUOGUE VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



780 Population

359 Households

20% of units are owner occupied

3% of units are renter occupied

77% of units are vacant

\$955,500 is the median home value

24% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

40% of renters pay greater than 30% of their household income towards rent

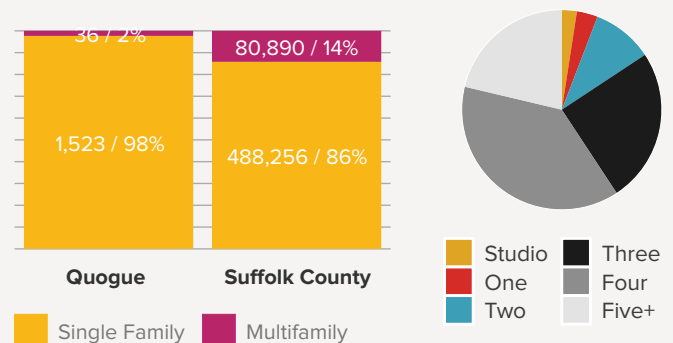
\$92,917 is the median household income

HOUSING INVENTORY

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

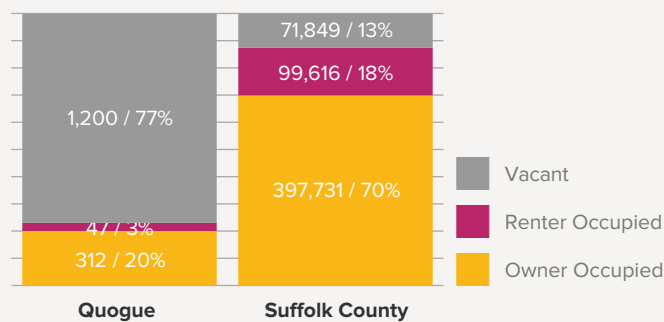
Housing Supply

source: 2009-13 American Community Survey



Housing Tenure

source: 2009-13 American Community Survey



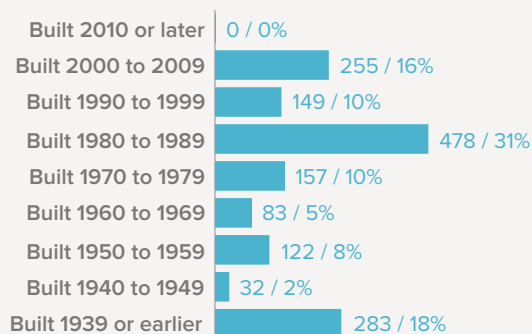
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	2
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	2

Age of Housing Stock

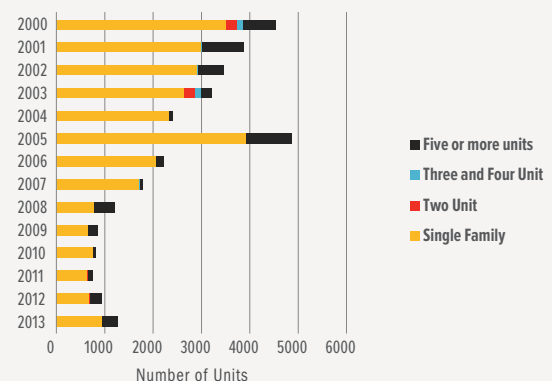
source: 2009-13 American Community Survey



Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County



QUOGUE
VILLAGE

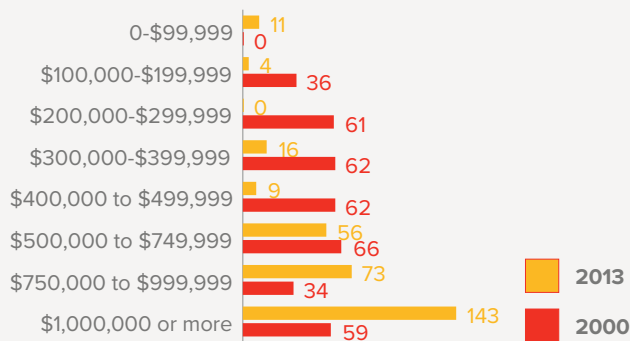
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

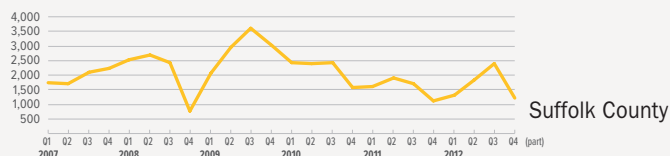
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Quogue	Suffolk County
\$955,500 in 2013	\$383,400 in 2013
\$447,900 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

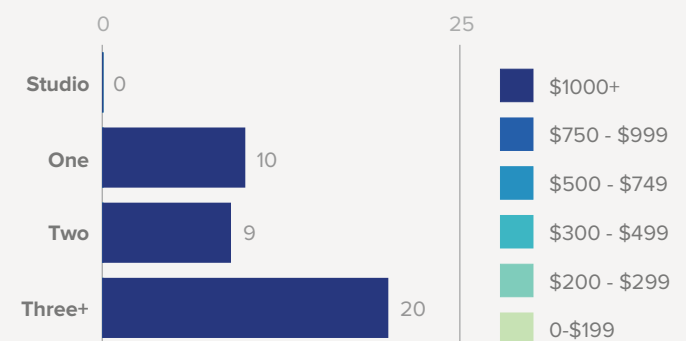
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$80,750
Median income of all households	\$92,917
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	30%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



QUOGUE
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

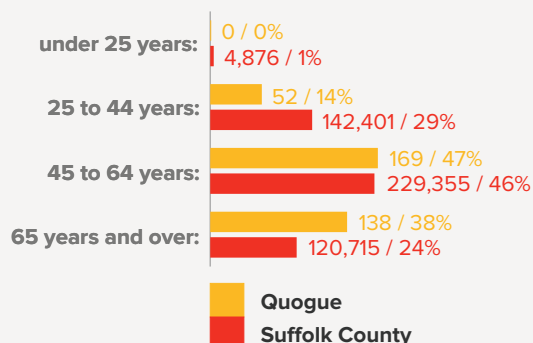
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	81.80%
Percent Black, non Hispanic	11.00%
Percent Asian, non Hispanic	1.50%
Percent Hispanic	0.90%
Percent American Indian	1.70%

Age of Heads of Household

source: 2009-13 American Community Survey

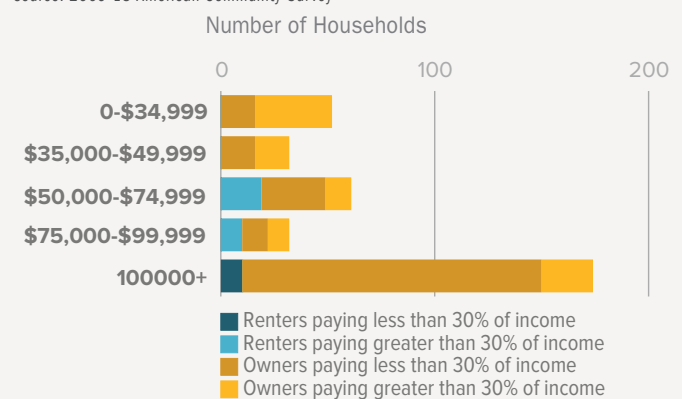
**Population + Households**

source: 2009-13 American Community Survey

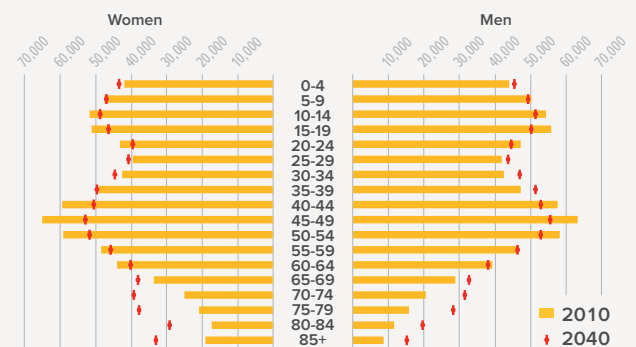
Population	780
Households	359
Average household size	2.15
Proportion of residents that live in families	87.30%
Average family size	2.46
Proportion of residents that live alone	11.70%
Proportion of households	
with someone under 18 in 2013	12.50%
with someone under 18 in 2000	13.20%
with someone over 65 in 2013	57.10%
with someone over 65 in 2000	23.40%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION

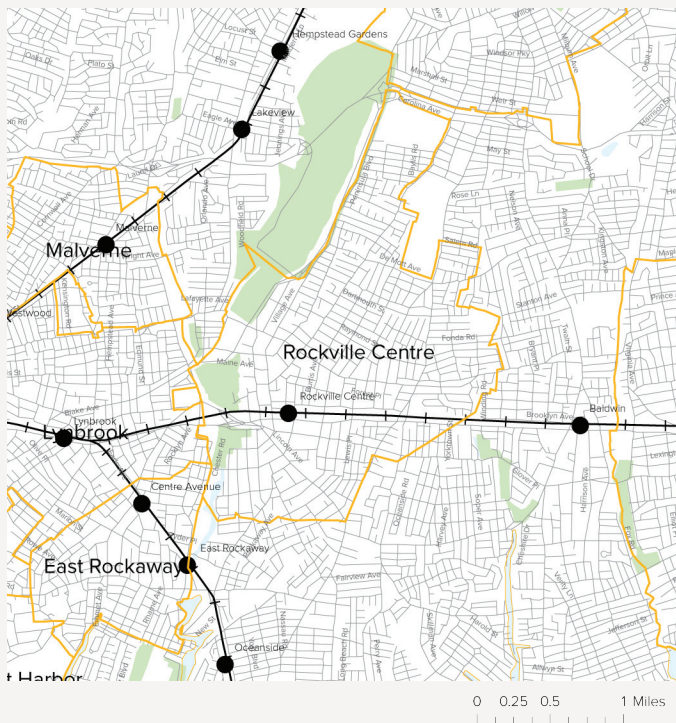


HOUSING DATA PROFILE **2014**

ROCKVILLE CENTRE VILLAGE

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24,048 Population

9,148 Households

69% of units are owner occupied

27% of units are renter occupied

3% of units are vacant

\$610,400 is the median home value

22% of owners pay greater than 30% of their household income towards housing

\$1,250 is the median gross rent

44% of renters pay greater than 30% of their household income towards rent

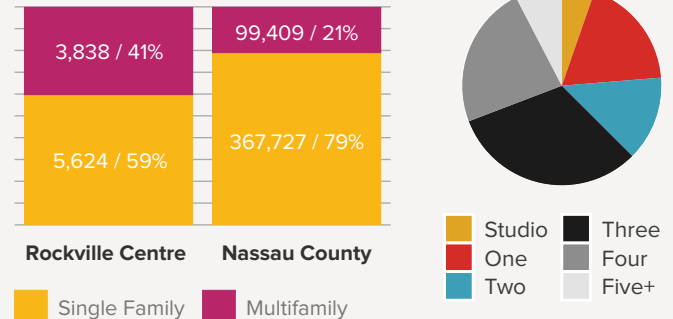
\$106,016 is the median household income

ROCKVILLE CENTRE
VILLAGE**HOUSING INVENTORY**

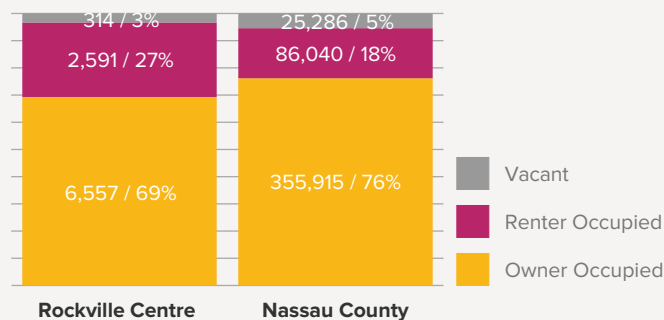
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

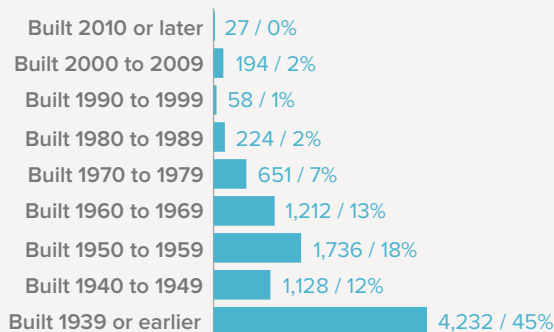
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

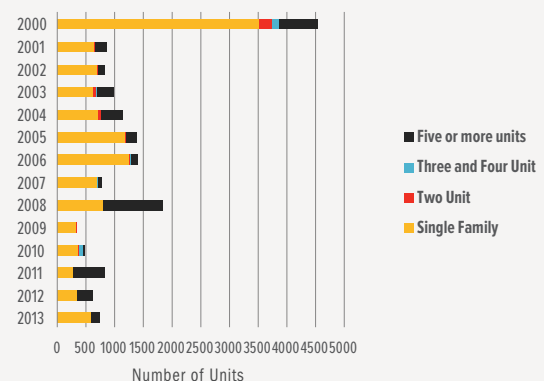
Public Housing	50
Section 8 Housing Voucher Choice Program	621
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	671

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

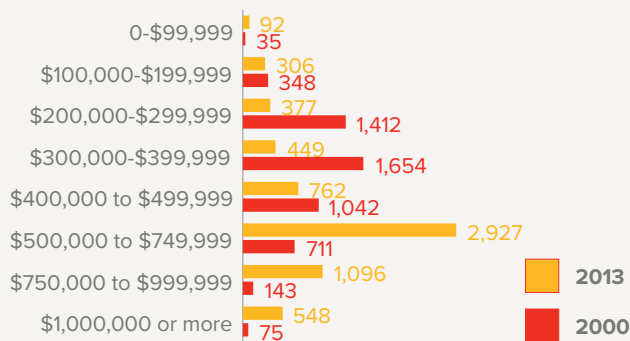
**ROCKVILLE CENTRE
VILLAGE****OWNER OCCUPIED
HOUSING**

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Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**

source: 2009-13 American Community Survey, 2000 Census¹

Rockville Centre	Nassau County
\$610,400 in 2013	\$454,500 in 2013
\$335,000 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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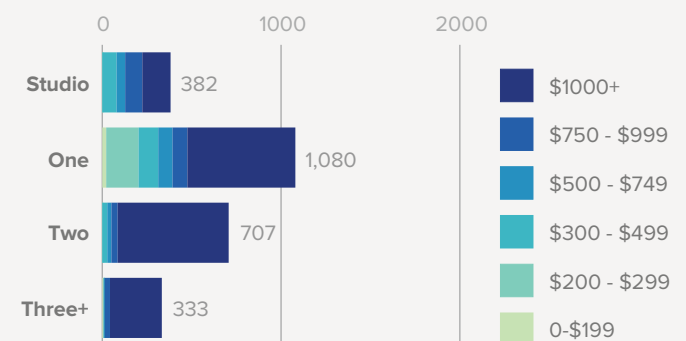
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$44,031
Median income of all households	\$106,016
Median gross rent	\$1,250
Median gross rent as propotion of renter median income	34%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



ROCKVILLE CENTRE
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

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Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

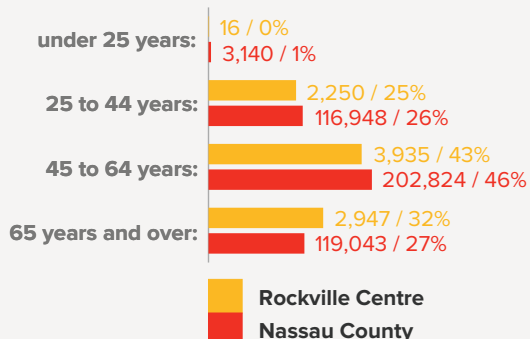
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	83.10%
Percent Black, non Hispanic	4.90%
Percent Asian, non Hispanic	1.70%
Percent Hispanic	8.50%
Percent American Indian	0.20%

Age of Heads of Household

source: 2009-13 American Community Survey

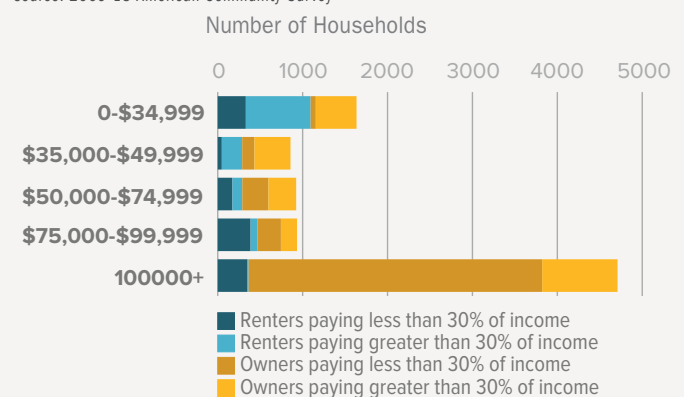
**Population + Households**

source: 2009-13 American Community Survey

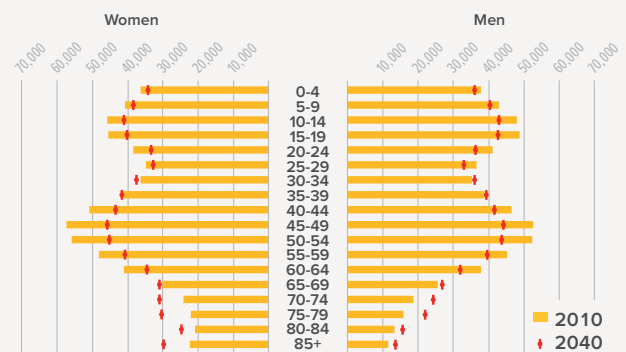
Population	24,048
Households	9,148
Average household size	2.6
Proportion of residents that live in families	85.10%
Average family size	3.27
Proportion of residents that live alone	13.10%
Proportion of households	
with someone under 18 in 2013	31.40%
with someone under 18 in 2000	13.70%
with someone over 65 in 2013	35.40%
with someone over 65 in 2000	35.60%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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HOUSING DATA PROFILE **2014**

ROSLYN

VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.

2,784 Population

1,157 Households

59% of units are owner occupied

33% of units are renter occupied

8% of units are vacant

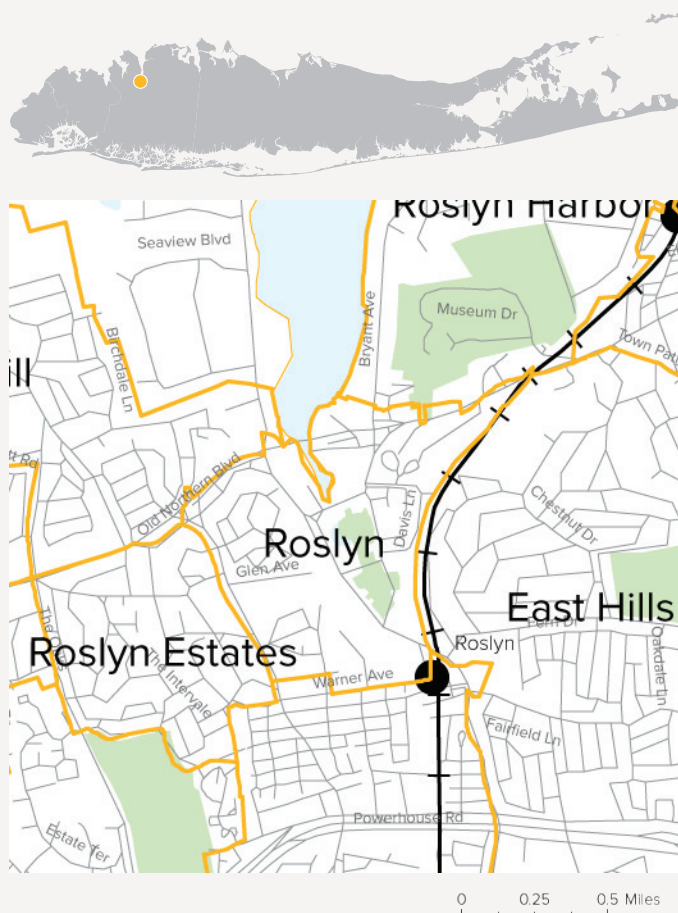
\$417,900 is the median home value

24% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

54% of renters pay greater than 30% of their household income towards rent

\$85,924 is the median household income

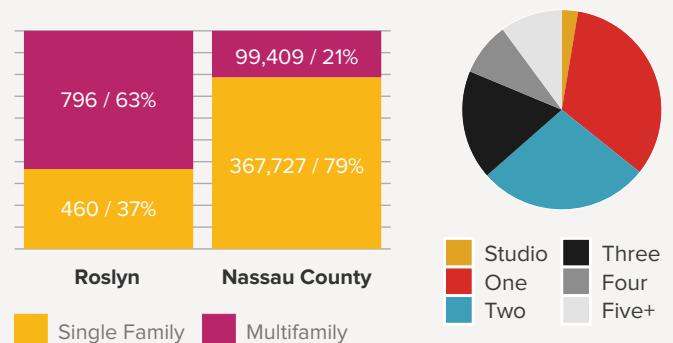


ROSLYN
VILLAGE**HOUSING INVENTORY**

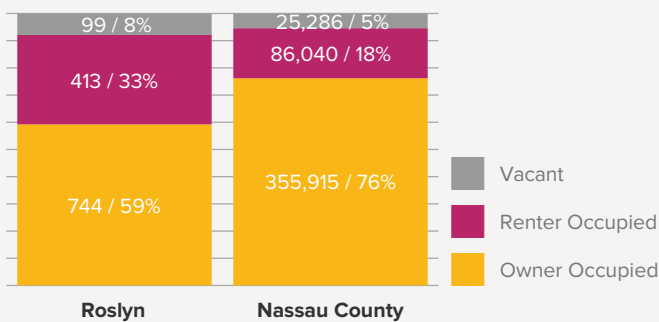
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

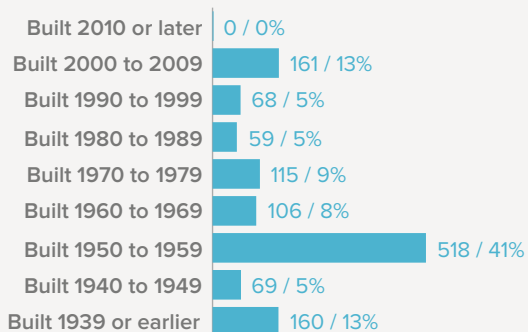
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

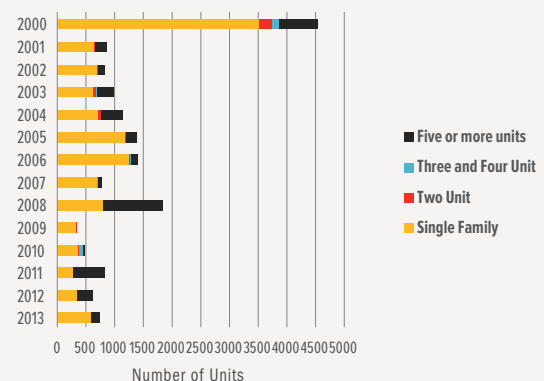
Public Housing	0
Section 8 Housing Voucher Choice Program	1
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	1

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

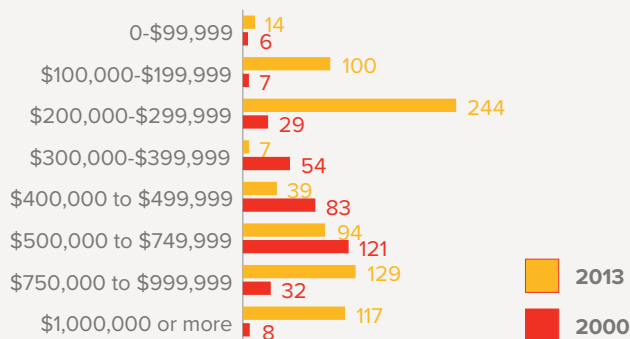
Housing Permits in Nassau County

ROSLYN
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Roslyn	Nassau County
\$417,900 in 2013	\$454,500 in 2013
\$185,000 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

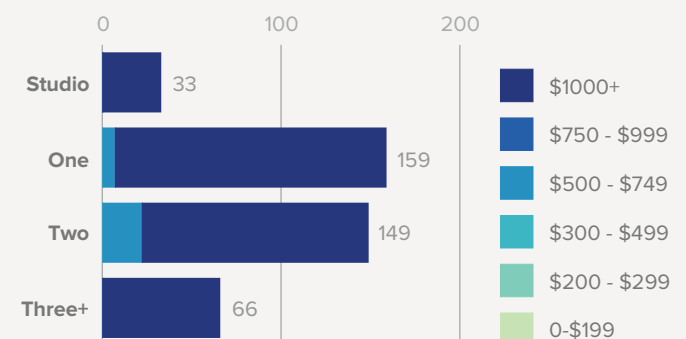
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$54,813
Median income of all households	\$85,924
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	44%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



ROSLYN
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

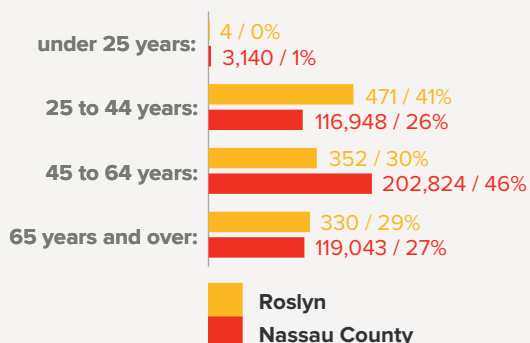
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	79.00%
Percent Black, non Hispanic	2.90%
Percent Asian, non Hispanic	8.50%
Percent Hispanic	6.40%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

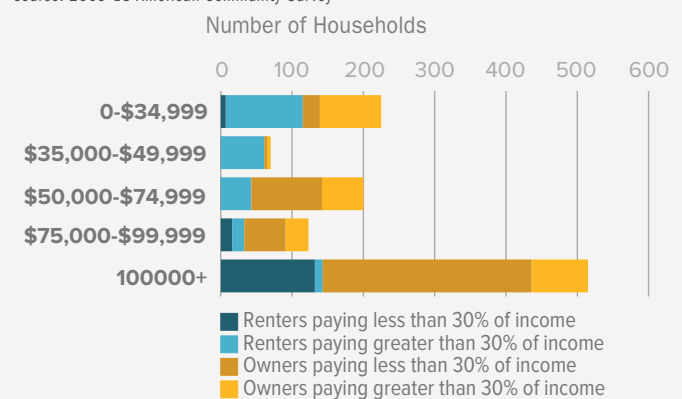
**Population + Households**

source: 2009-13 American Community Survey

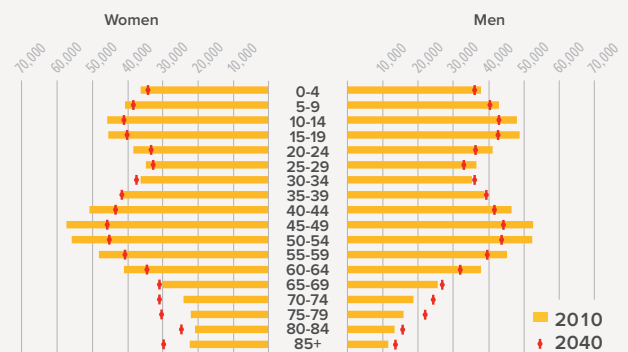
Population	2,784
Households	1,157
Average household size	2.17
Proportion of residents that live in families	68.10%
Average family size	3
Proportion of residents that live alone	21.10%
Proportion of households	
with someone under 18 in 2013	23.80%
with someone under 18 in 2000	9.50%
with someone over 65 in 2013	30.90%
with someone over 65 in 2000	26.10%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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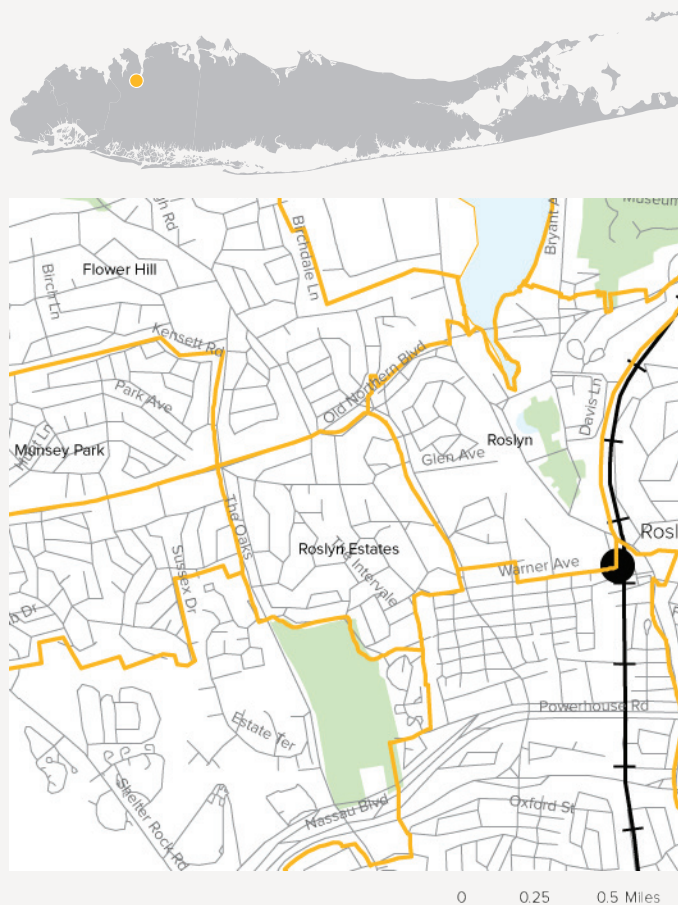


HOUSING DATA PROFILE **2014**

ROSLYN ESTATES VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



1,236 Population

383 Households

95% of units are owner occupied

3% of units are renter occupied

2% of units are vacant

\$1,000,000+ is the median home value

19% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

50% of renters pay greater than 30% of their household income towards rent

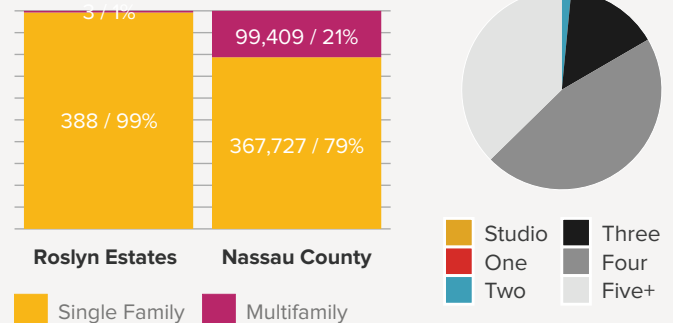
\$202,083 is the median household income

ROSLYN ESTATES
VILLAGE**HOUSING INVENTORY**

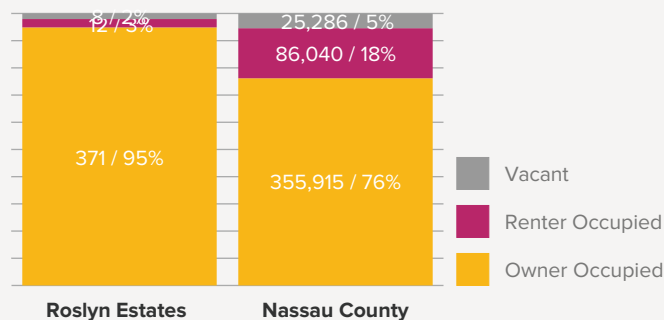
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

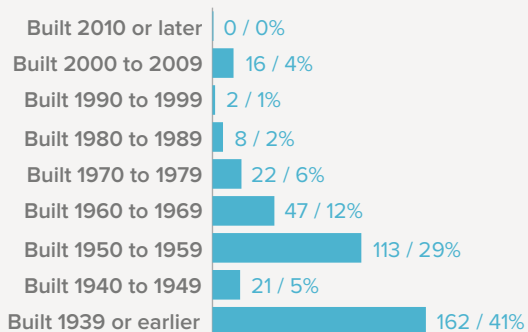
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

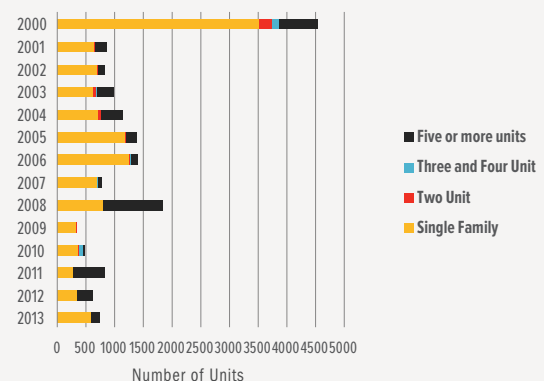
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

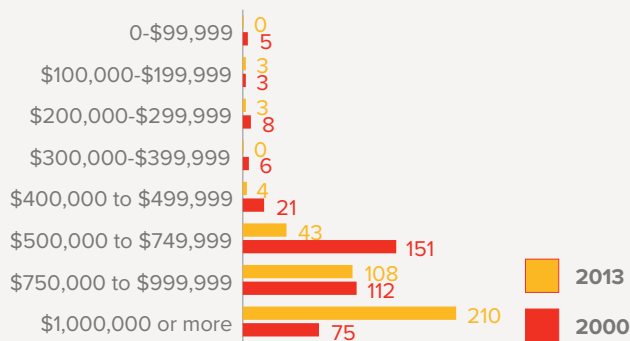
Housing Permits in Nassau County

ROSLYN ESTATES
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Roslyn Estates	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$746,000 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$60,885	per year

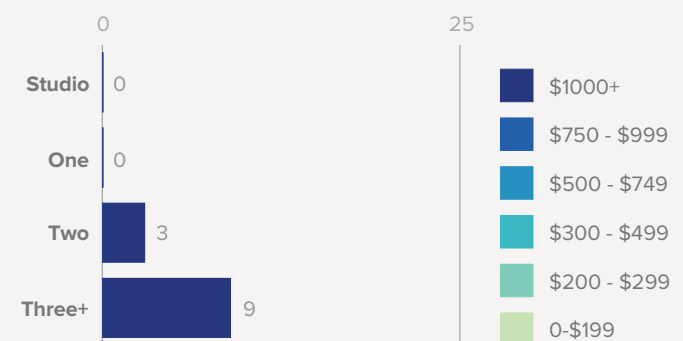
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$65,000
Median income of all households	\$202,083
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	37%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



ROSLYN ESTATES
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

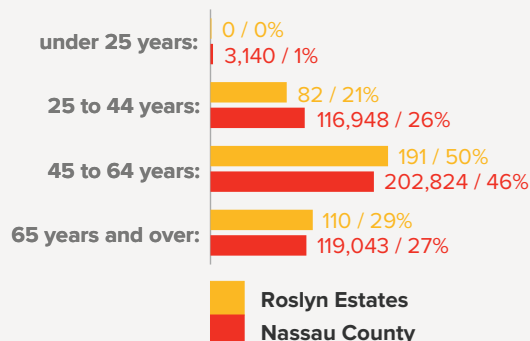
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	89.20%
Percent Black, non Hispanic	1.20%
Percent Asian, non Hispanic	7.00%
Percent Hispanic	1.30%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

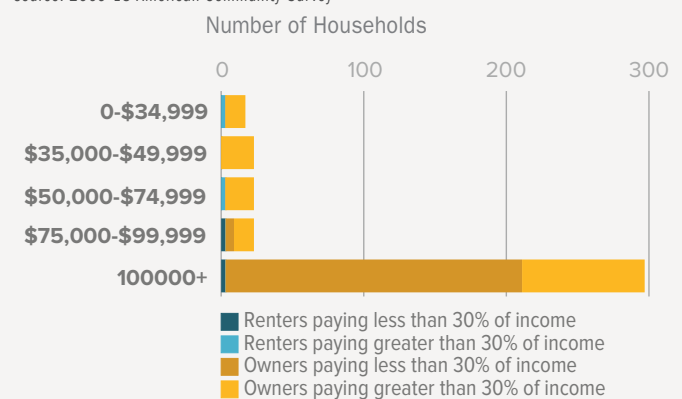
**Population + Households**

source: 2009-13 American Community Survey

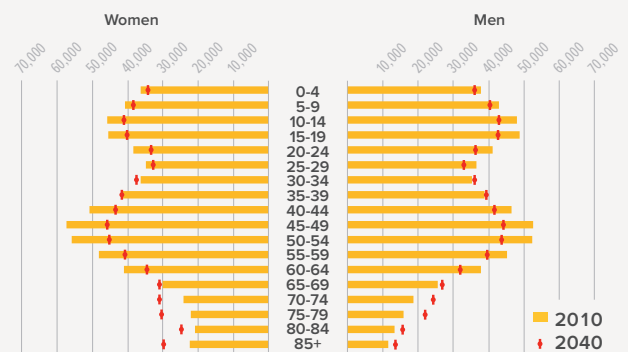
Population	1,236
Households	383
Average household size	3.23
Proportion of residents that live in families	95.90%
Average family size	3.38
Proportion of residents that live alone	3.30%
Proportion of households	
with someone under 18 in 2013	50.40%
with someone under 18 in 2000	6.70%
with someone over 65 in 2013	31.60%
with someone over 65 in 2000	48.40%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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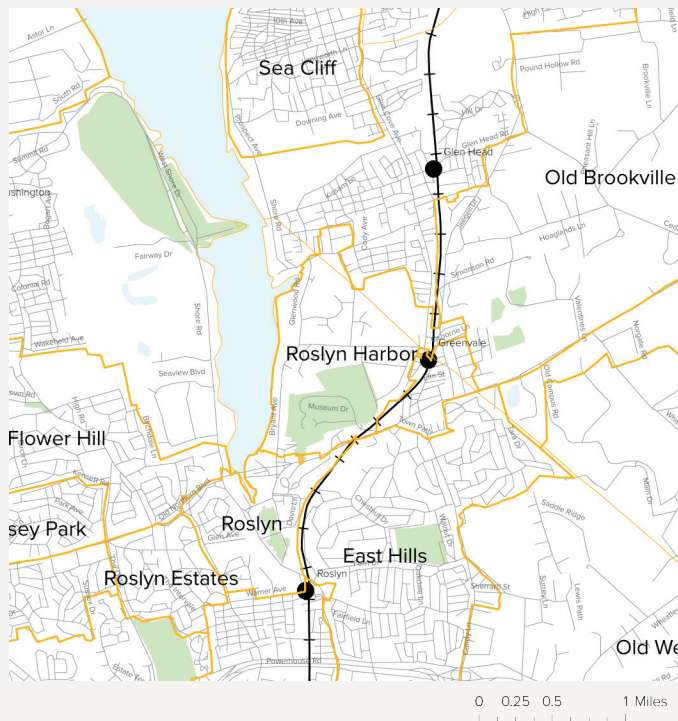


HOUSING DATA PROFILE **2014**

ROSLYN HARBOR VILLAGE

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1,072 Population

389 Households

93% of units are owner occupied

7% of units are renter occupied

1% of units are vacant

\$1,000,000+ is the median home value

22% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

26% of renters pay greater than 30% of their household income towards rent

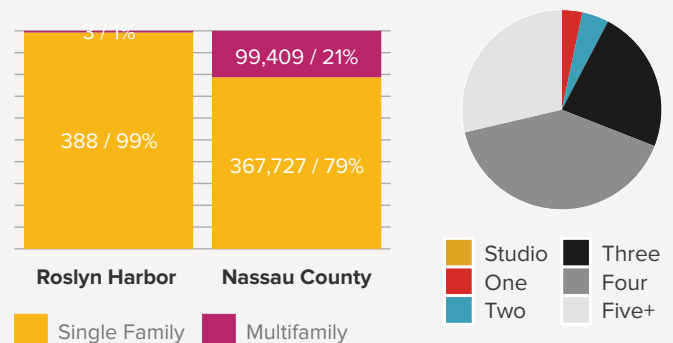
\$170,417 is the median household income

ROSLYN HARBOR
VILLAGE**HOUSING INVENTORY**

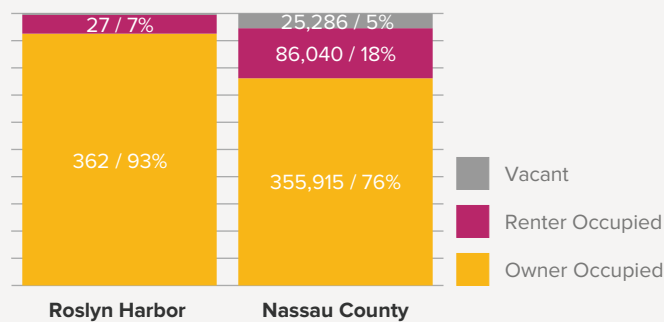
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

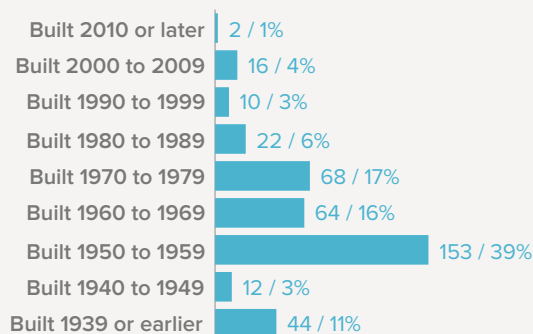
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

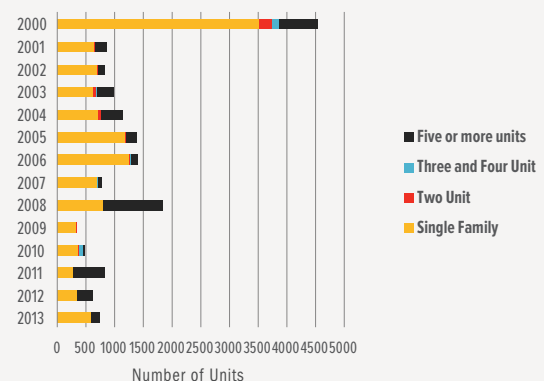
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

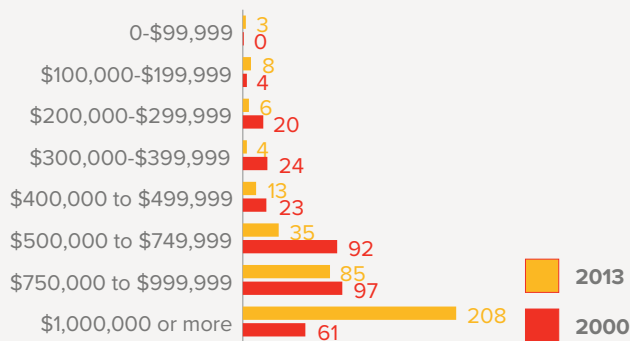
Housing Permits in Nassau County

ROSLYN HARBOR
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Roslyn Harbor	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$750,000 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

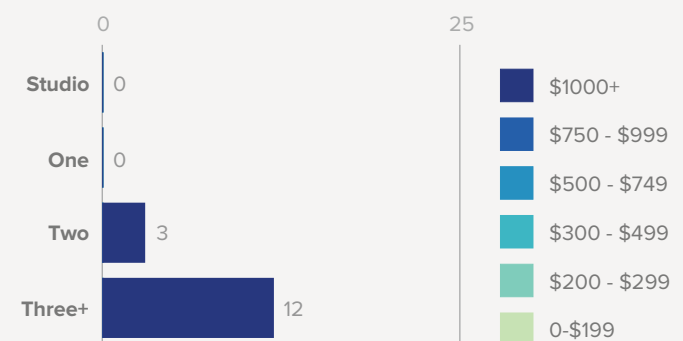
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$64,583
Median income of all households	\$170,417
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	37%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



ROSLYN HARBOR
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	1,072
Households	389
Average household size	2.76
Proportion of residents that live in families	94.40%
Average family size	3.06
Proportion of residents that live alone	5.60%
Proportion of households	
with someone under 18 in 2013	40.40%
with someone under 18 in 2000	6.20%
with someone over 65 in 2013	37.00%
with someone over 65 in 2000	36.20%

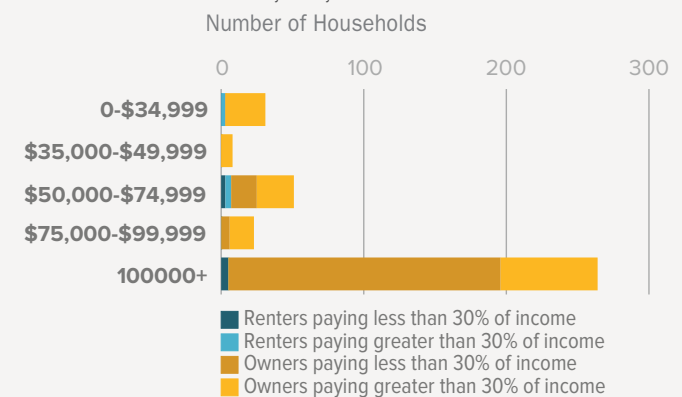
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

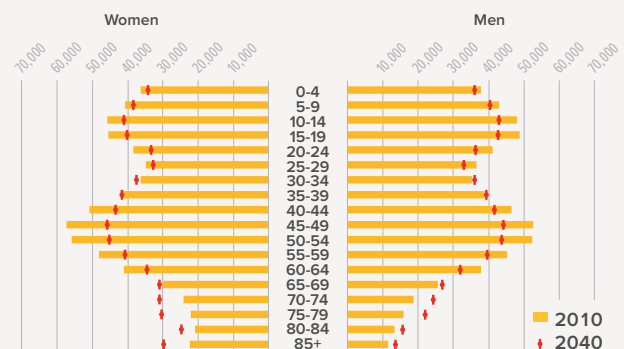
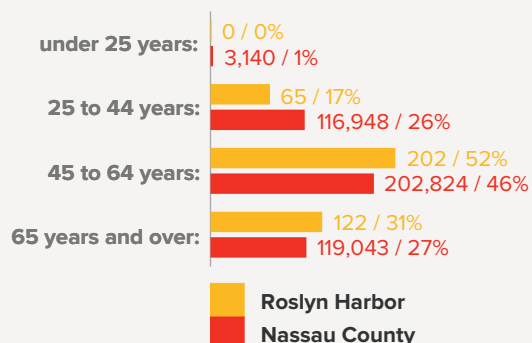
Percent White, non Hispanic	82.50%
Percent Black, non Hispanic	1.20%
Percent Asian, non Hispanic	12.40%
Percent Hispanic	1.60%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





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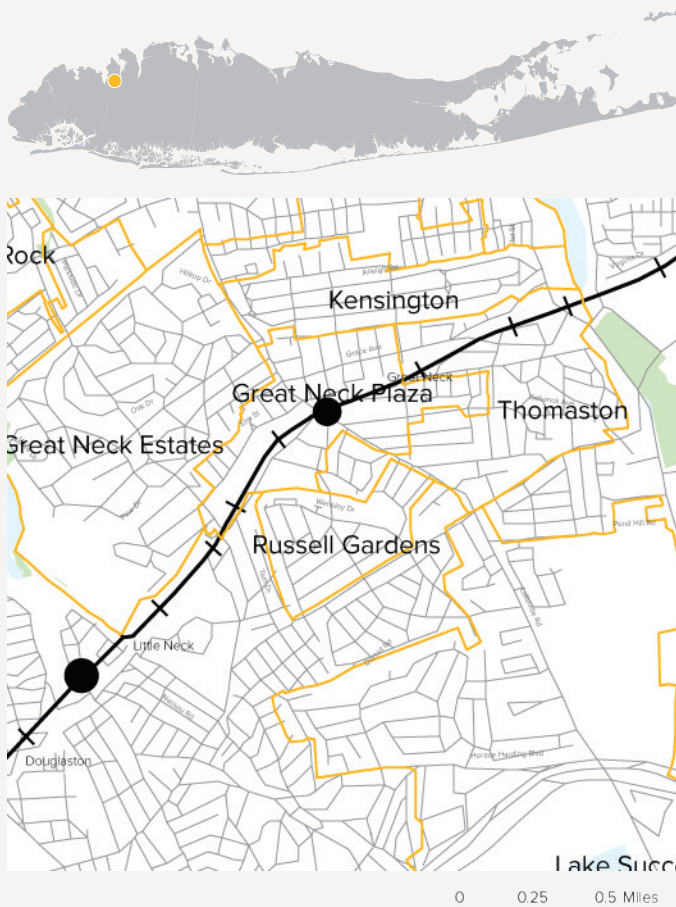


HOUSING DATA PROFILE **2014**

RUSSELL GARDENS VILLAGE

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The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



831 Population

318 Households

66% of units are owner occupied

27% of units are renter occupied

7% of units are vacant

\$990,800 is the median home value

24% of owners pay greater than 30% of their household income towards housing

\$1,363 is the median gross rent

18% of renters pay greater than 30% of their household income towards rent

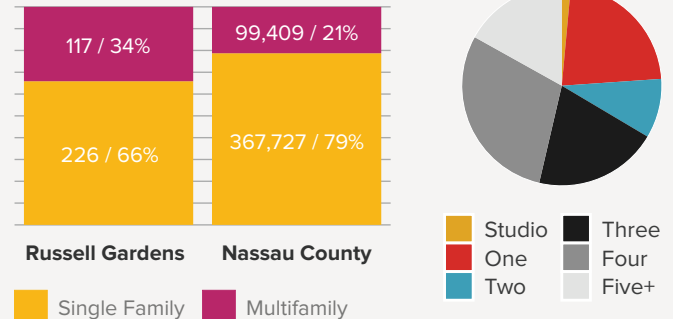
\$137,500 is the median household income

RUSSELL GARDENS
VILLAGE**HOUSING INVENTORY**

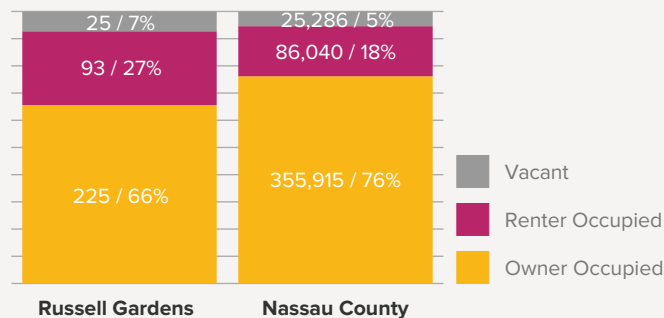
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

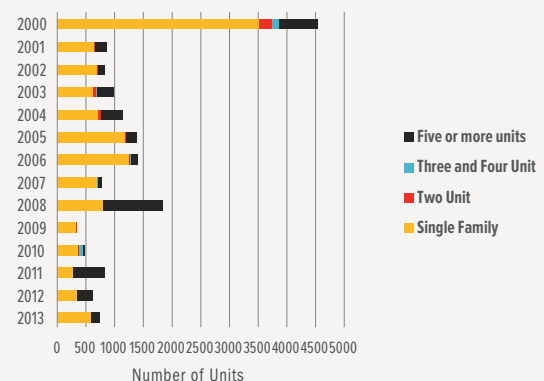
Age of Housing Stock

source: 2009-13 American Community Survey

Built 2010 or later	0 / 0%
Built 2000 to 2009	2 / 1%
Built 1990 to 1999	0 / 0%
Built 1980 to 1989	9 / 3%
Built 1970 to 1979	0 / 0%
Built 1960 to 1969	20 / 6%
Built 1950 to 1959	66 / 19%
Built 1940 to 1949	103 / 30%
Built 1939 or earlier	143 / 42%

Housing Permits

source: Census, Building Permits Survey 2000-2013

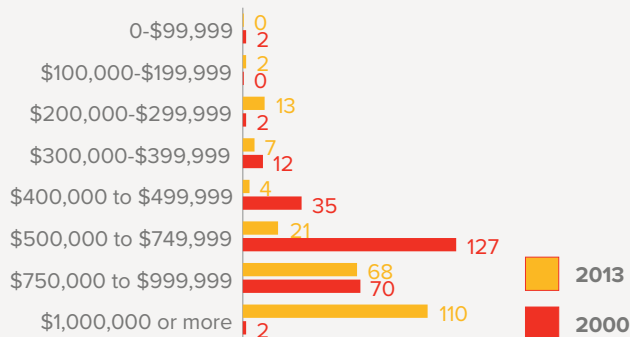
Housing Permits in Nassau County

RUSSELL GARDENS
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Russell Gardens	Nassau County
\$990,800 in 2013	\$454,500 in 2013
\$598,800 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Nassau County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

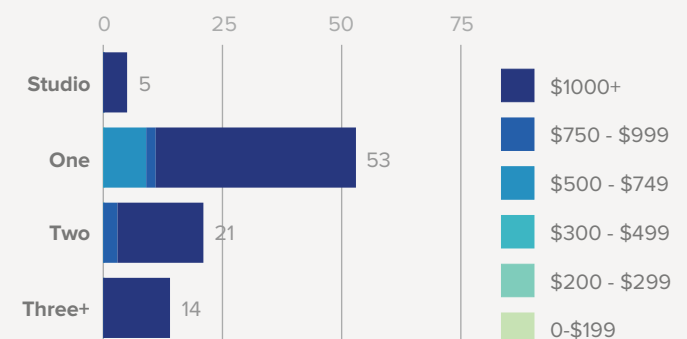
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$91,339
Median income of all households	\$137,500
Median gross rent	\$1,363
Median gross rent as proportion of renter median income	18%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



RUSSELL GARDENS
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	831
Households	318
Average household size	2.58
Proportion of residents that live in families	88.40%
Average family size	2.99
Proportion of residents that live alone	10.00%
Proportion of households	
with someone under 18 in 2013	35.20%
with someone under 18 in 2000	11.50%
with someone over 65 in 2013	30.20%
with someone over 65 in 2000	40.30%

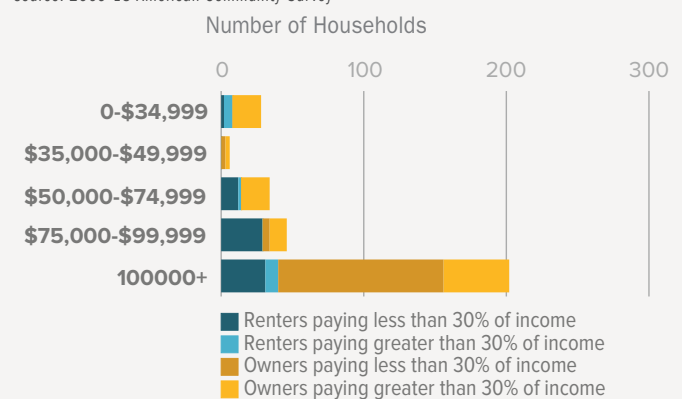
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

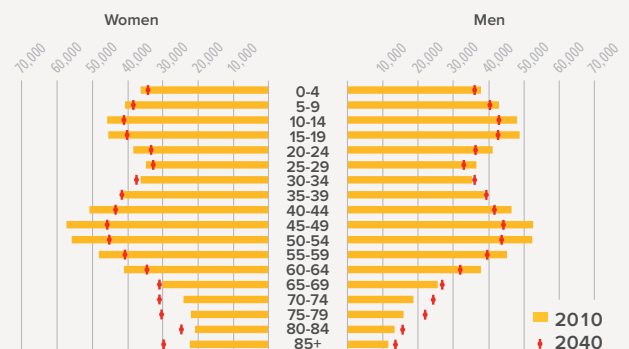
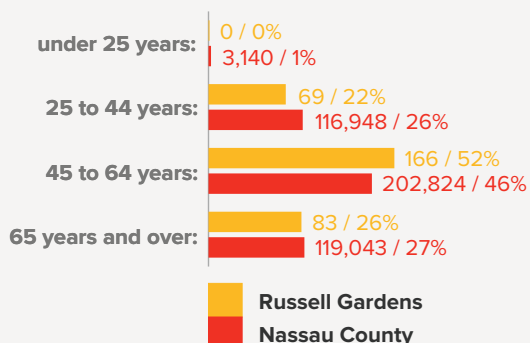
Percent White, non Hispanic	70.40%
Percent Black, non Hispanic	1.00%
Percent Asian, non Hispanic	25.90%
Percent Hispanic	1.80%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

SADDLE ROCK VILLAGE

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1,059 Population

311 Households

80% of units are owner occupied

18% of units are renter occupied

2% of units are vacant

\$1,000,000+ is the median home value

33% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

12% of renters pay greater than 30% of their household income towards rent

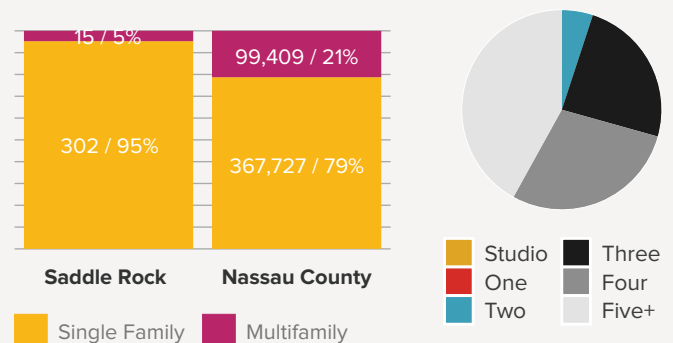
\$113,750 is the median household income

SADDLE ROCK
VILLAGE**HOUSING INVENTORY**

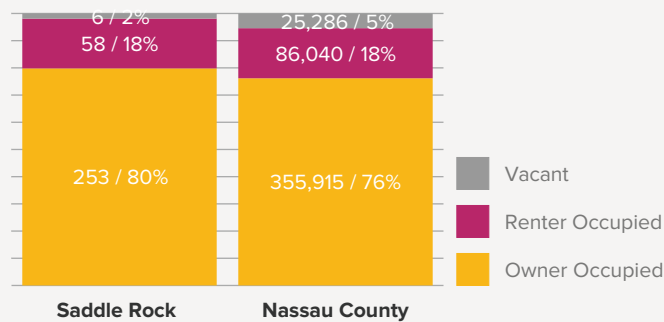
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

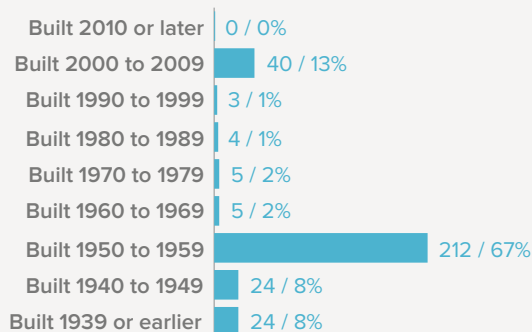
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

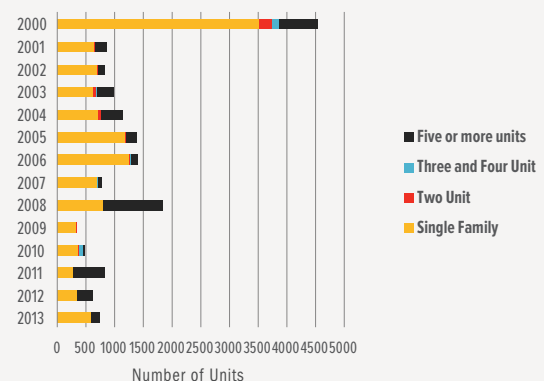
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

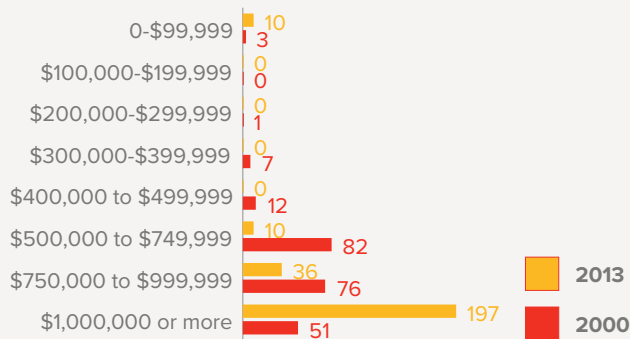
Housing Permits in Nassau County

SADDLE ROCK
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Saddle Rock	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$796,300 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
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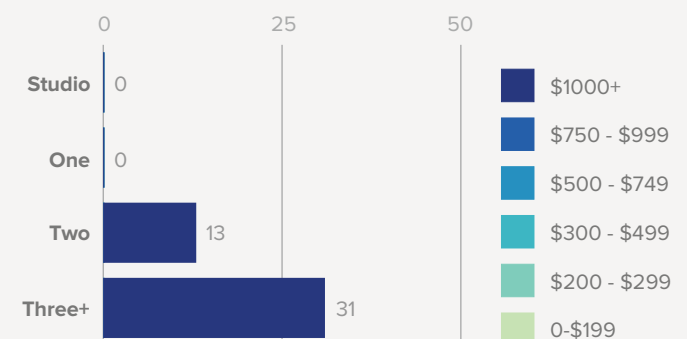
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$74,318
Median income of all households	\$113,750
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	32%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SADDLE ROCK
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

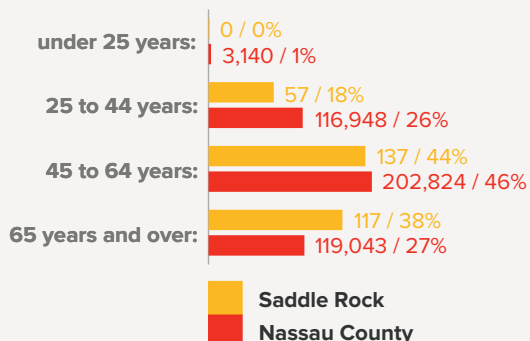
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	89.00%
Percent Black, non Hispanic	0.30%
Percent Asian, non Hispanic	8.10%
Percent Hispanic	1.50%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

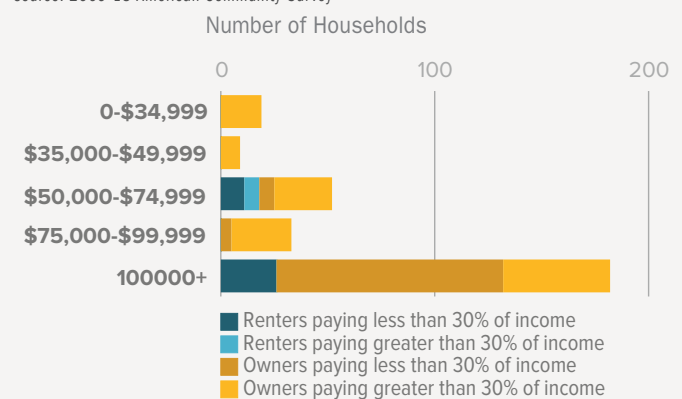
**Population + Households**

source: 2009-13 American Community Survey

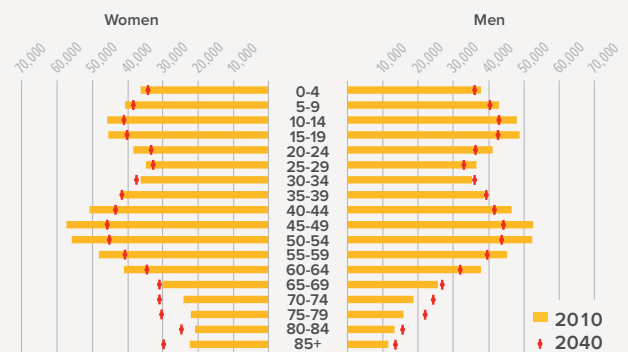
Population	1,059
Households	311
Average household size	3.41
Proportion of residents that live in families	94.40%
Average family size	3.8
Proportion of residents that live alone	5.00%
Proportion of households	
with someone under 18 in 2013	36.00%
with someone under 18 in 2000	7.50%
with someone over 65 in 2013	40.20%
with someone over 65 in 2000	35.50%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

SAGAPONACK VILLAGE

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256 Population

116 Households

17% of units are owner occupied

2% of units are renter occupied

81% of units are vacant

\$1,000,000+ is the median home value

19% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

0% of renters pay greater than 30% of their household income towards rent

\$105,000 is the median household income

1 * Data is unavailable due to small population size or other factors.

SAGAPONACK

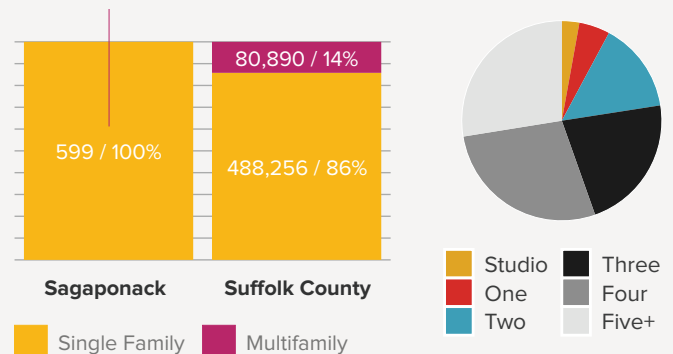
VILLAGE

HOUSING INVENTORY

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

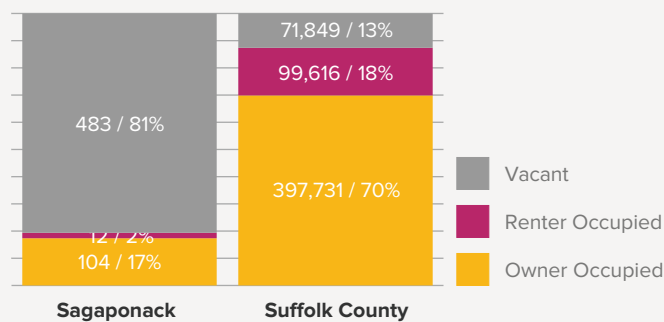
Housing Supply

source: 2009-13 American Community Survey



Housing Tenure

source: 2009-13 American Community Survey



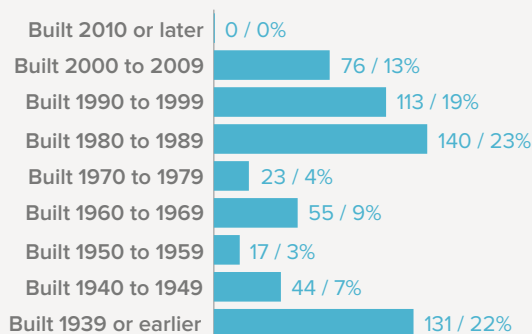
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

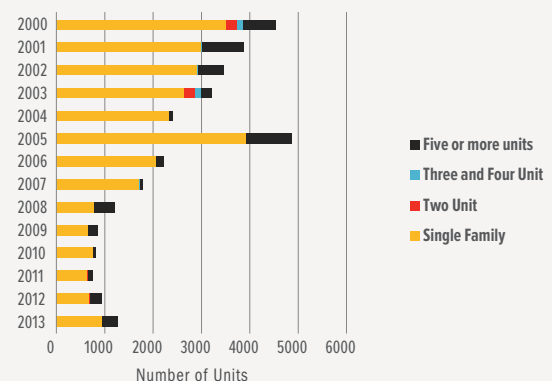
source: 2009-13 American Community Survey



Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County



SAGAPONACK

VILLAGE

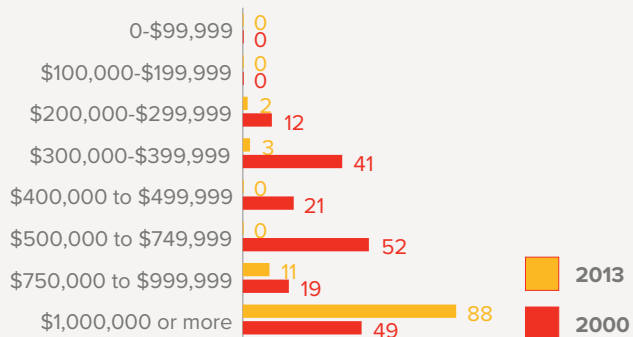
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

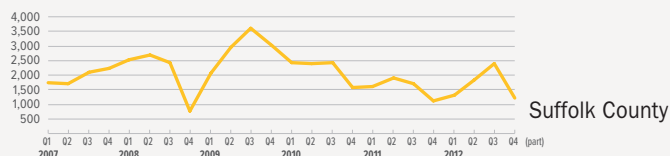
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Sagaponack	Suffolk County
\$1,000,000+ in 2013	\$383,400 in 2013
\$617,800 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

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Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

Renter Households

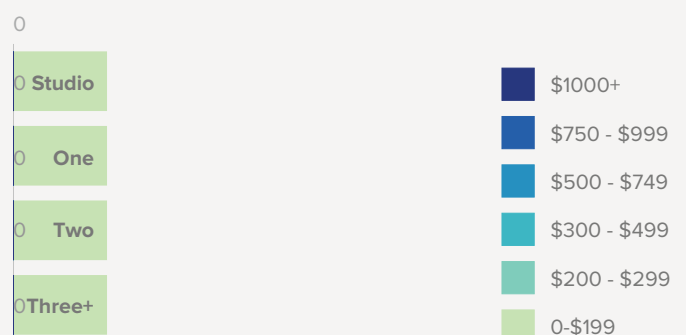
source: 2009-13 American Community Survey

Renter median income	\$-	*
Median income of all households	\$105,000	
Median gross rent	\$-	*
Median gross rent as proportion of renter median income	-	*

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SAGAPONACK

VILLAGE

DEMOGRAPHICS

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Population + Households

source: 2009-13 American Community Survey

Population	256
Households	116
Average household size	2.21
Proportion of residents that live in families	80.50%
Average family size	2.94
Proportion of residents that live alone	19.10%
Proportion of households	
with someone under 18 in 2013	13.80%
with someone under 18 in 2000	8.40%
with someone over 65 in 2013	50.00%
with someone over 65 in 2000	25.30%

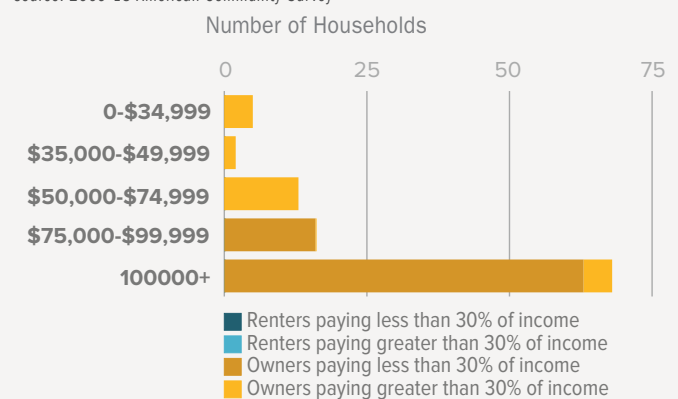
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and Suffolk Counties	100% AMI	\$105,100
	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey



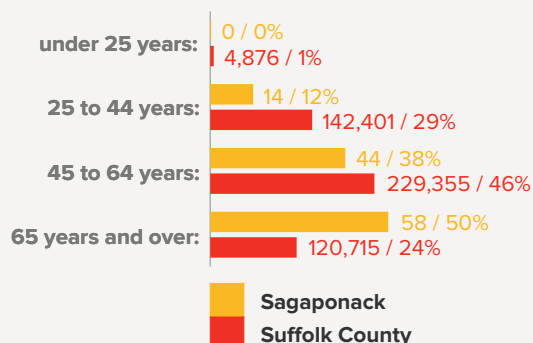
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	96.90%
Percent Black, non Hispanic	3.10%
Percent Asian, non Hispanic	0.00%
Percent Hispanic	0.00%
Percent American Indian	0.00%

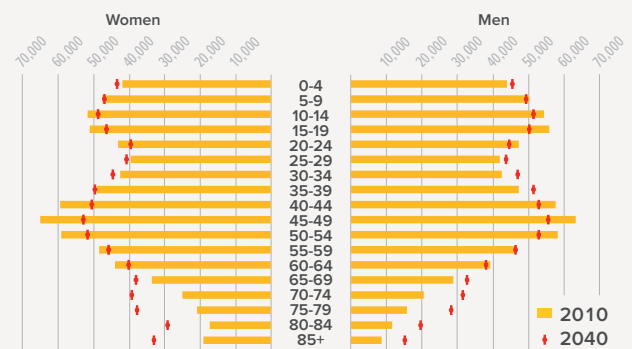
Age of Heads of Household

source: 2009-13 American Community Survey



Population Projections

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

SAG HARBOR VILLAGE

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1,943 Population

863 Households

35% of units are owner occupied

10% of units are renter occupied

56% of units are vacant

\$927,000 is the median home value

35% of owners pay greater than 30% of their household income towards housing

\$1,570 is the median gross rent

34% of renters pay greater than 30% of their household income towards rent

\$93,831 is the median household income

SAG HARBOR

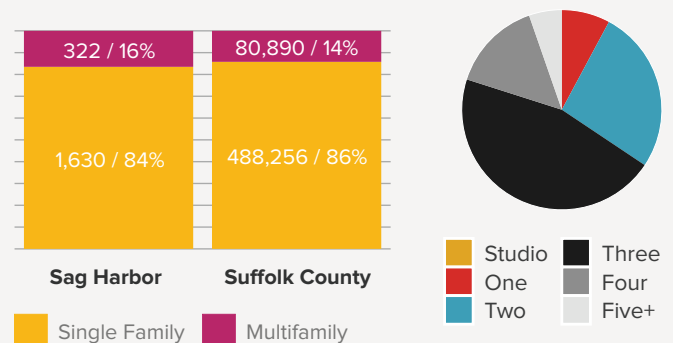
VILLAGE

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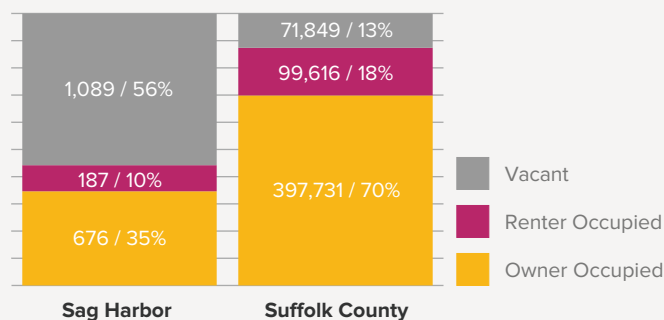
Housing Supply

source: 2009-13 American Community Survey



Housing Tenure

source: 2009-13 American Community Survey



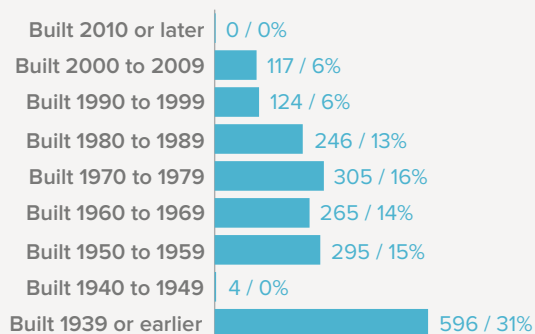
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	5
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	5

Age of Housing Stock

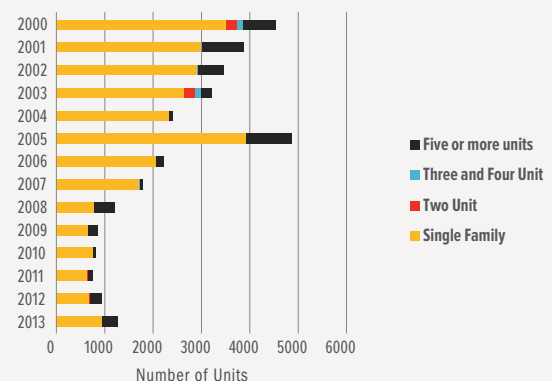
source: 2009-13 American Community Survey



Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County



SAG HARBOR VILLAGE

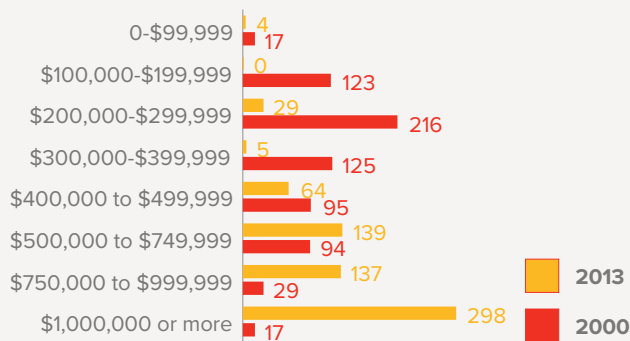
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

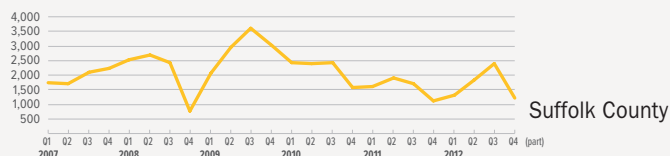
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Sag Harbor	Suffolk County
\$927,000 in 2013	\$383,400 in 2013
\$315,400 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
	\$60,885	per year

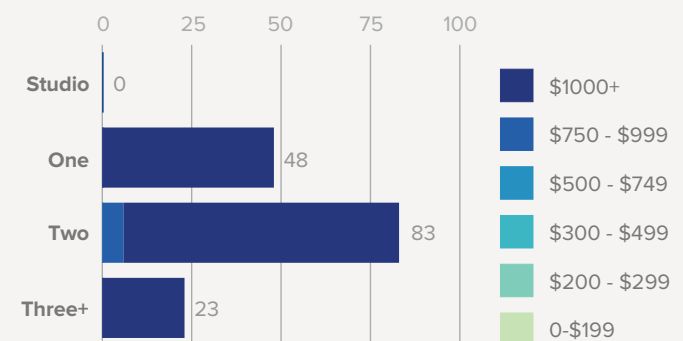
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$85,625
Median income of all households	\$93,831
Median gross rent	\$1,570
Median gross rent as proportion of renter median income	22%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SAG HARBOR VILLAGE

DEMOGRAPHICS

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	1,943
Households	863
Average household size	2.25
Proportion of residents that live in families	79.30%
Average family size	2.63
Proportion of residents that live alone	18.10%
Proportion of households	
with someone under 18 in 2013	22.00%
with someone under 18 in 2000	18.40%
with someone over 65 in 2013	40.70%
with someone over 65 in 2000	20.00%

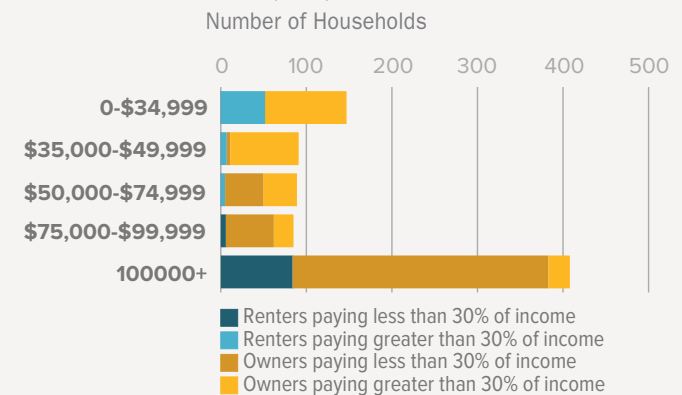
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey



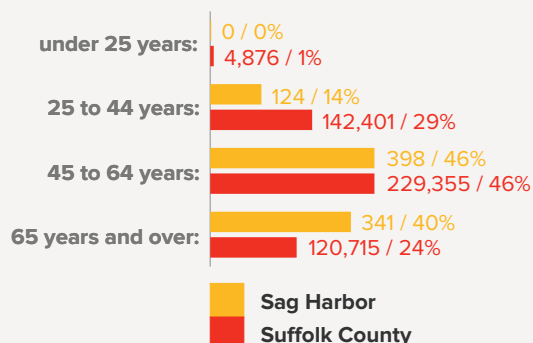
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	76.90%
Percent Black, non Hispanic	8.60%
Percent Asian, non Hispanic	0.30%
Percent Hispanic	10.00%
Percent American Indian	0.00%

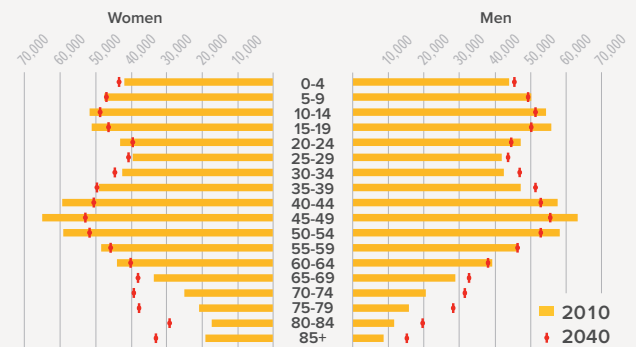
Age of Heads of Household

source: 2009-13 American Community Survey



Population Projections

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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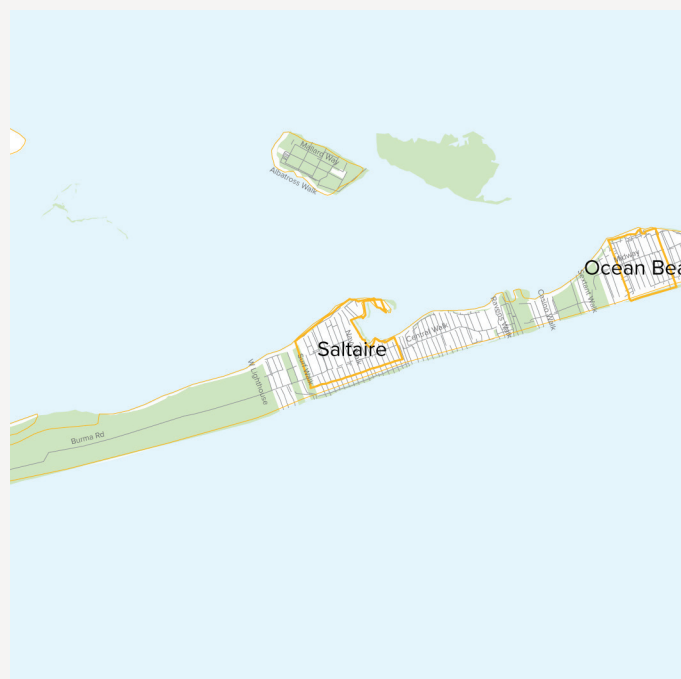
HOUSING DATA PROFILE **2014**

SALTAIRE

VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



0 0.25 0.5 1 Miles

62 Population

29 Households

5% of units are owner occupied

1% of units are renter occupied

94% of units are vacant

\$1,000,000+ is the median home value

16% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

0% of renters pay greater than 30% of their household income towards rent

\$159,375 is the median household income

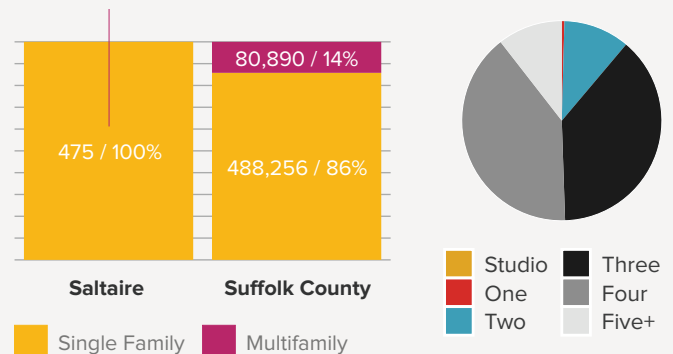
¹ * Data is unavailable due to small population size or other factors.

SALTAIRE
VILLAGE**HOUSING INVENTORY**

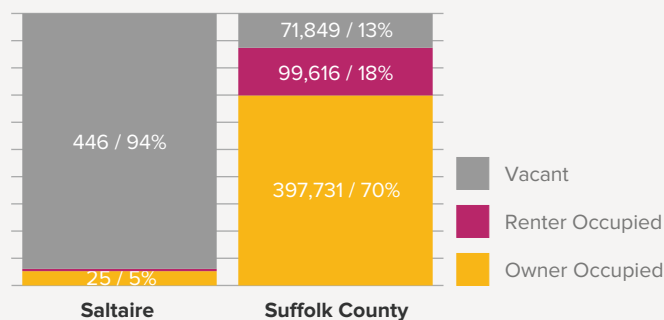
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

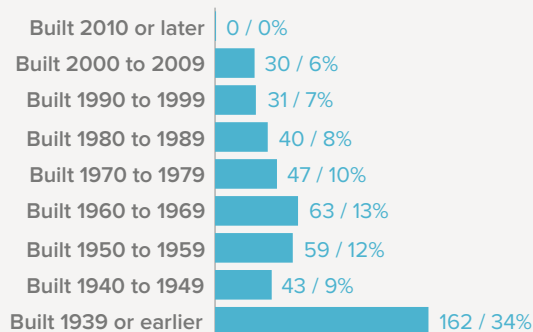
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

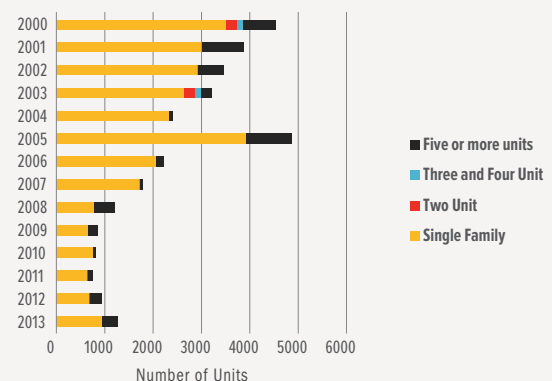
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

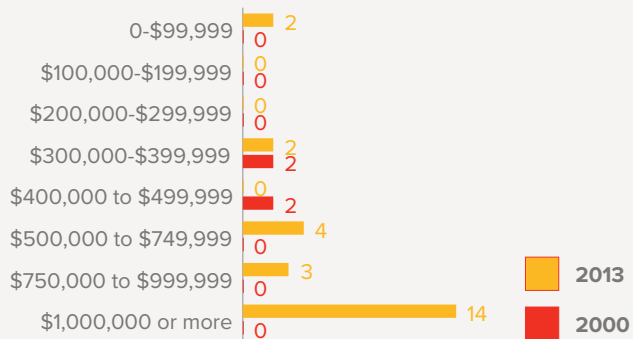
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SALTAIRE
VILLAGE**OWNER OCCUPIED HOUSING**

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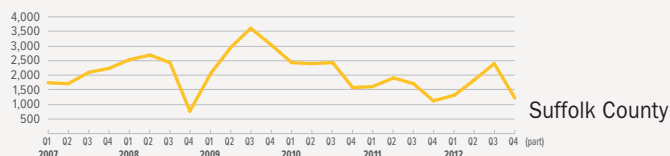
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1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Saltire	Suffolk County
\$1,000,000+ in 2013	\$383,400 in 2013
\$541,700 in 2000	\$183,500 in 2000

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RENTER OCCUPIED HOUSING

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Renter Households

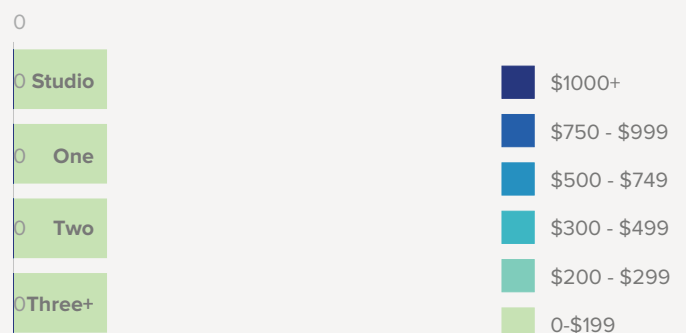
source: 2009-13 American Community Survey

Renter median income	\$-	*
Median income of all households	\$159,375	
Median gross rent	\$-	*
Median gross rent as proportion of renter median income	-	*

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SALTAIRE
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

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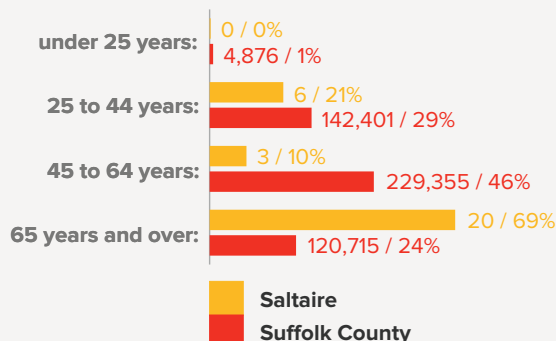
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	82.30%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	3.20%
Percent Hispanic	14.50%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

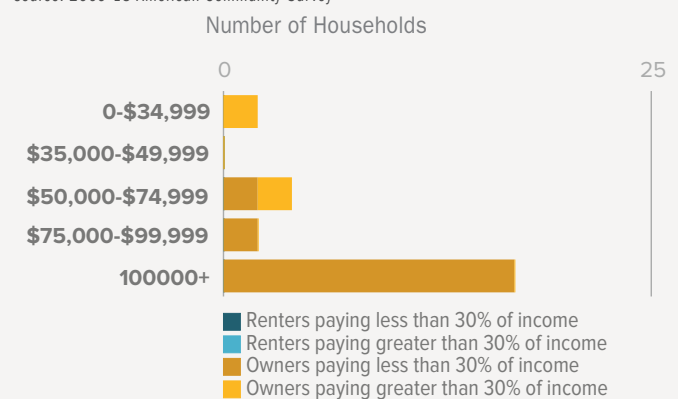
**Population + Households**

source: 2009-13 American Community Survey

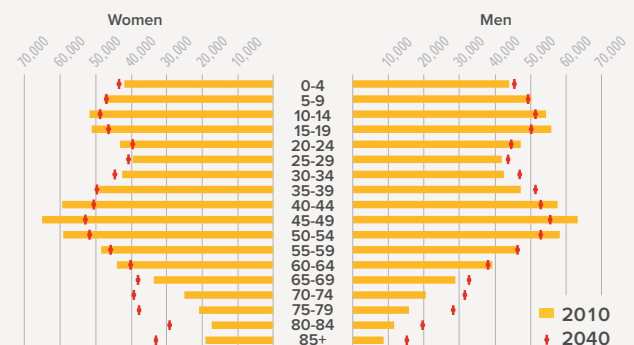
Population	62
Households	29
Average household size	2.14
Proportion of residents that live in families	75.80%
Average family size	3.36
Proportion of residents that live alone	24.20%
Proportion of households	
with someone under 18 in 2013	34.50%
with someone under 18 in 2000	14.30%
with someone over 65 in 2013	69.00%
with someone over 65 in 2000	42.90%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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HOUSING DATA PROFILE **2014**

SANDS POINT VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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2,693 Population

893 Households

91% of units are owner occupied

5% of units are renter occupied

4% of units are vacant

\$1,000,000+ is the median home value

15% of owners pay greater than 30% of their household income towards housing

\$1,469 is the median gross rent

47% of renters pay greater than 30% of their household income towards rent

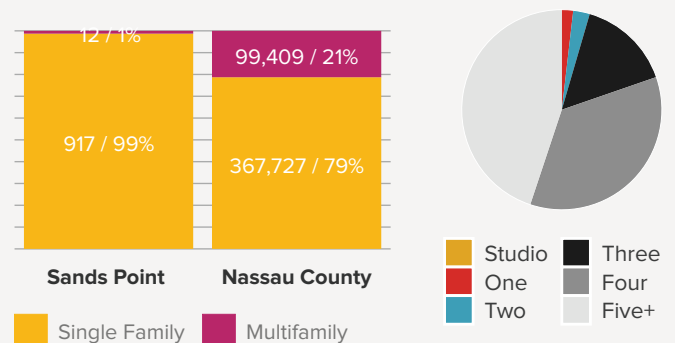
\$197,188 is the median household income

SANDS POINT
VILLAGE**HOUSING INVENTORY**

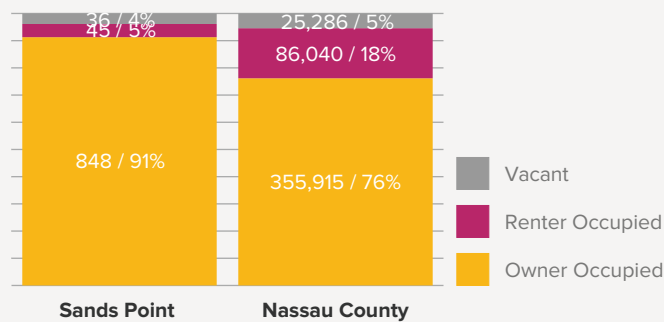
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

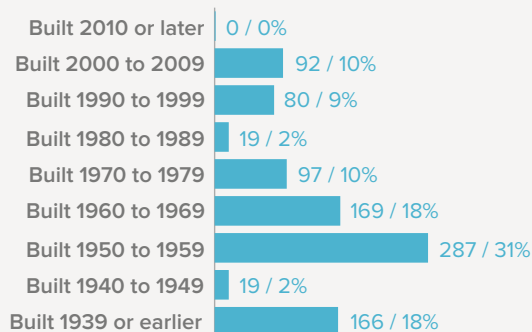
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

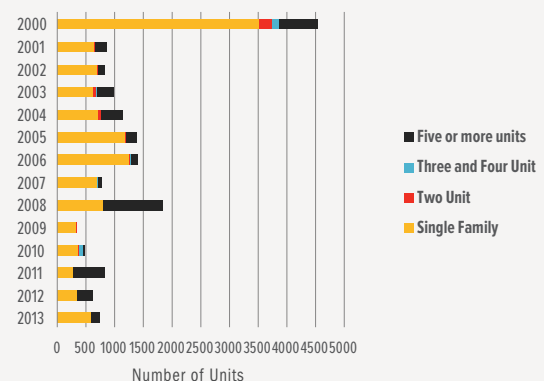
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

SANDS POINT VILLAGE

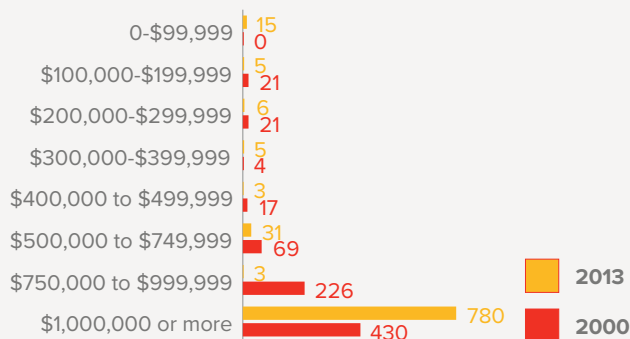
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Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Sands Point	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$1,000,000+ in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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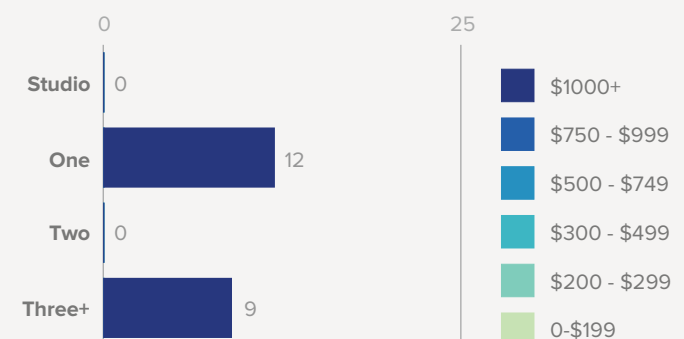
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$26,563
Median income of all households	\$197,188
Median gross rent	\$1,469
Median gross rent as proportion of renter median income	66%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SANDS POINT
VILLAGE**DEMOGRAPHICS**

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source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
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Suffolk Counties	80% AMI	\$84,100
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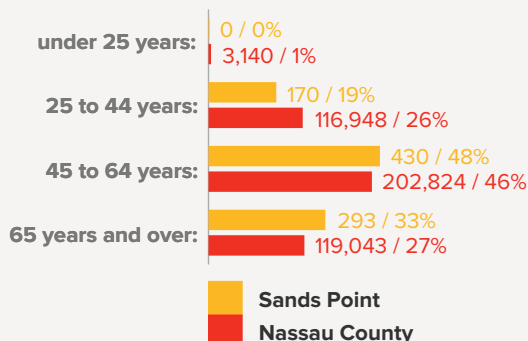
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	89.40%
Percent Black, non Hispanic	0.40%
Percent Asian, non Hispanic	3.30%
Percent Hispanic	5.60%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

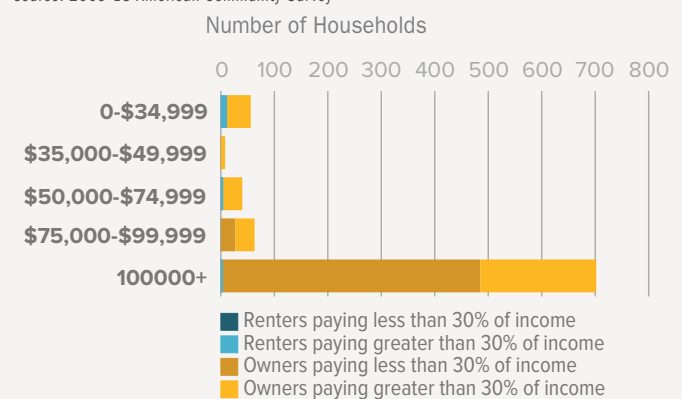
**Population + Households**

source: 2009-13 American Community Survey

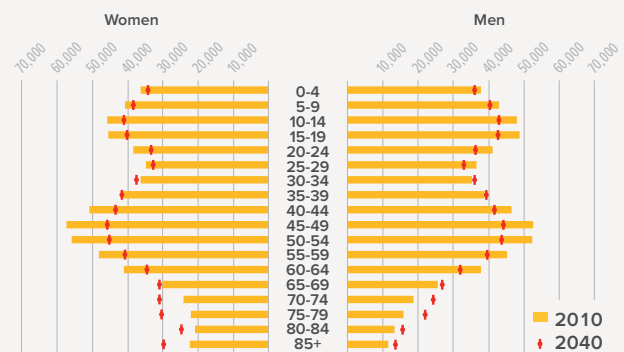
Population	2,693
Households	893
Average household size	2.98
Proportion of residents that live in families	94.30%
Average family size	3.23
Proportion of residents that live alone	4.30%
Proportion of households	
with someone under 18 in 2013	38.30%
with someone under 18 in 2000	4.80%
with someone over 65 in 2013	38.10%
with someone over 65 in 2000	42.10%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

SEA CLIFF VILLAGE

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4,990 Population

1,966 Households

75% of units are owner occupied

25% of units are renter occupied

1% of units are vacant

\$640,400 is the median home value

23% of owners pay greater than 30% of their household income towards housing

\$1,485 is the median gross rent

27% of renters pay greater than 30% of their household income towards rent

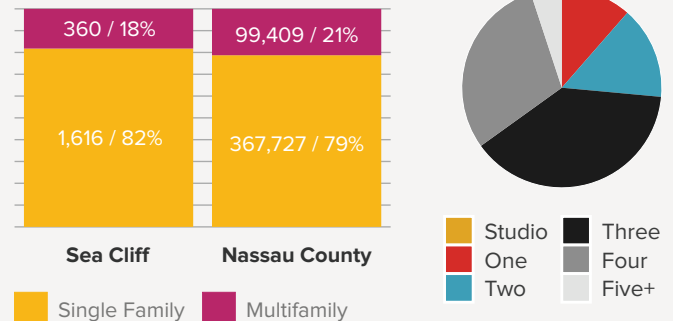
\$103,125 is the median household income

SEA CLIFF
VILLAGE**HOUSING INVENTORY**

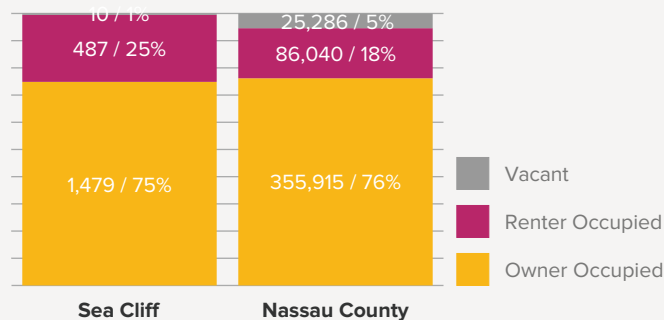
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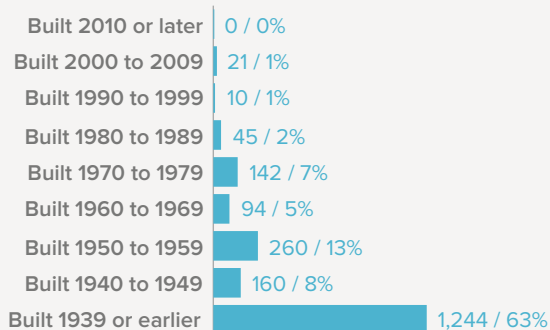
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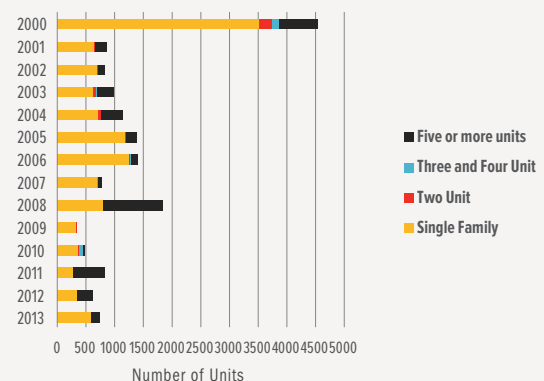
Public Housing	0
Section 8 Housing Voucher Choice Program	23
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	23

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

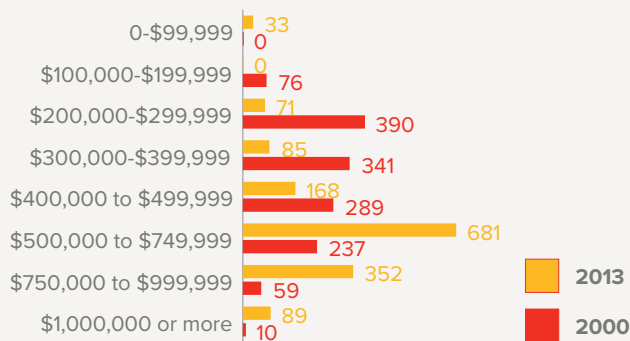
Housing Permits in Nassau County

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note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Sea Cliff	Nassau County
\$640,400 in 2013	\$454,500 in 2013
\$369,600 in 2000	\$240,200 in 2000

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RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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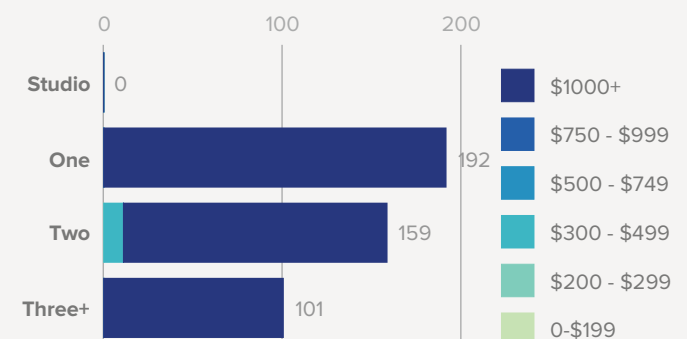
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$64,609
Median income of all households	\$103,125
Median gross rent	\$1,485
Median gross rent as proportion of renter median income	28%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SEA CLIFF
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	4,990
Households	1,966
Average household size	2.51
Proportion of residents that live in families	81.30%
Average family size	2.99
Proportion of residents that live alone	13.20%
Proportion of households	
with someone under 18 in 2013	33.20%
with someone under 18 in 2000	9.40%
with someone over 65 in 2013	26.30%
with someone over 65 in 2000	32.70%

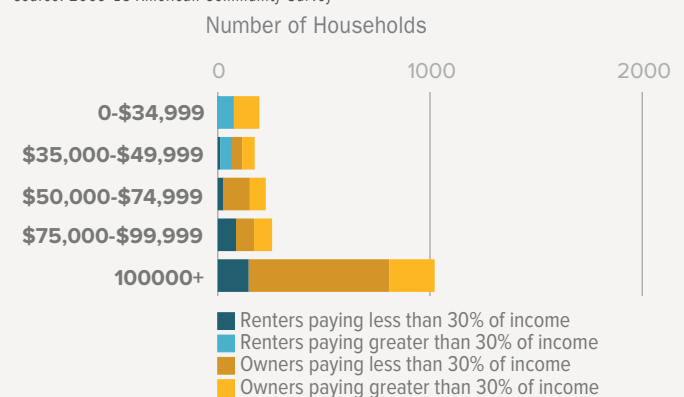
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

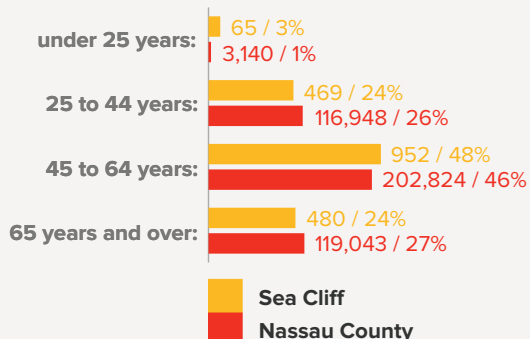
**Race + Ethnicity**

source: 2009-13 American Community Survey

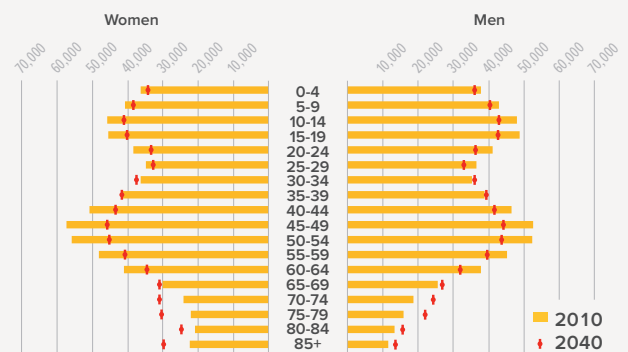
Percent White, non Hispanic	84.60%
Percent Black, non Hispanic	4.70%
Percent Asian, non Hispanic	1.60%
Percent Hispanic	6.80%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

SHOREHAM

VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



519 Population

187 Households

84% of units are owner occupied

2% of units are renter occupied

13% of units are vacant

\$607,600 is the median home value

20% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

0% of renters pay greater than 30% of their household income towards rent

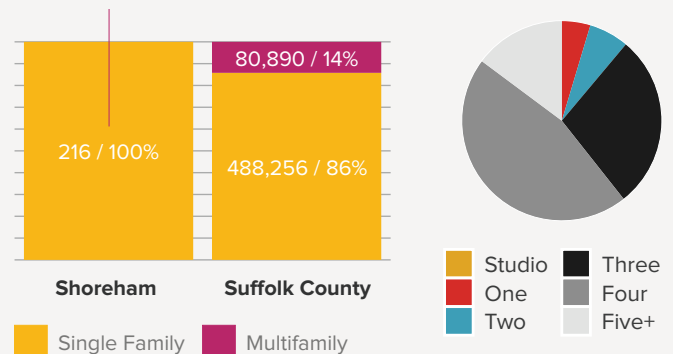
\$142,250 is the median household income

SHOREHAM
VILLAGE**HOUSING INVENTORY**

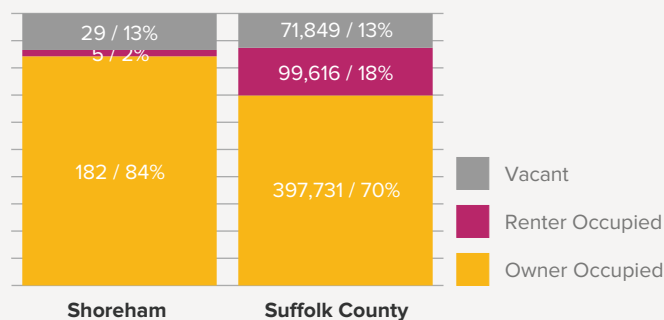
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

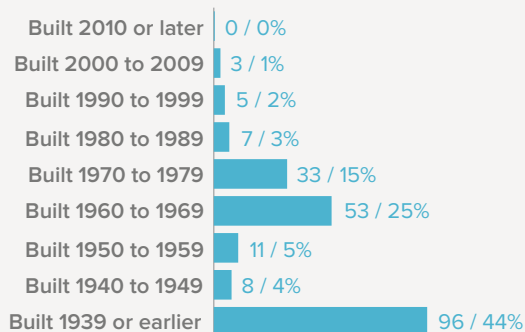
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

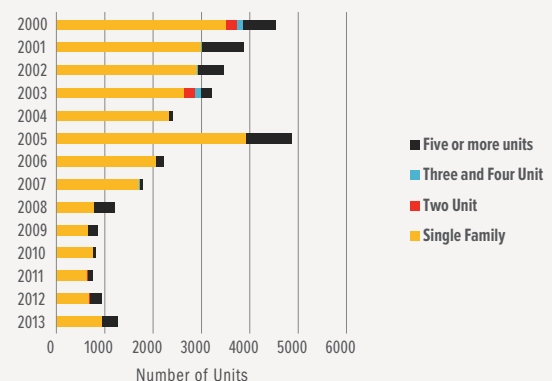
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

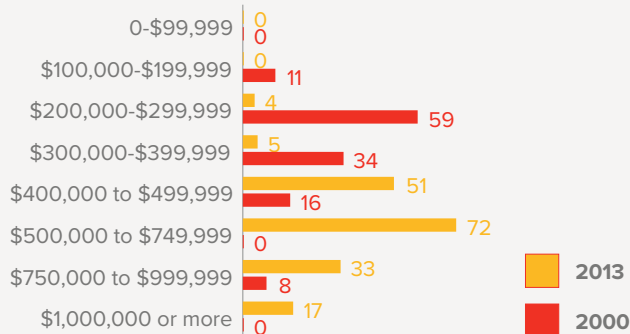
Housing Permits in Suffolk County

SHOREHAM
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

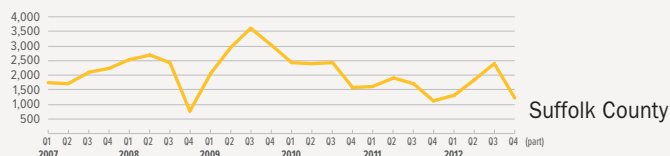
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Shoreham	Suffolk County
\$607,600 in 2013	\$383,400 in 2013
\$294,400 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

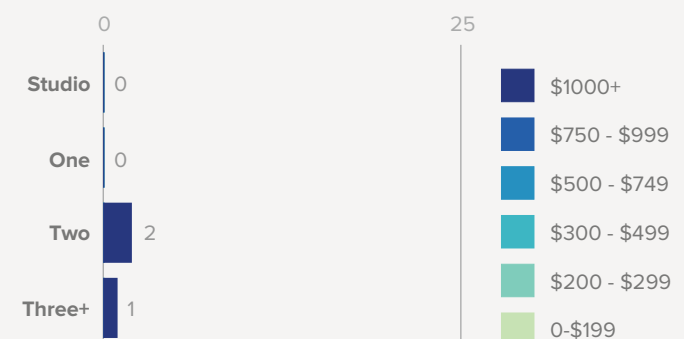
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$151,875
Median income of all households	\$142,250
Median gross rent	\$- *
Median gross rent as proportion of renter median income	- *

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SHOREHAM
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	519
Households	187
Average household size	2.78
Proportion of residents that live in families	95.20%
Average family size	2.91
Proportion of residents that live alone	4.40%
Proportion of households	
with someone under 18 in 2013	28.90%
with someone under 18 in 2000	6.90%
with someone over 65 in 2013	50.30%
with someone over 65 in 2000	40.70%

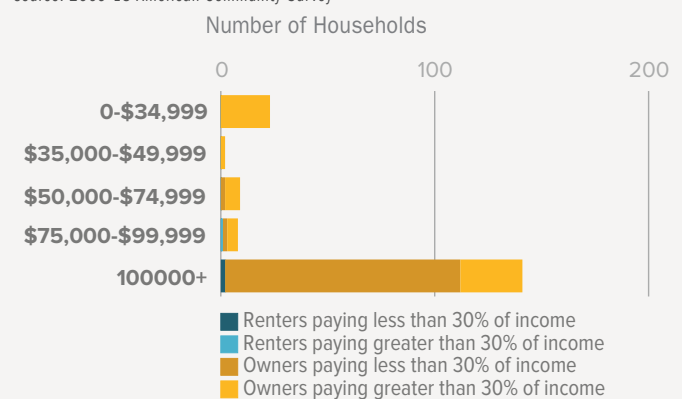
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and Suffolk Counties	100% AMI	\$105,100
	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

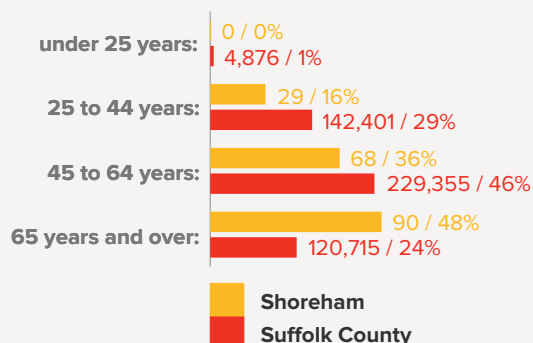
**Race + Ethnicity**

source: 2009-13 American Community Survey

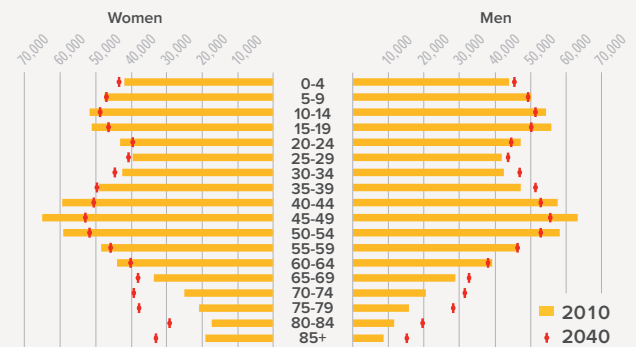
Percent White, non Hispanic	92.30%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	2.70%
Percent Hispanic	4.20%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION

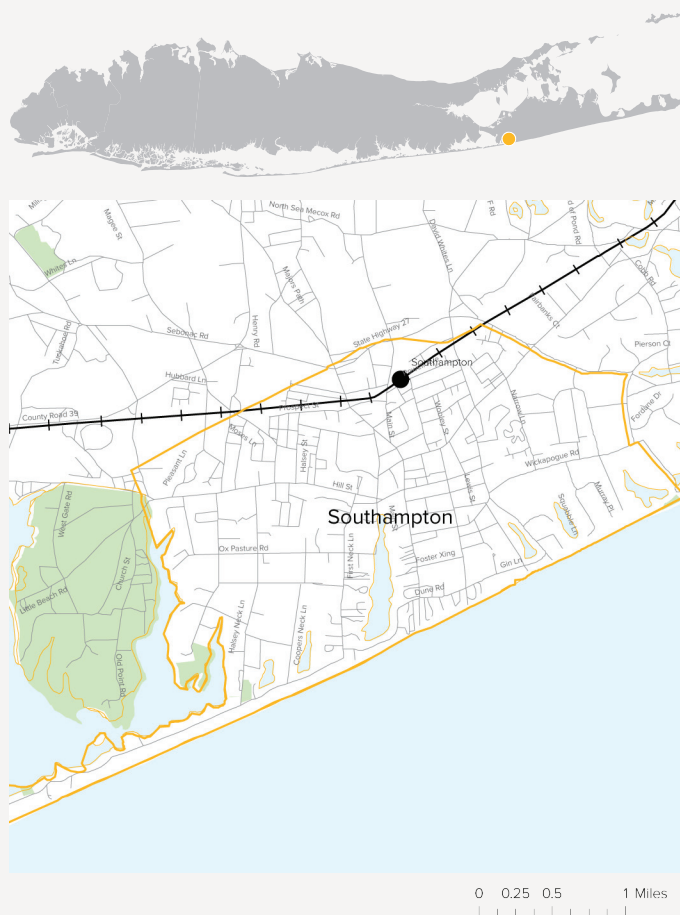


HOUSING DATA PROFILE **2014**

SOUTHAMPTON VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



3,134 Population

1,292 Households

33% of units are owner occupied

11% of units are renter occupied

57% of units are vacant

\$1,000,000+ is the median home value

29% of owners pay greater than 30% of their household income towards housing

\$1,464 is the median gross rent

19% of renters pay greater than 30% of their household income towards rent

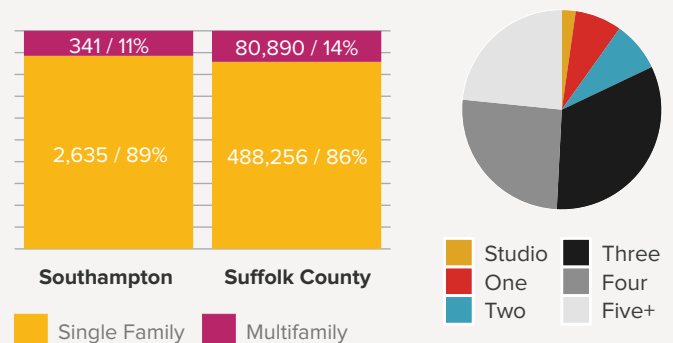
\$92,868 is the median household income

SOUTHAMPTON
VILLAGE**HOUSING INVENTORY**

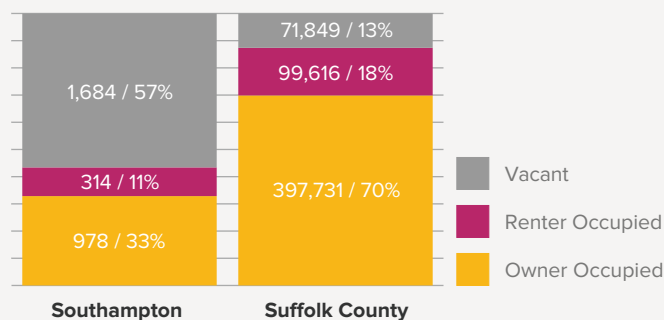
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

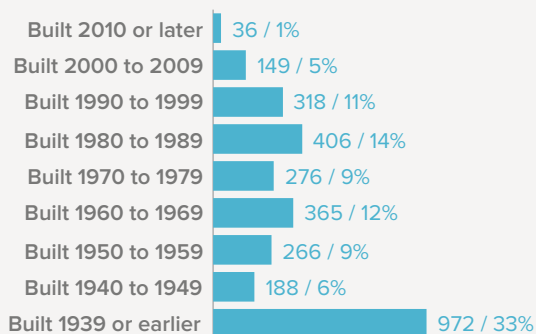
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

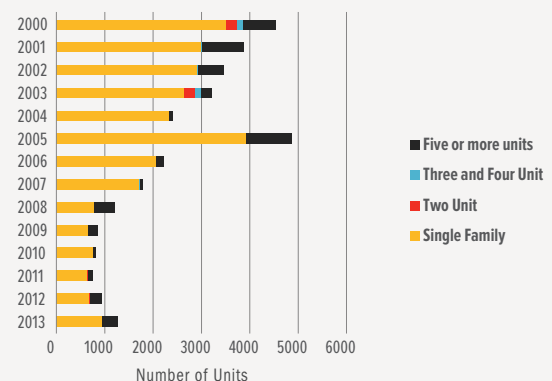
Public Housing	0
Section 8 Housing Voucher Choice Program	12
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	12

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

SOUTHAMPTON

VILLAGE

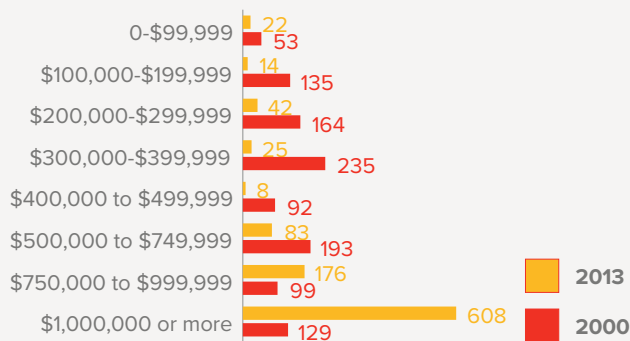
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

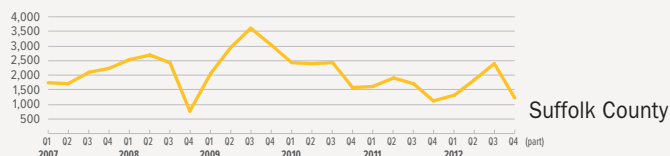
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Southampton	Suffolk County
\$1,000,000+ in 2013	\$383,400 in 2013
\$384,200 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
	\$60,885	per year

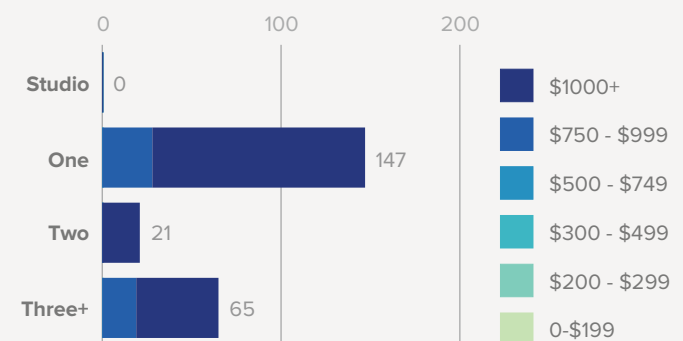
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$61,833
Median income of all households	\$92,868
Median gross rent	\$1,464
Median gross rent as proportion of renter median income	28%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SOUTHAMPTON
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	3,134
Households	1,292
Average household size	2.28
Proportion of residents that live in families	76.70%
Average family size	2.86
Proportion of residents that live alone	16.90%
Proportion of households	
with someone under 18 in 2013	20.20%
with someone under 18 in 2000	15.40%
with someone over 65 in 2013	44.60%
with someone over 65 in 2000	25.40%

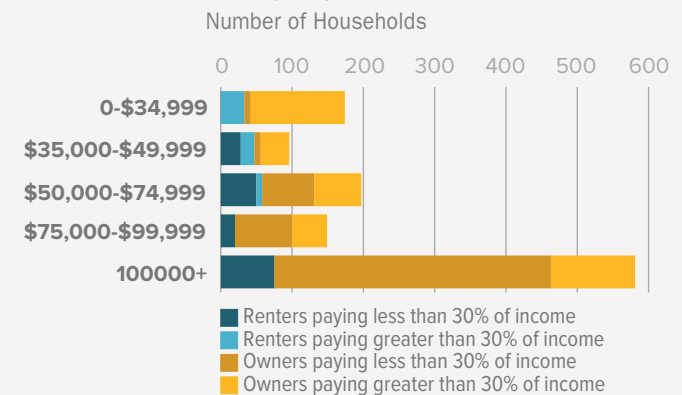
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and Suffolk Counties	100% AMI	\$105,100
	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

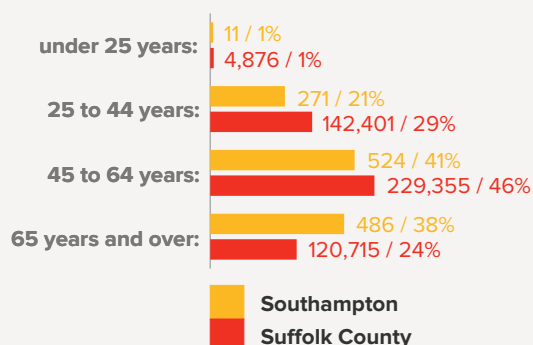
**Race + Ethnicity**

source: 2009-13 American Community Survey

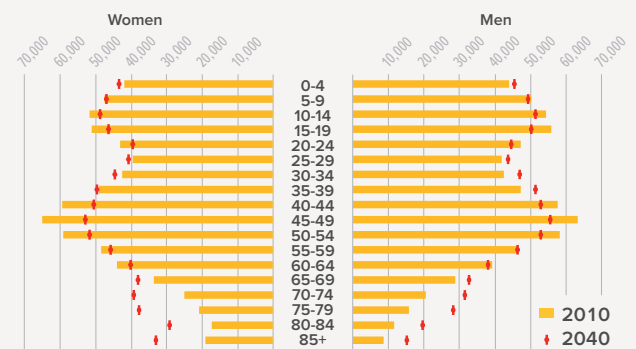
Percent White, non Hispanic	74.90%
Percent Black, non Hispanic	13.70%
Percent Asian, non Hispanic	5.60%
Percent Hispanic	4.80%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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HOUSING DATA PROFILE **2014**

SOUTH FLORAL PARK VILLAGE

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2,060 Population

603 Households

70% of units are owner occupied

25% of units are renter occupied

5% of units are vacant

\$398,800 is the median home value

26% of owners pay greater than 30% of their household income towards housing

\$1,608 is the median gross rent

61% of renters pay greater than 30% of their household income towards rent

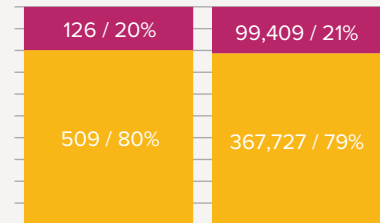
\$90,208 is the median household income

SOUTH FLORAL PARK
VILLAGE**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

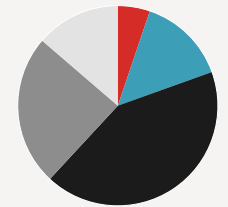
Housing Supply

source: 2009-13 American Community Survey



South Floral Park Nassau County

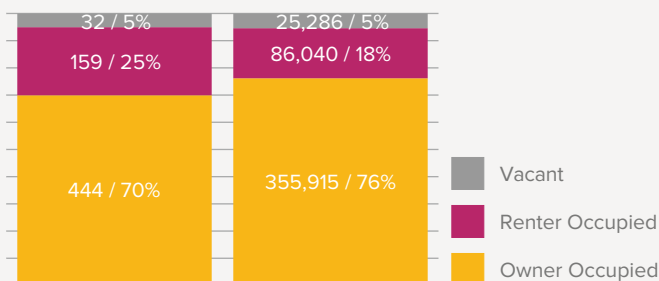
Single Family Multifamily



Studio
 One
 Two
 Three
 Four
 Five+

Housing Tenure

source: 2009-13 American Community Survey



South Floral Park Nassau County

Vacant
 Renter Occupied
 Owner Occupied

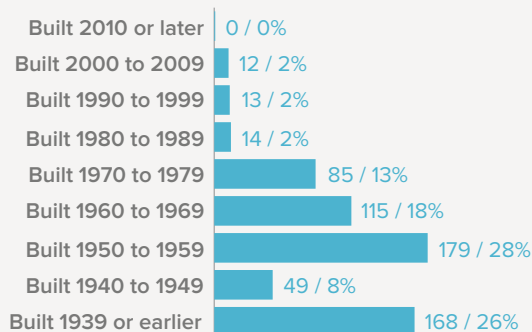
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	6
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	6

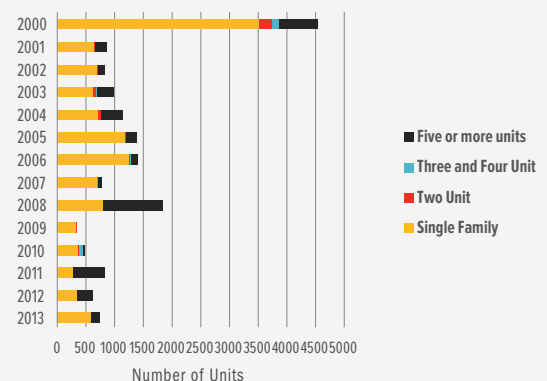
Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County



SOUTH FLORAL PARK VILLAGE

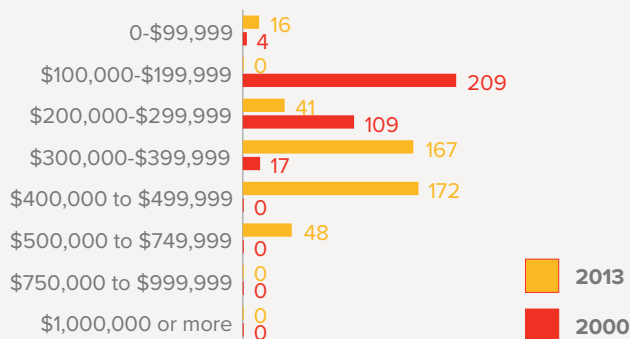
OWNER OCCUPIED HOUSING

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Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

South Floral Park	Nassau County
\$398,800 in 2013	\$454,500 in 2013
\$191,000 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
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Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
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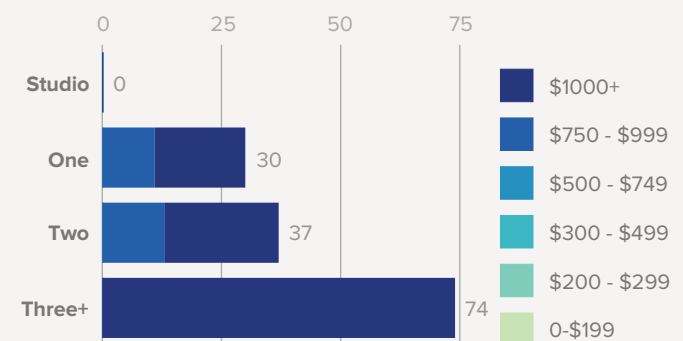
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$49,306
Median income of all households	\$90,208
Median gross rent	\$1,608
Median gross rent as proportion of renter median income	39%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SOUTH FLORAL PARK
VILLAGE**DEMOGRAPHICS**

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Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

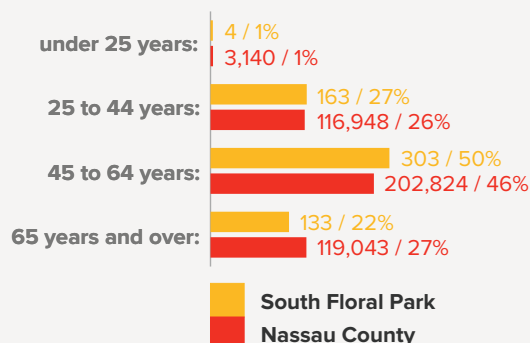
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	8.30%
Percent Black, non Hispanic	60.20%
Percent Asian, non Hispanic	5.20%
Percent Hispanic	19.20%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

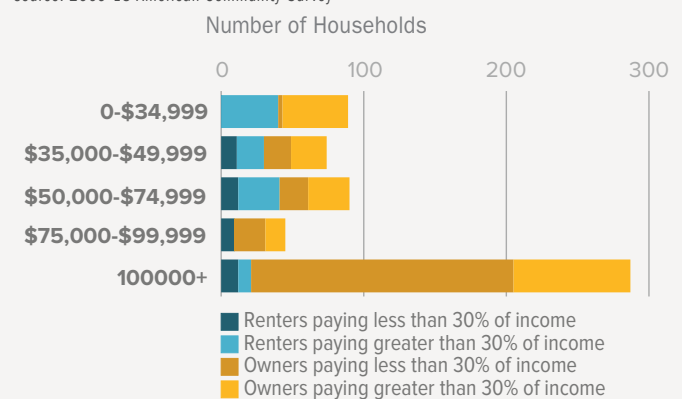
**Population + Households**

source: 2009-13 American Community Survey

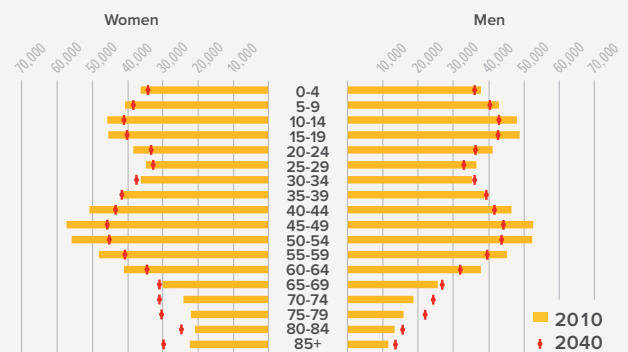
Population	2,060
Households	603
Average household size	3.42
Proportion of residents that live in families	93.50%
Average family size	3.65
Proportion of residents that live alone	5.60%
Proportion of households	
with someone under 18 in 2013	43.30%
with someone under 18 in 2000	5.90%
with someone over 65 in 2013	33.30%
with someone over 65 in 2000	46.10%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

STEWART MANOR VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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2,288 Population

808 Households

83% of units are owner occupied

15% of units are renter occupied

1% of units are vacant

\$500,800 is the median home value

20% of owners pay greater than 30% of their household income towards housing

\$1,711 is the median gross rent

41% of renters pay greater than 30% of their household income towards rent

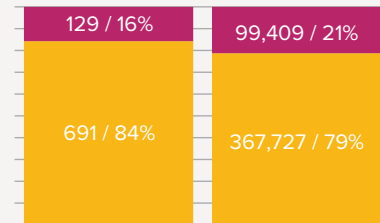
\$109,333 is the median household income

STEWART MANOR
VILLAGE**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

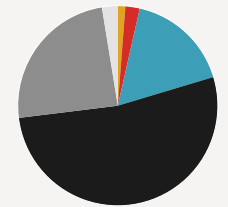
Housing Supply

source: 2009-13 American Community Survey



Stewart Manor Nassau County

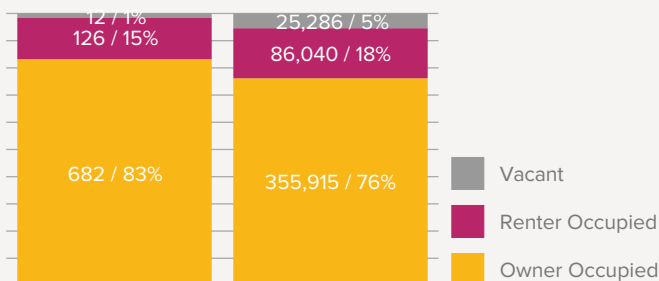
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey



Stewart Manor

Nassau County

Vacant

Renter Occupied

Owner Occupied

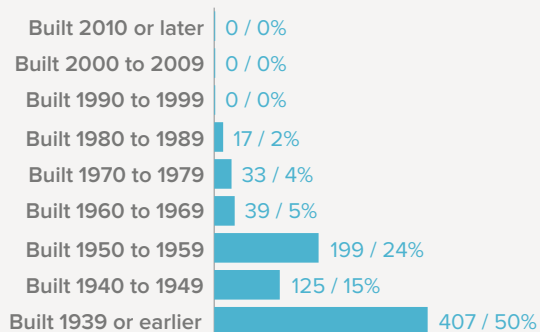
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	1
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	1

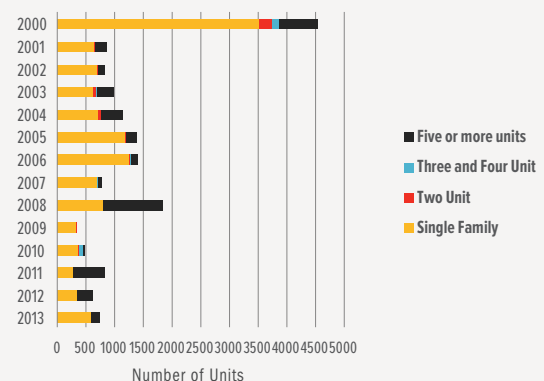
Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

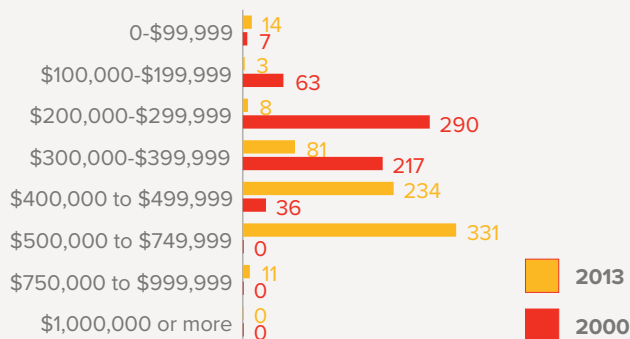


STEWART MANOR
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Stewart Manor	Nassau County
\$500,800 in 2013	\$454,500 in 2013
\$283,200 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

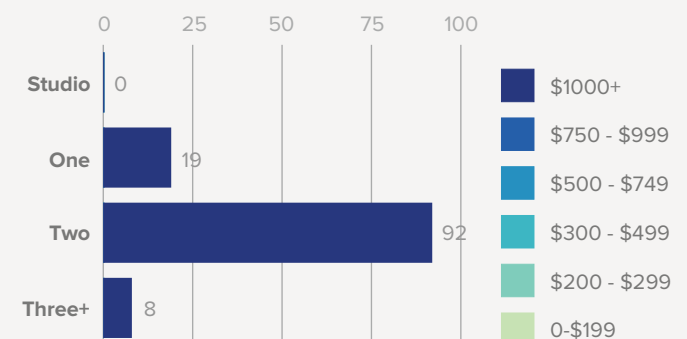
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$56,875
Median income of all households	\$109,333
Median gross rent	\$1,711
Median gross rent as proportion of renter median income	36%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



STEWART MANOR
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

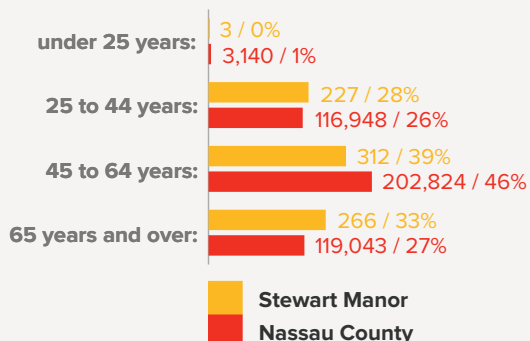
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	77.20%
Percent Black, non Hispanic	2.20%
Percent Asian, non Hispanic	6.90%
Percent Hispanic	11.10%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

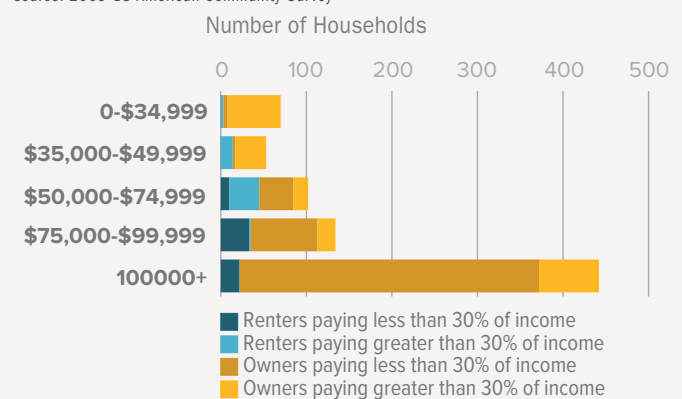
**Population + Households**

source: 2009-13 American Community Survey

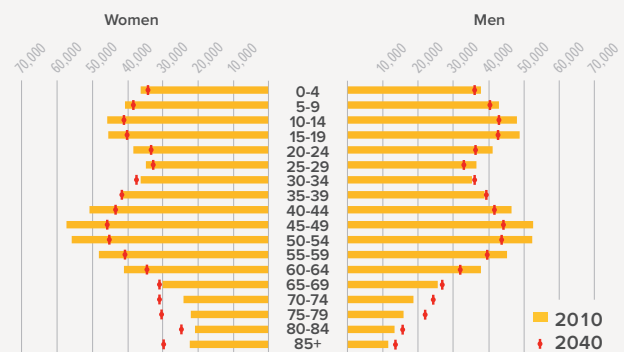
Population	2,288
Households	808
Average household size	2.83
Proportion of residents that live in families	88.50%
Average family size	3.29
Proportion of residents that live alone	9.00%
Proportion of households	
with someone under 18 in 2013	37.00%
with someone under 18 in 2000	10.60%
with someone over 65 in 2013	34.40%
with someone over 65 in 2000	33.10%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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HOUSING DATA PROFILE **2014**

THOMASTON VILLAGE

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2,639 Population

1,014 Households

78% of units are owner occupied

17% of units are renter occupied

5% of units are vacant

\$776,100 is the median home value

27% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

41% of renters pay greater than 30% of their household income towards rent

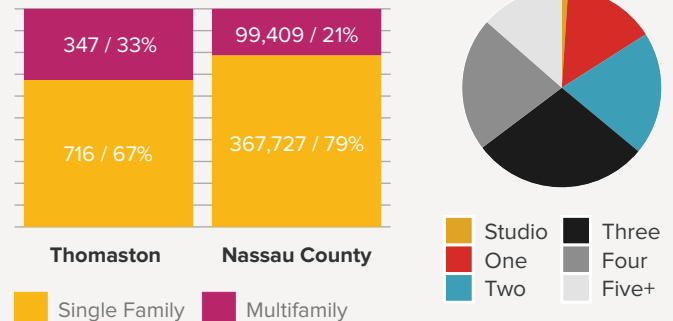
\$124,265 is the median household income

THOMASTON
VILLAGE**HOUSING INVENTORY**

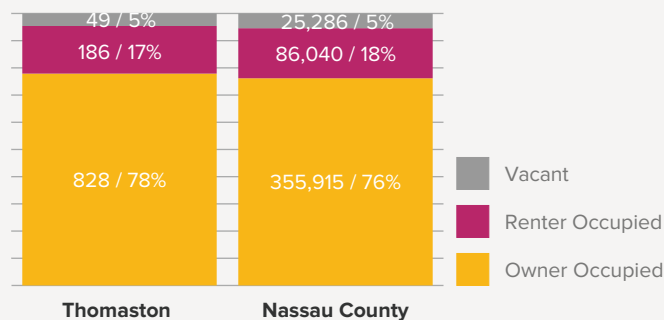
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

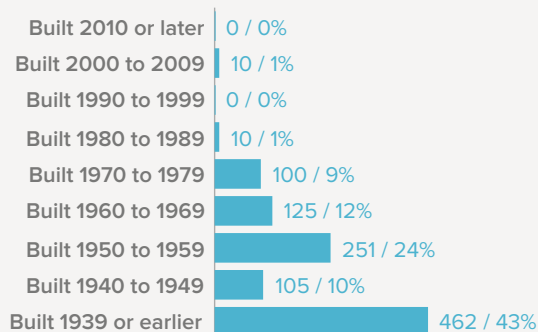
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

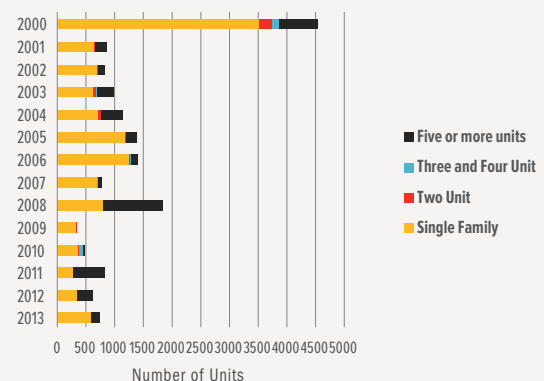
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

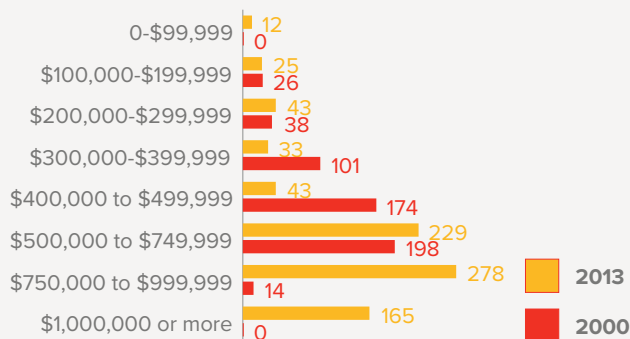
Housing Permits in Nassau County

THOMASTON
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Thomaston	Nassau County
\$776,100 in 2013	\$454,500 in 2013
\$426,000 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
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Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
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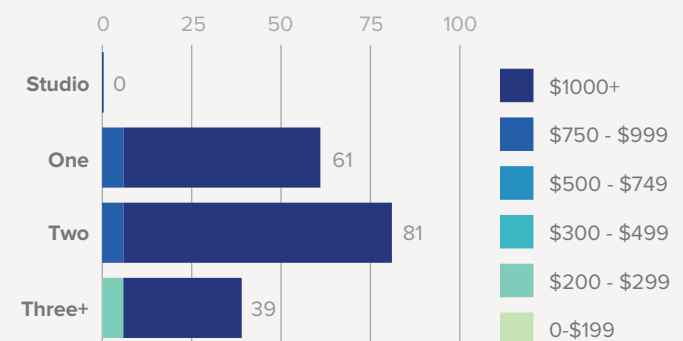
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$70,833
Median income of all households	\$124,265
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	34%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



THOMASTON
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

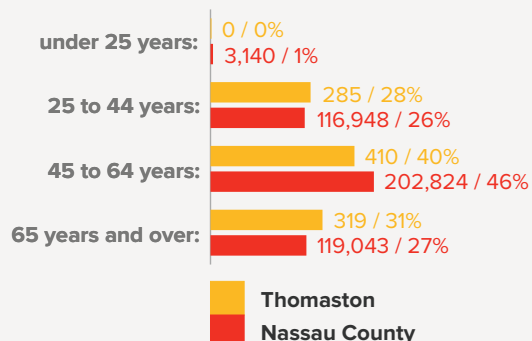
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	61.50%
Percent Black, non Hispanic	0.80%
Percent Asian, non Hispanic	26.30%
Percent Hispanic	9.70%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

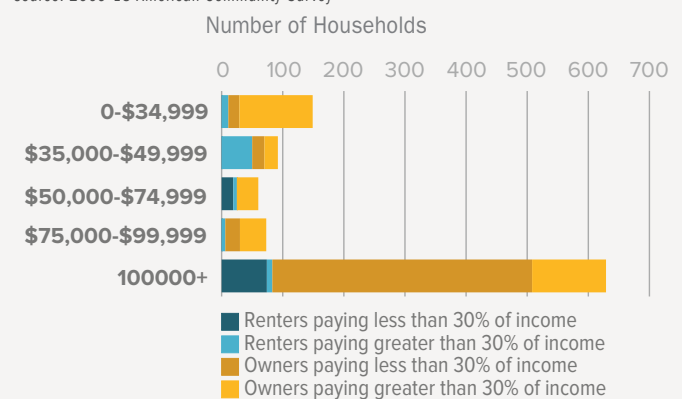
**Population + Households**

source: 2009-13 American Community Survey

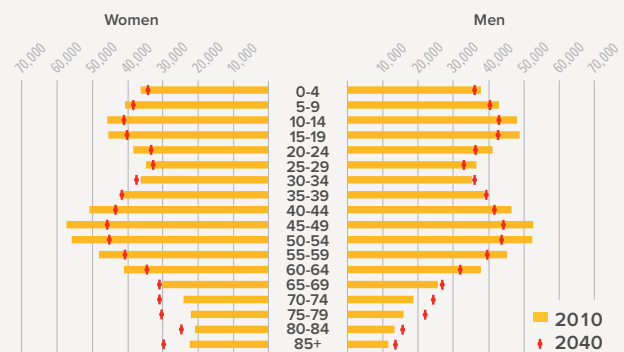
Population	2,639
Households	1,014
Average household size	2.6
Proportion of residents that live in families	88.30%
Average family size	3.14
Proportion of residents that live alone	10.80%
Proportion of households	
with someone under 18 in 2013	34.70%
with someone under 18 in 2000	11.00%
with someone over 65 in 2013	37.10%
with someone over 65 in 2000	36.20%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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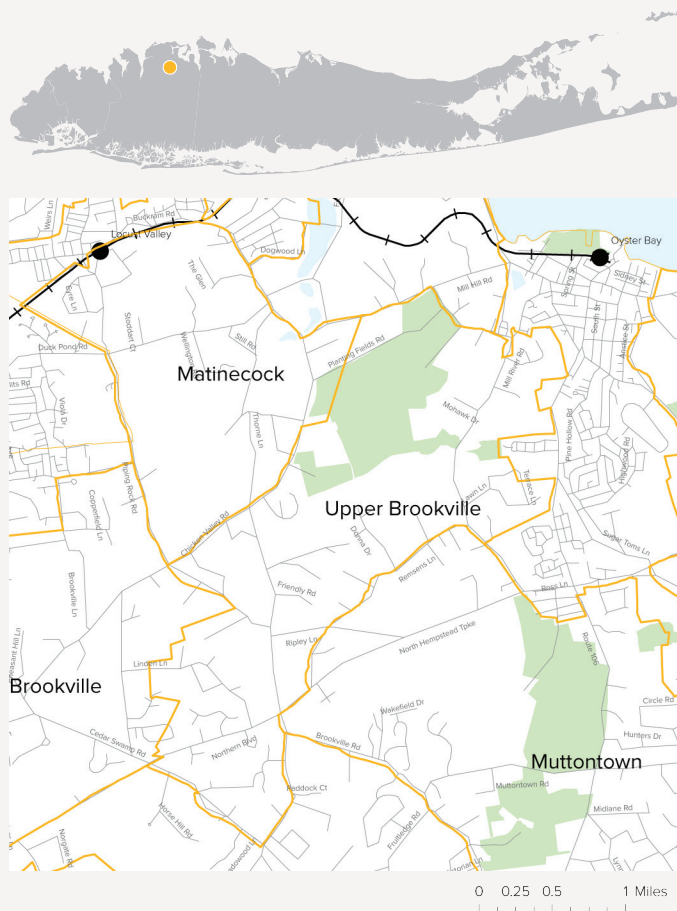


HOUSING DATA PROFILE **2014**

UPPER BROOKVILLE VILLAGE

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1,428 Population

485 Households

84% of units are owner occupied

7% of units are renter occupied

9% of units are vacant

\$1,000,000+ is the median home value

26% of owners pay greater than 30% of their household income towards housing

\$665 is the median gross rent

68% of renters pay greater than 30% of their household income towards rent

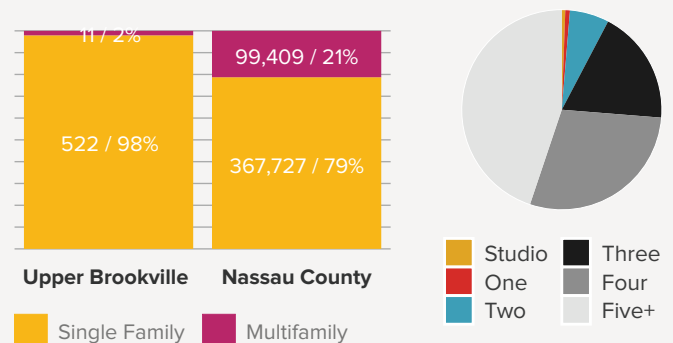
\$181,477 is the median household income

UPPER BROOKVILLE
VILLAGE**HOUSING INVENTORY**

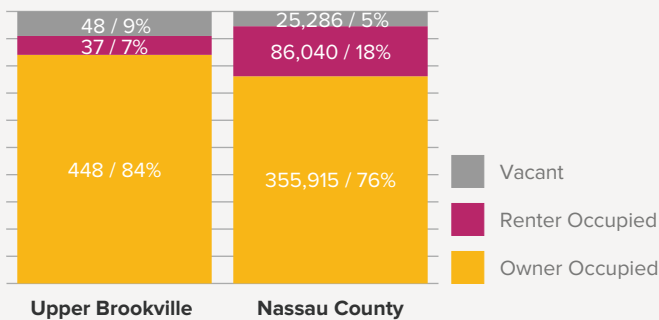
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

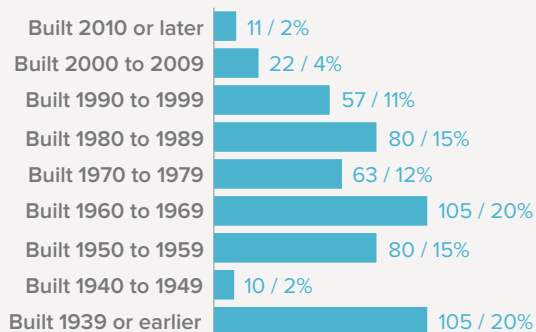
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

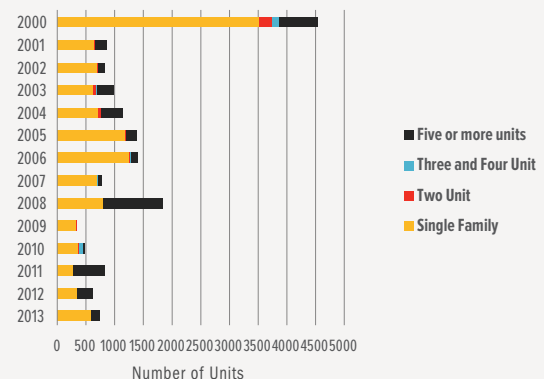
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

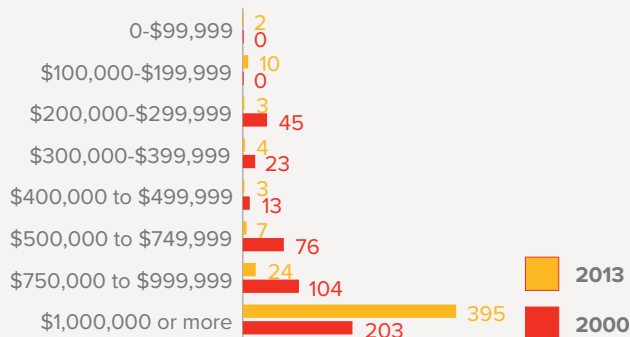
Housing Permits in Nassau County

UPPER BROOKVILLE
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Upper Brookville	Nassau County
\$1,000,000+ in 2013	\$454,500 in 2013
\$956,700 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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	\$60,885	per year

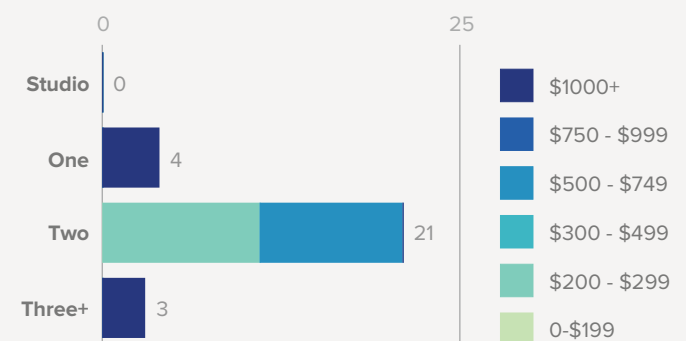
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$13,942
Median income of all households	\$181,477
Median gross rent	\$665
Median gross rent as proportion of renter median income	57%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



UPPER BROOKVILLE
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

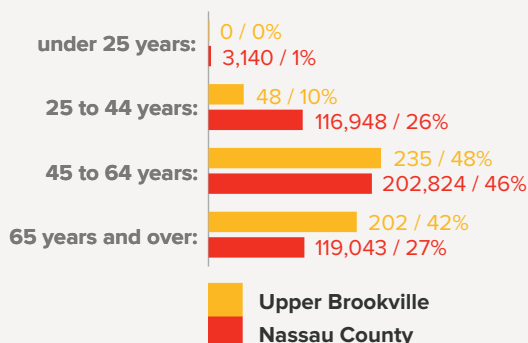
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	83.70%
Percent Black, non Hispanic	2.40%
Percent Asian, non Hispanic	10.40%
Percent Hispanic	2.90%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

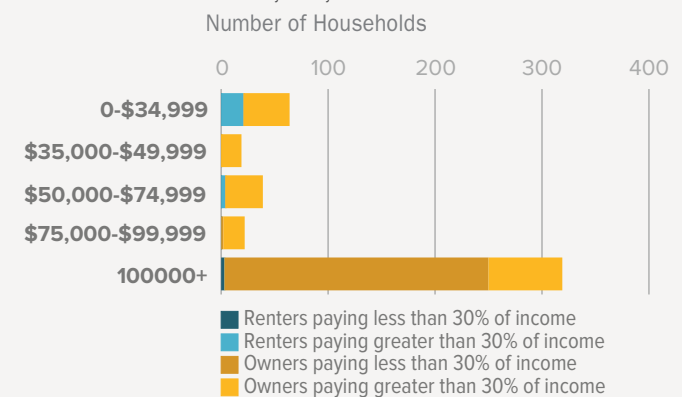
**Population + Households**

source: 2009-13 American Community Survey

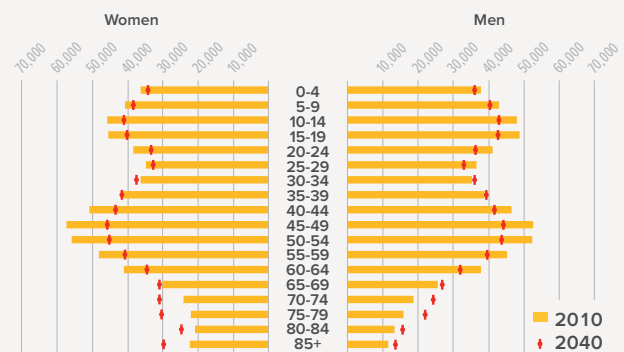
Population	1,428
Households	485
Average household size	2.93
Proportion of residents that live in families	93.30%
Average family size	3.2
Proportion of residents that live alone	5.40%
Proportion of households	
with someone under 18 in 2013	26.60%
with someone under 18 in 2000	5.10%
with someone over 65 in 2013	50.90%
with someone over 65 in 2000	45.10%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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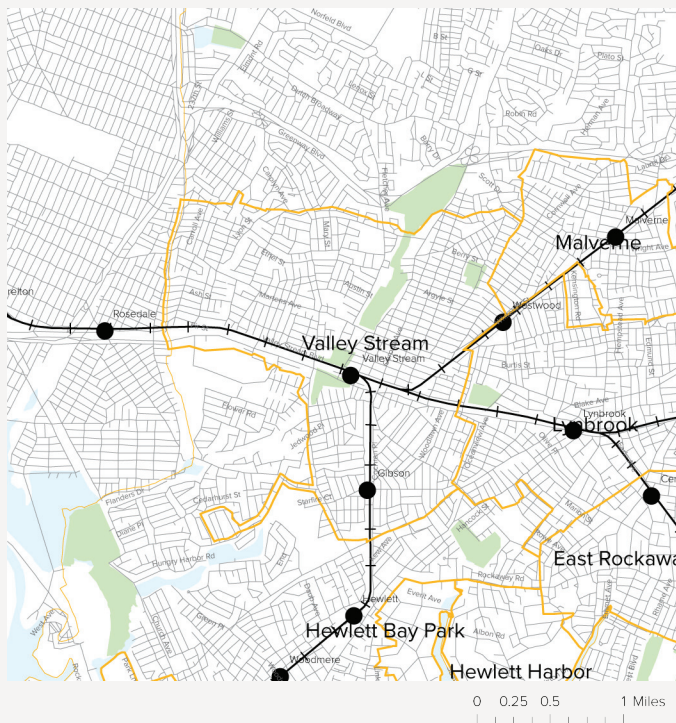


HOUSING DATA PROFILE **2014**

VALLEY STREAM VILLAGE

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37,544 Population

11,373 Households

77% of units are owner occupied

19% of units are renter occupied

4% of units are vacant

\$377,700 is the median home value

35% of owners pay greater than 30% of their household income towards housing

\$1,478 is the median gross rent

52% of renters pay greater than 30% of their household income towards rent

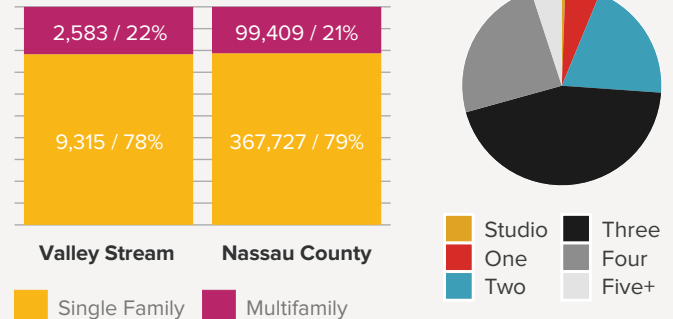
\$85,472 is the median household income

VALLEY STREAM
VILLAGE**HOUSING INVENTORY**

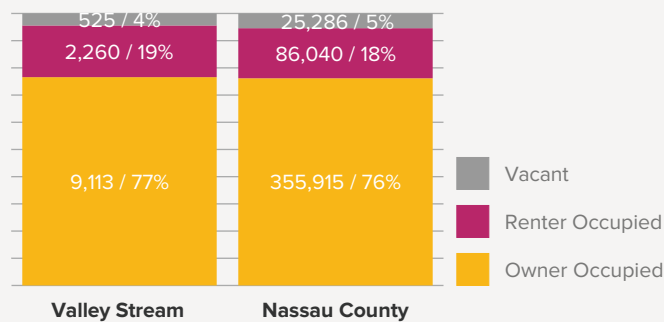
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

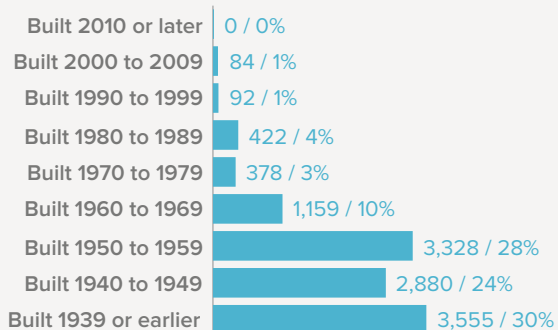
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

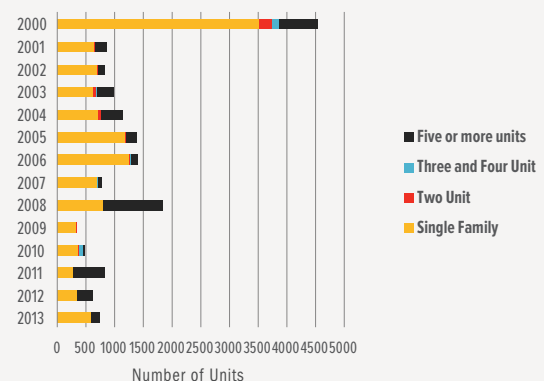
Public Housing	0
Section 8 Housing Voucher Choice Program	108
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	192
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	300

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

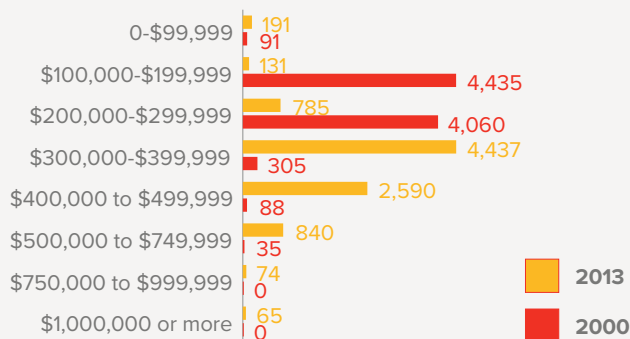
Housing Permits in Nassau County

VALLEY STREAM
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Valley Stream	Nassau County
\$377,700 in 2013	\$454,500 in 2013
\$202,600 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

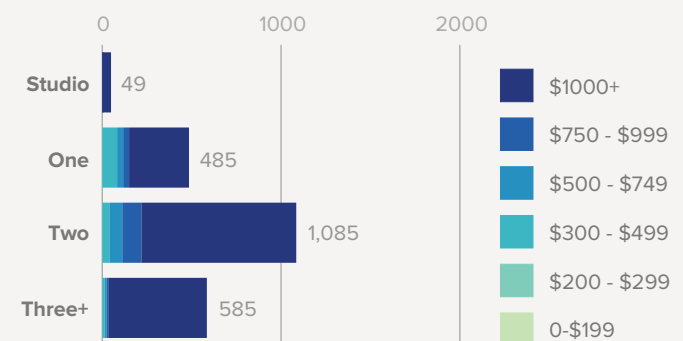
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$52,026
Median income of all households	\$85,472
Median gross rent	\$1,478
Median gross rent as proportion of renter median income	34%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



VALLEY STREAM
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

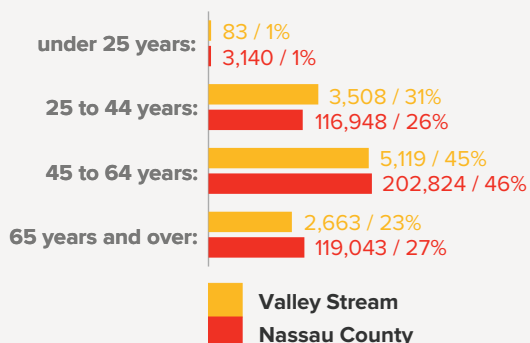
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	37.90%
Percent Black, non Hispanic	17.40%
Percent Asian, non Hispanic	13.60%
Percent Hispanic	28.40%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

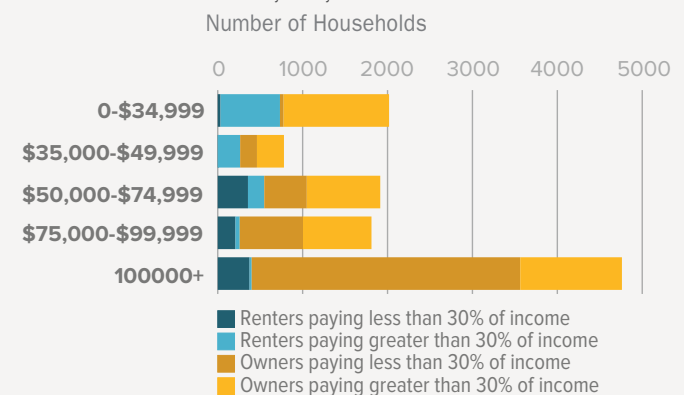
**Population + Households**

source: 2009-13 American Community Survey

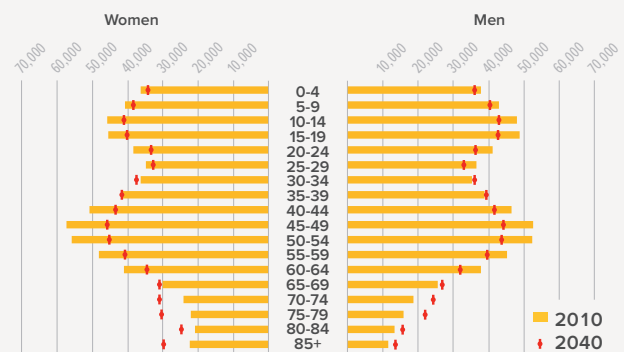
Population	37,544
Households	11,373
Average household size	3.3
Proportion of residents that live in families	91.80%
Average family size	3.8
Proportion of residents that live alone	7.10%
Proportion of households	
with someone under 18 in 2013	39.50%
with someone under 18 in 2000	11.30%
with someone over 65 in 2013	31.20%
with someone over 65 in 2000	37.20%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



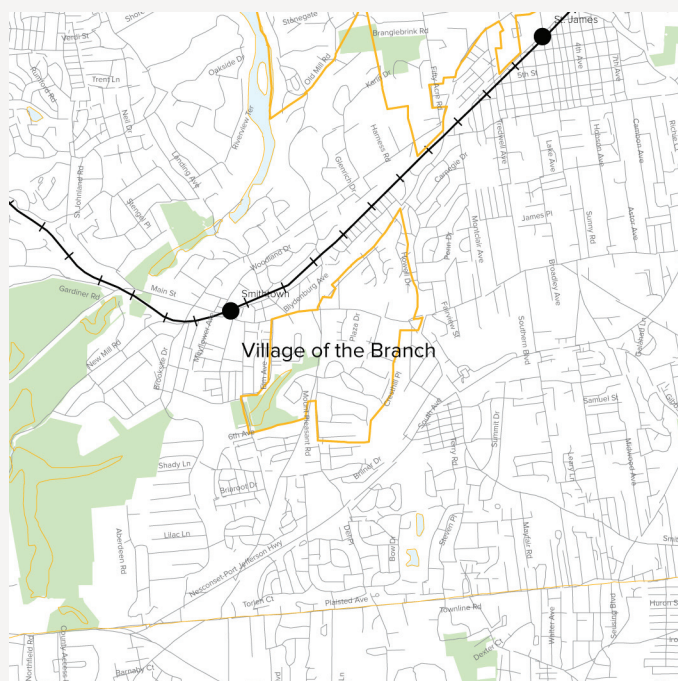
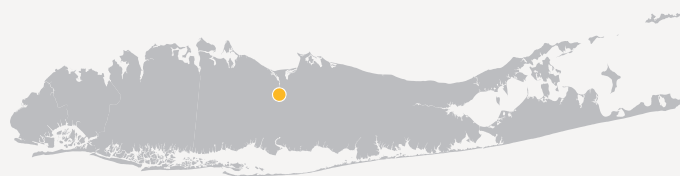
HOUSING DATA PROFILE **2014**

VILLAGE OF THE BRANCH

VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



0 0.25 0.5 1 Miles

1,831 Population

561 Households

86% of units are owner occupied

7% of units are renter occupied

7% of units are vacant

\$496,500 is the median home value

23% of owners pay greater than 30% of their household income towards housing

\$1,938 is the median gross rent

47% of renters pay greater than 30% of their household income towards rent

\$121,328 is the median household income

VILLAGE OF THE BRANCH

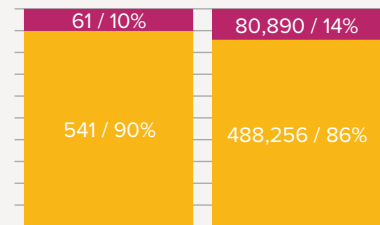
VILLAGE

HOUSING INVENTORY

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

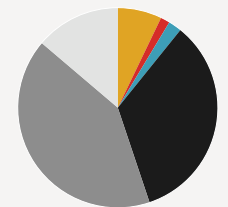
Housing Supply

source: 2009-13 American Community Survey



of the Branch Suffolk County

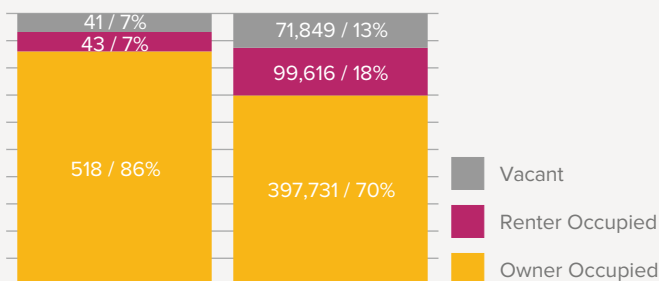
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey



of the Branch

Suffolk County

Vacant

Renter Occupied

Owner Occupied

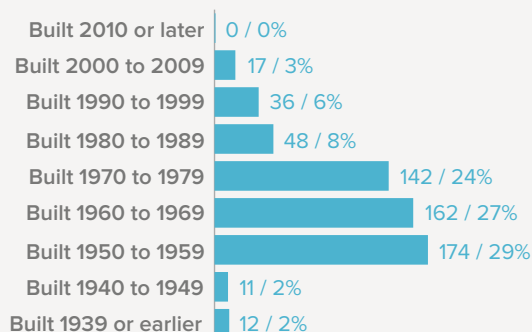
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

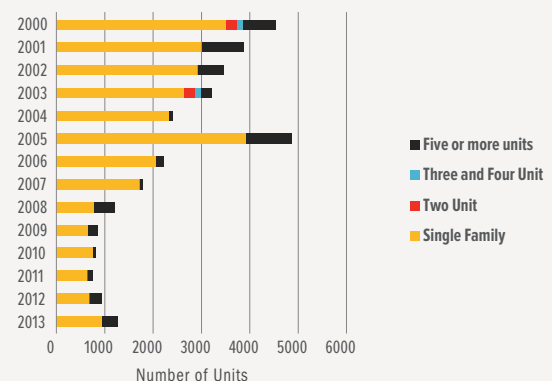
source: 2009-13 American Community Survey



Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County



VILLAGE OF THE BRANCH

VILLAGE

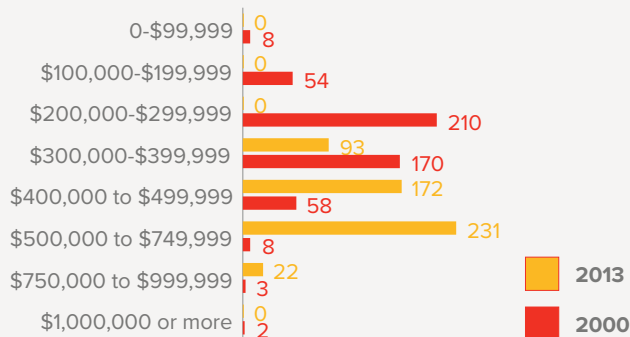
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

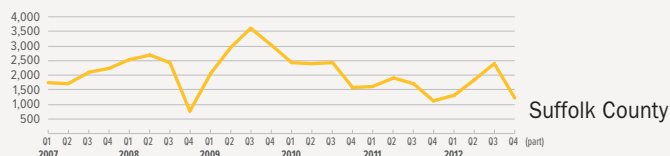
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Village of the Branch	Suffolk County
\$496,500 in 2013	\$383,400 in 2013
\$294,000 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

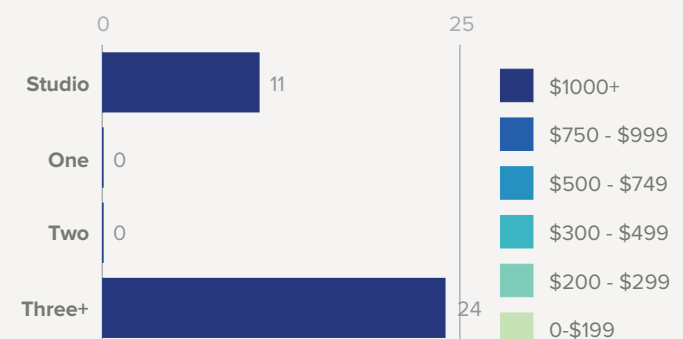
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$56,806
Median income of all households	\$121,328
Median gross rent	\$1,938
Median gross rent as propotion of renter median income	41%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



VILLAGE OF THE BRANCH

VILLAGE

DEMOGRAPHICS

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	1,831
Households	561
Average household size	3.13
Proportion of residents that live in families	92.60%
Average family size	3.34
Proportion of residents that live alone	3.20%
Proportion of households	
with someone under 18 in 2013	49.60%
with someone under 18 in 2000	5.50%
with someone over 65 in 2013	30.30%
with someone over 65 in 2000	39.20%

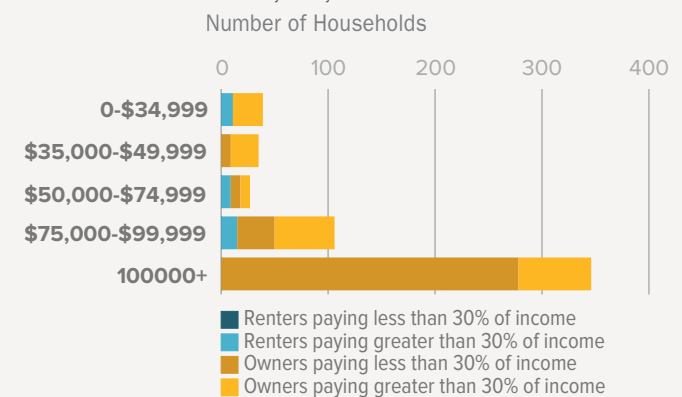
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey



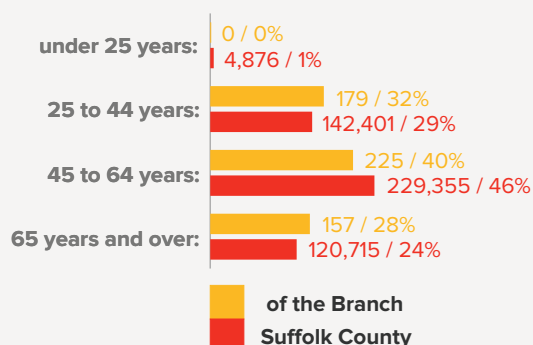
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	85.30%
Percent Black, non Hispanic	2.20%
Percent Asian, non Hispanic	3.90%
Percent Hispanic	7.30%
Percent American Indian	0.00%

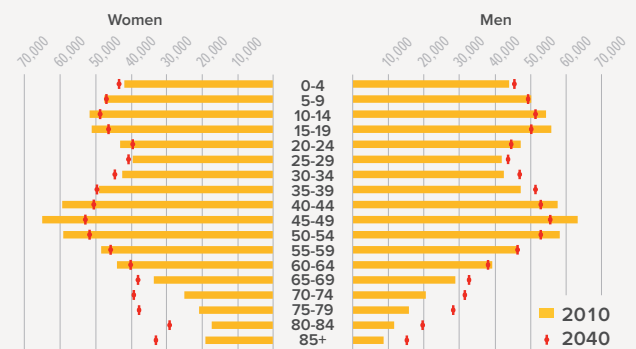
Age of Heads of Household

source: 2009-13 American Community Survey



Population Projections

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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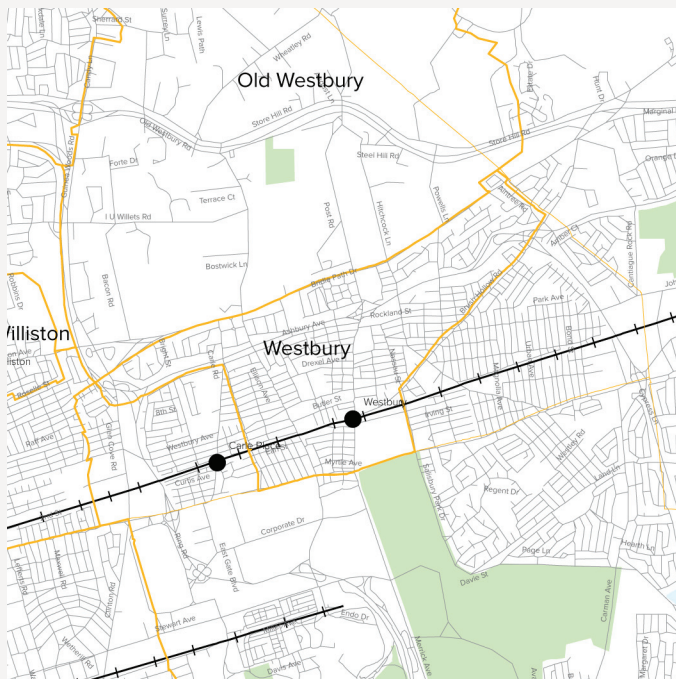


HOUSING DATA PROFILE **2014**

WESTBURY VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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15,132 Population

4,927 Households

72% of units are owner occupied

24% of units are renter occupied

4% of units are vacant

\$431,100 is the median home value

32% of owners pay greater than 30% of their household income towards housing

\$1,457 is the median gross rent

50% of renters pay greater than 30% of their household income towards rent

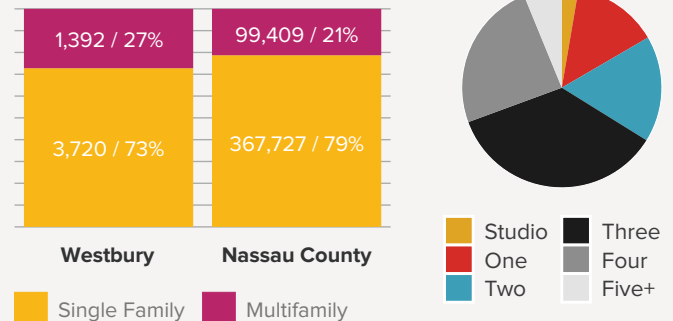
\$85,880 is the median household income

WESTBURY
VILLAGE**HOUSING INVENTORY**

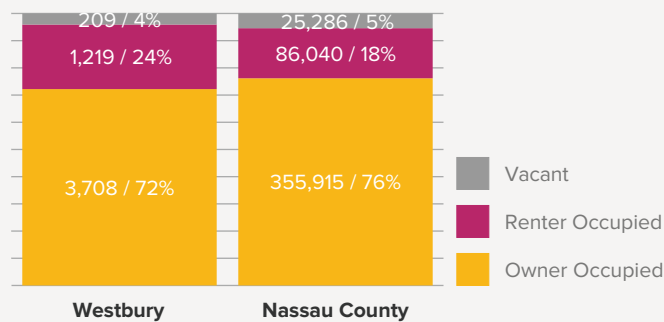
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

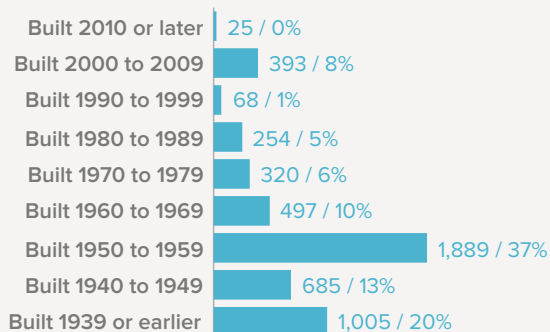
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

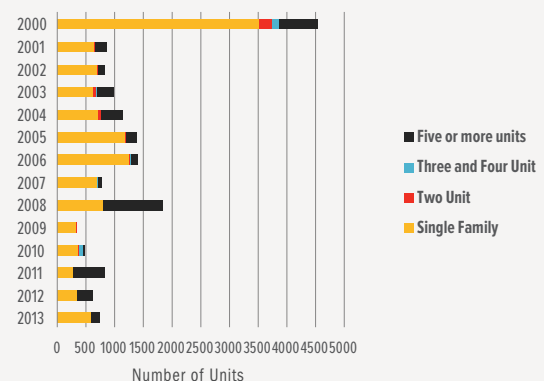
Public Housing	0
Section 8 Housing Voucher Choice Program	29
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	29

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

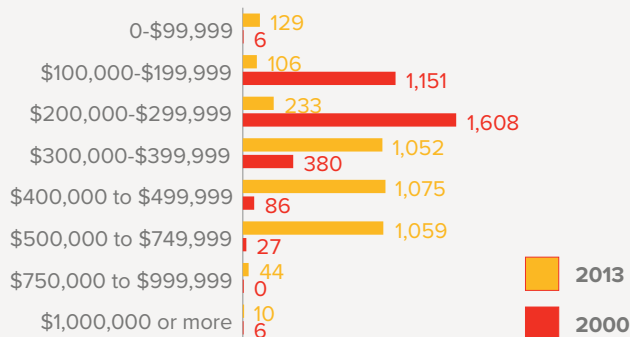
Housing Permits in Nassau County

WESTBURY
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Westbury	Nassau County
\$431,100 in 2013	\$454,500 in 2013
\$221,900 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

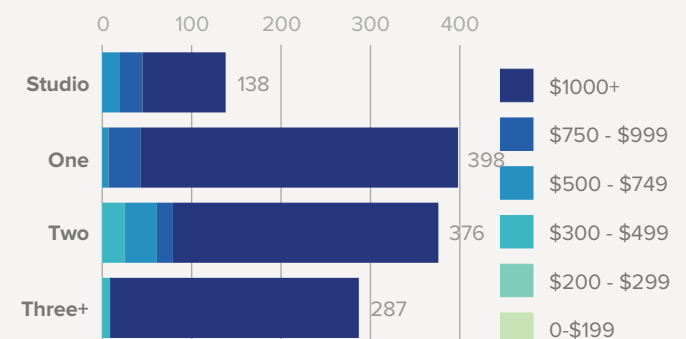
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$52,277
Median income of all households	\$85,880
Median gross rent	\$1,457
Median gross rent as proportion of renter median income	33%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



WESTBURY
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	15,132
Households	4,927
Average household size	3.06
Proportion of residents that live in families	85.80%
Average family size	3.65
Proportion of residents that live alone	10.90%
Proportion of households	
with someone under 18 in 2013	34.50%
with someone under 18 in 2000	8.00%
with someone over 65 in 2013	35.70%
with someone over 65 in 2000	35.00%

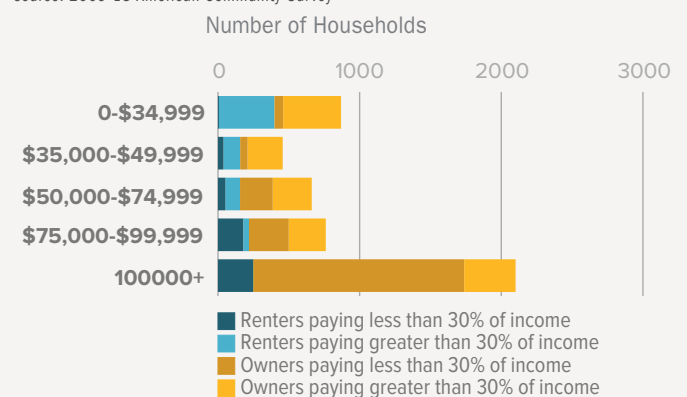
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

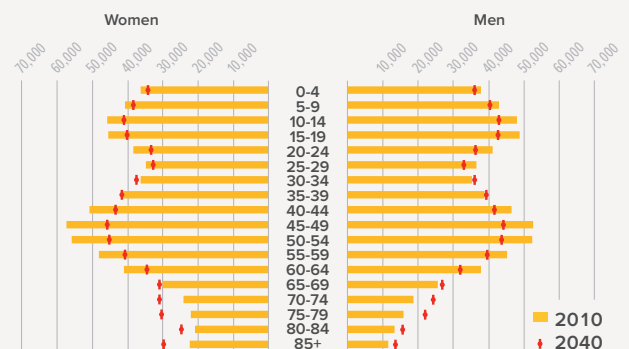
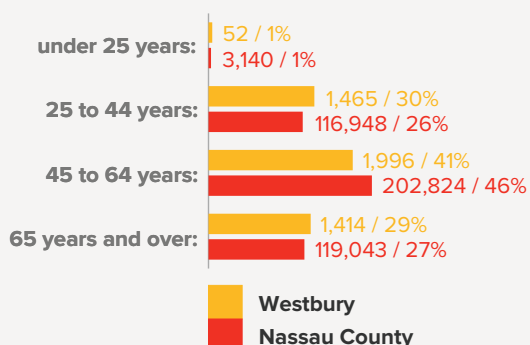
Percent White, non Hispanic	43.10%
Percent Black, non Hispanic	23.10%
Percent Asian, non Hispanic	7.50%
Percent Hispanic	24.50%
Percent American Indian	0.20%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





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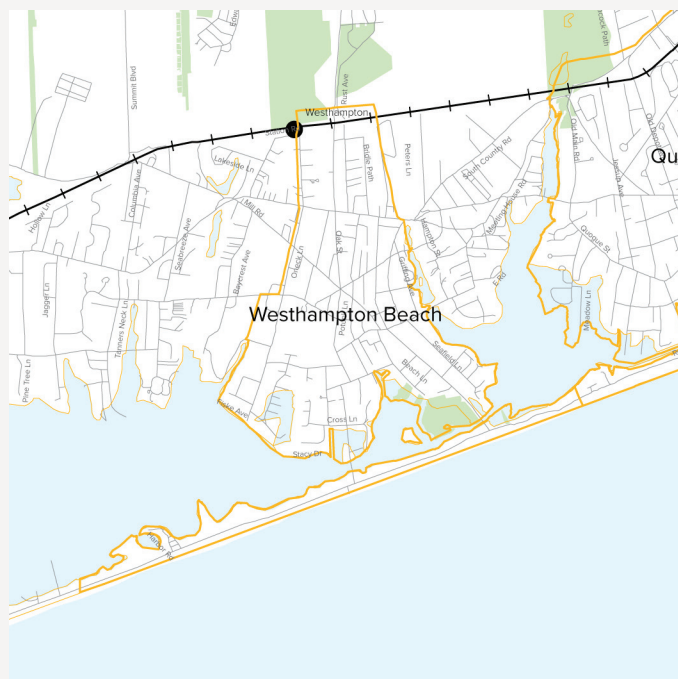


HOUSING DATA PROFILE **2014**

WESTHAMPTON BEACH VILLAGE

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2,061 Population

952 Households

27% of units are owner occupied

11% of units are renter occupied

62% of units are vacant

\$728,100 is the median home value

35% of owners pay greater than 30% of their household income towards housing

\$1,733 is the median gross rent

36% of renters pay greater than 30% of their household income towards rent

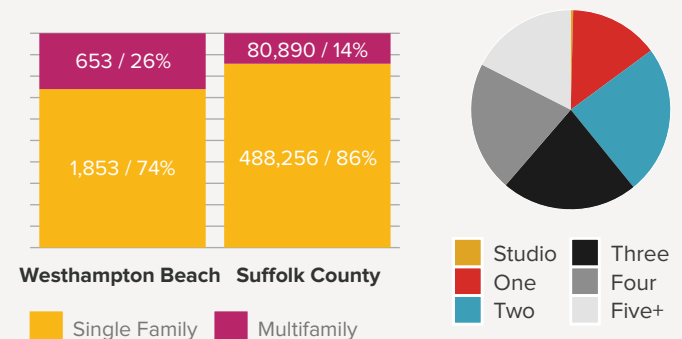
\$77,381 is the median household income

WESTHAMPTON BEACH
VILLAGE**HOUSING INVENTORY**

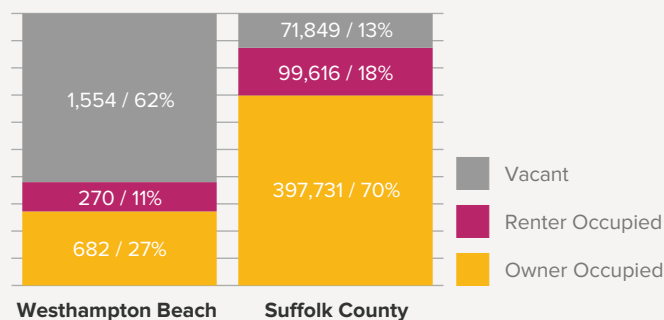
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

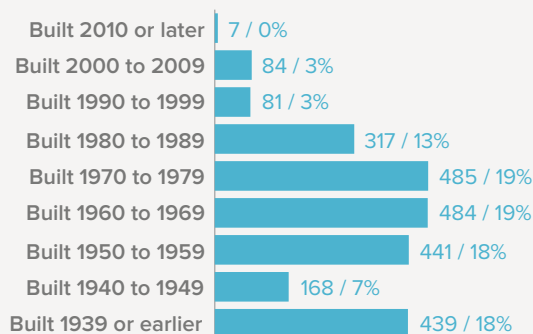
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

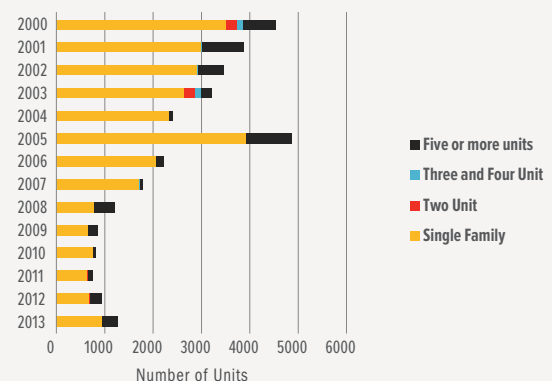
Public Housing	0
Section 8 Housing Voucher Choice Program	14
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	14

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

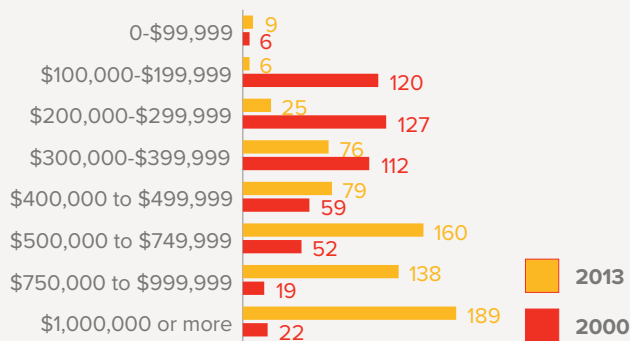
Housing Permits in Suffolk County

WESTHAMPTON BEACH
VILLAGE**OWNER OCCUPIED HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

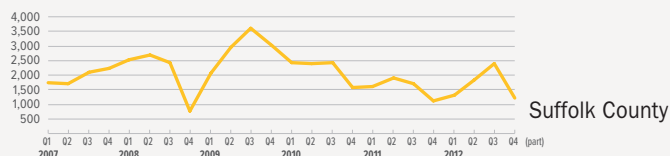
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Westhampton Beach	Suffolk County
\$728,100 in 2013	\$383,400 in 2013
\$298,800 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

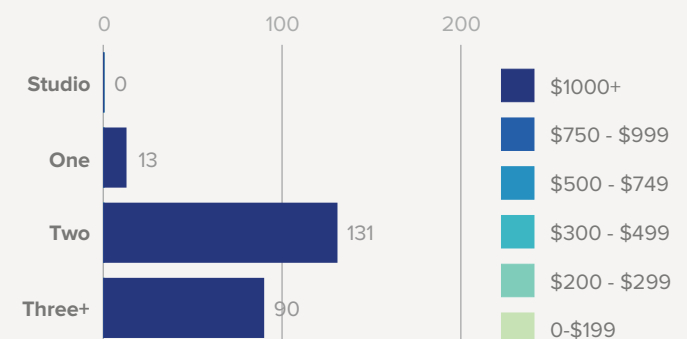
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$70,500
Median income of all households	\$77,381
Median gross rent	\$1,733
Median gross rent as proportion of renter median income	29%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



WESTHAMPTON BEACH
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	2,061
Households	952
Average household size	2.11
Proportion of residents that live in families	79.10%
Average family size	2.59
Proportion of residents that live alone	17.00%
Proportion of households	
with someone under 18 in 2013	20.90%
with someone under 18 in 2000	13.70%
with someone over 65 in 2013	54.40%
with someone over 65 in 2000	24.60%

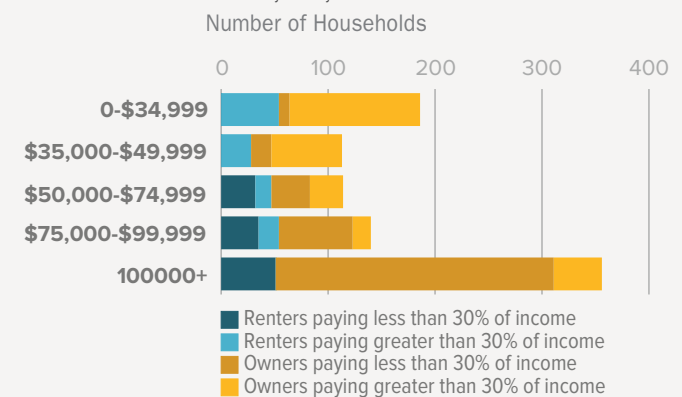
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

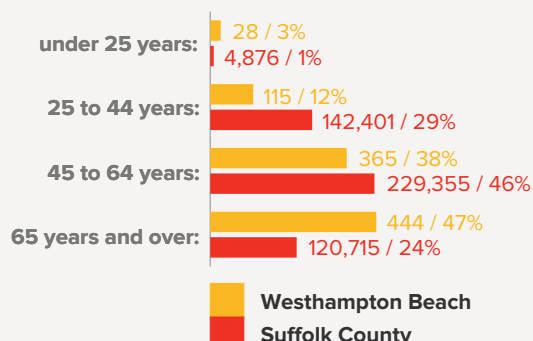
**Race + Ethnicity**

source: 2009-13 American Community Survey

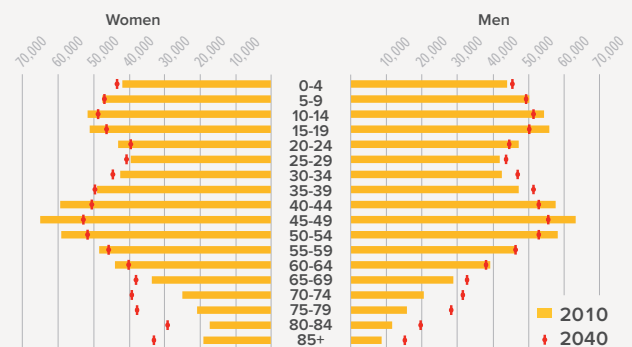
Percent White, non Hispanic	90.40%
Percent Black, non Hispanic	1.20%
Percent Asian, non Hispanic	1.30%
Percent Hispanic	6.50%
Percent American Indian	0.30%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

WEST HAMPTON DUNES VILLAGE

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



39 Population

20 Households

5% of units are owner occupied

1% of units are renter occupied

94% of units are vacant

\$1,000,000+ is the median home value

28% of owners pay greater than 30% of their household income towards housing

\$- * is the median gross rent

0% of renters pay greater than 30% of their household income towards rent

\$126,250 is the median household income

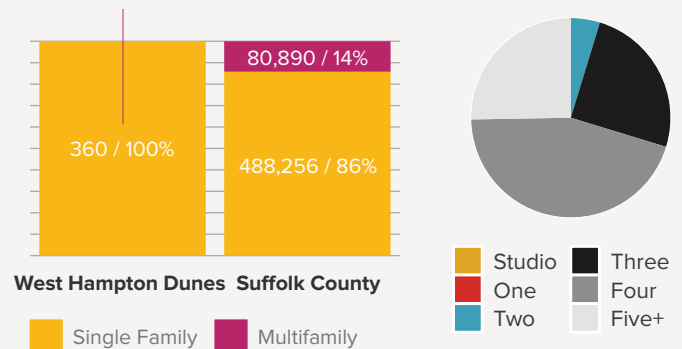
1 * Data is unavailable due to small population size or other factors.

WEST HAMPTON DUNES
VILLAGE**HOUSING INVENTORY**

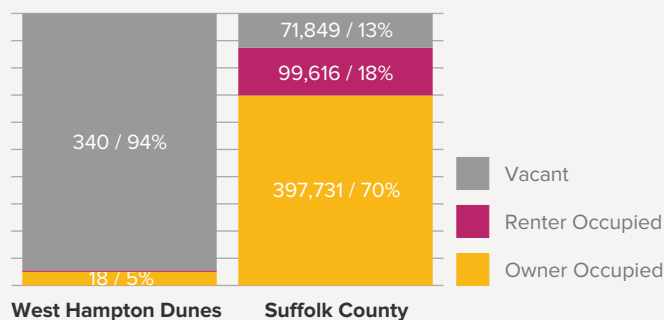
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

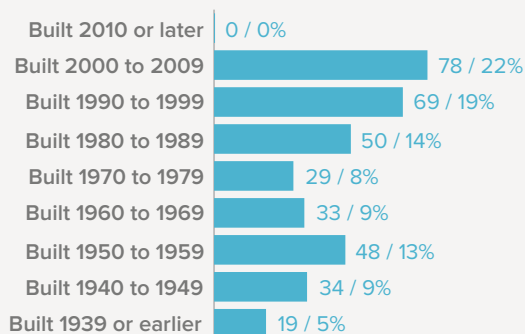
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

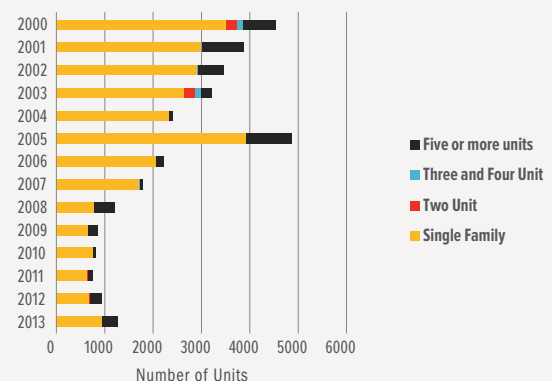
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

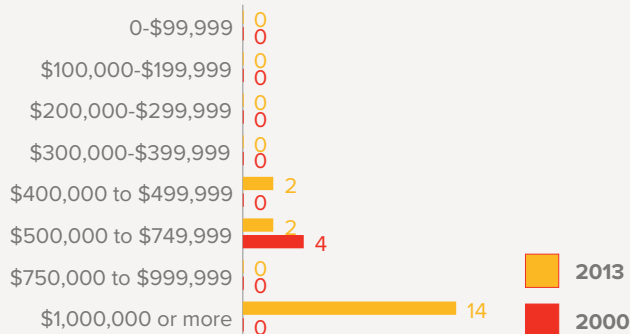
Housing Permits in Suffolk County

WEST HAMPTON DUNES
VILLAGE**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

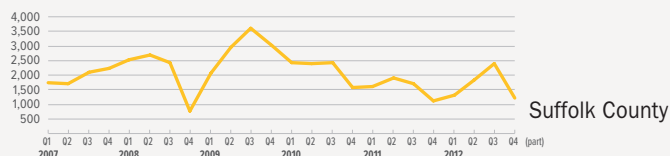
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

West Hampton Dunes	Suffolk County
\$1,000,000+ in 2013	\$383,400 in 2013
\$625,000 in 2000	\$183,500 in 2000

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RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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	\$30.44	per hour
	\$60,885	per year

Renter Households

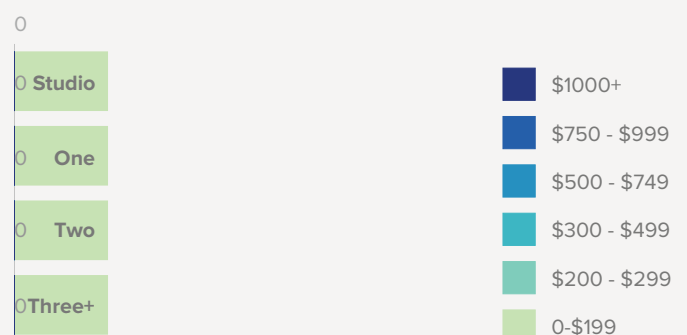
source: 2009-13 American Community Survey

Renter median income	\$-	*
Median income of all households	\$126,250	
Median gross rent	\$-	*
Median gross rent as proportion of renter median income	-	*

* Data is unavailable due to small population size or other factors.

Rental Units by Gross Rent

source: 2009-13 American Community Survey



WEST HAMPTON DUNES
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	39
Households	20
Average household size	1.95
Proportion of residents that live in families	79.50%
Average family size	2.21
Proportion of residents that live alone	20.50%
Proportion of households	
with someone under 18 in 2013	10.00%
with someone under 18 in 2000	28.60%
with someone over 65 in 2013	55.00%
with someone over 65 in 2000	0.00%

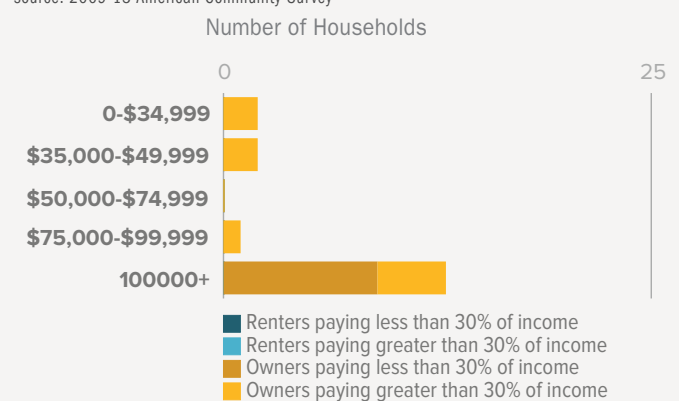
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

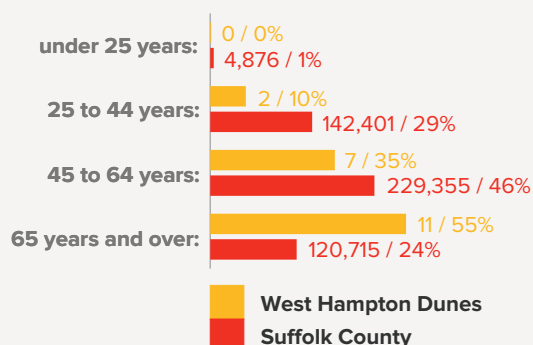
**Race + Ethnicity**

source: 2009-13 American Community Survey

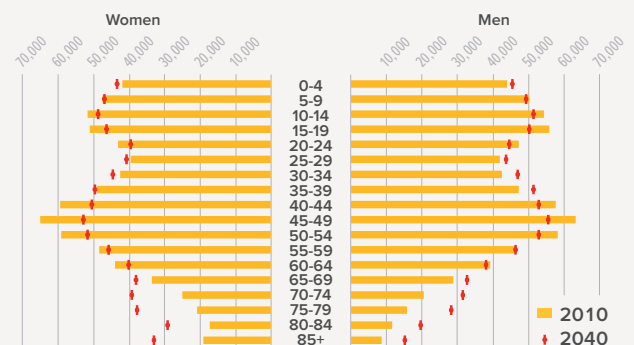
Percent White, non Hispanic	100.00%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	0.00%
Percent Hispanic	0.00%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

WILLISTON PARK VILLAGE

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7,285 Population

2,580 Households

75% of units are owner occupied

20% of units are renter occupied

5% of units are vacant

\$472,700 is the median home value

26% of owners pay greater than 30% of their household income towards housing

\$1,702 is the median gross rent

55% of renters pay greater than 30% of their household income towards rent

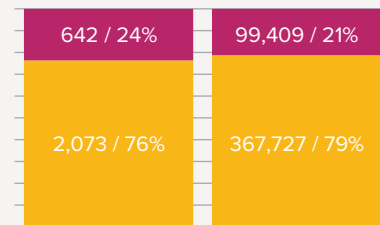
\$109,734 is the median household income

WILLISTON PARK
VILLAGE**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

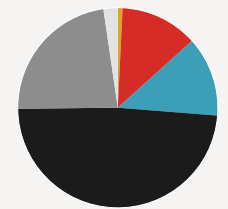
Housing Supply

source: 2009-13 American Community Survey



Williston Park Nassau County

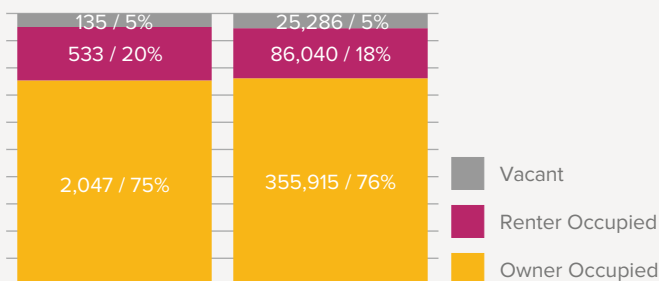
Single Family Multifamily



Studio
One
Two
Three
Four
Five+

Housing Tenure

source: 2009-13 American Community Survey



Williston Park

Nassau County

Vacant
Renter Occupied
Owner Occupied

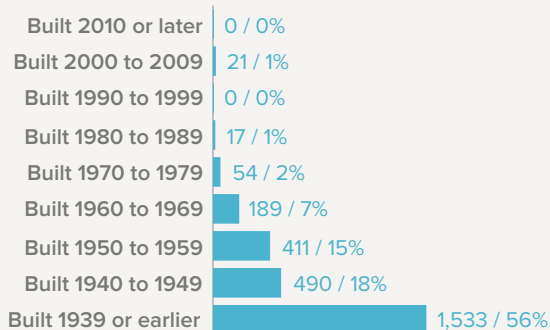
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	2
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	2

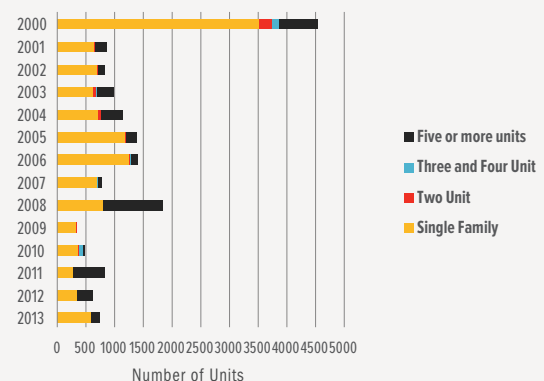
Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County



Number of Units

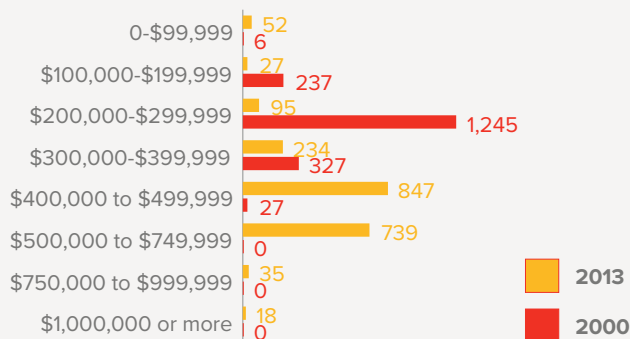
Five or more units
Three and Four Unit
Two Unit
Single Family

WILLISTON PARK
VILLAGE**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Williston Park	Nassau County
\$472,700 in 2013	\$454,500 in 2013
\$257,700 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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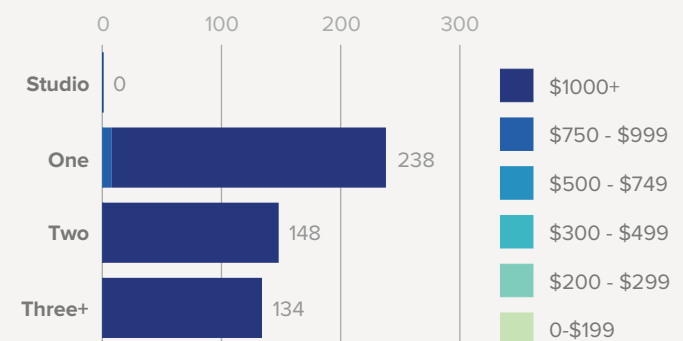
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$54,306
Median income of all households	\$109,734
Median gross rent	\$1,702
Median gross rent as proportion of renter median income	38%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



WILLISTON PARK
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	7,285
Households	2,580
Average household size	2.82
Proportion of residents that live in families	88.80%
Average family size	3.34
Proportion of residents that live alone	10.00%
Proportion of households	
with someone under 18 in 2013	33.50%
with someone under 18 in 2000	11.80%
with someone over 65 in 2013	32.40%
with someone over 65 in 2000	34.90%

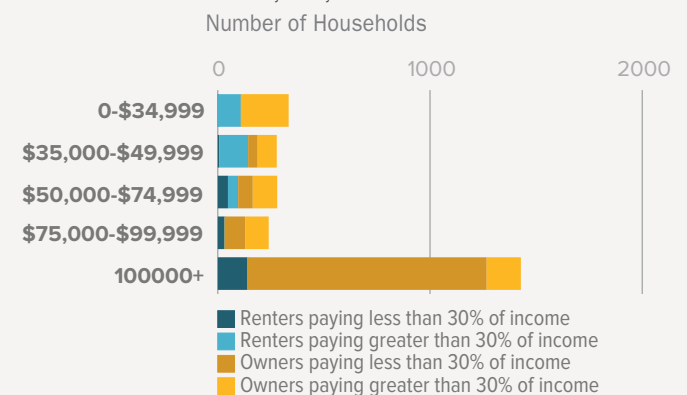
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

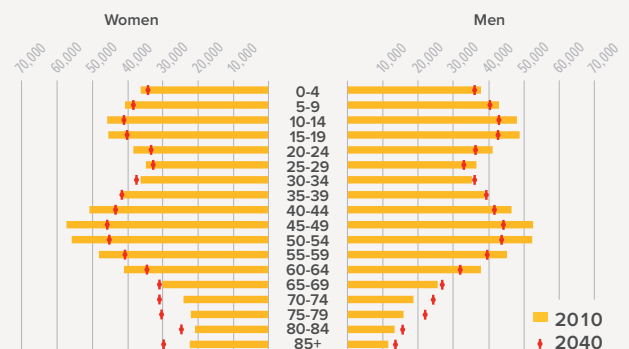
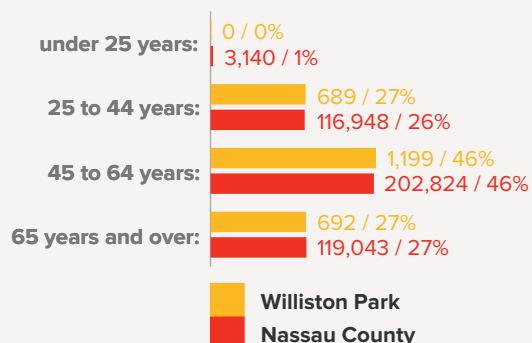
Percent White, non Hispanic	76.00%
Percent Black, non Hispanic	0.20%
Percent Asian, non Hispanic	10.90%
Percent Hispanic	9.30%
Percent American Indian	2.20%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION

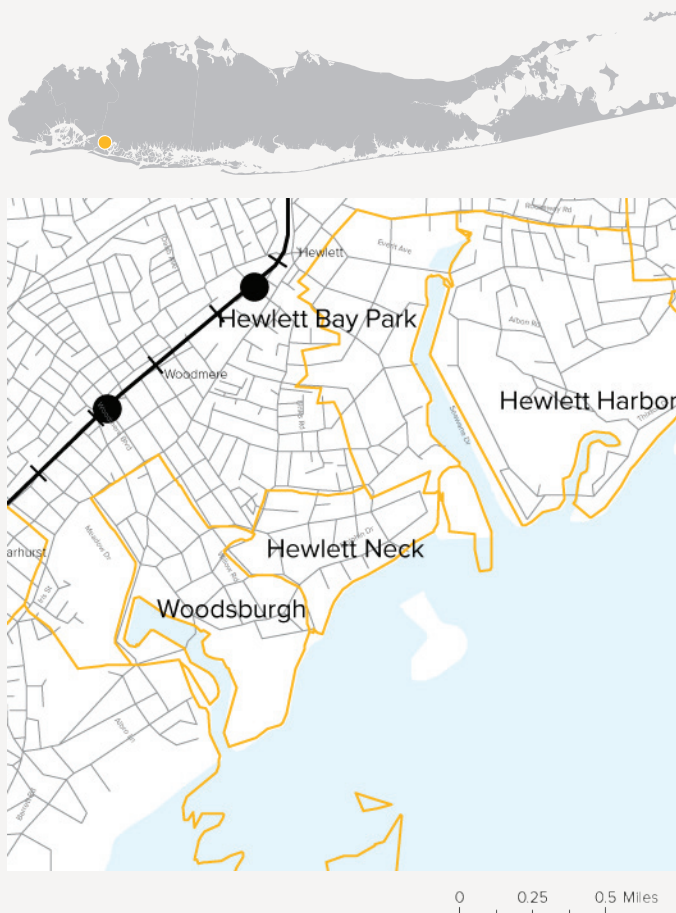


HOUSING DATA PROFILE **2014**

WOODSBURGH VILLAGE

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704 Population

259 Households

86% of units are owner occupied

4% of units are renter occupied

9% of units are vacant

\$934,900 is the median home value

19% of owners pay greater than 30% of their household income towards housing

\$2,000 is the median gross rent

17% of renters pay greater than 30% of their household income towards rent

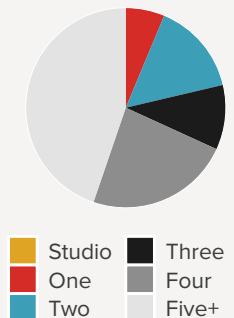
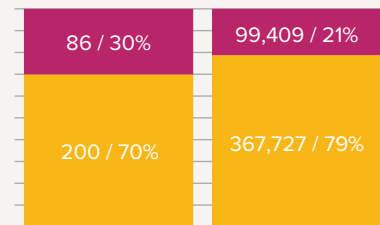
\$146,406 is the median household income

WOODSBURGH
VILLAGE**HOUSING INVENTORY**

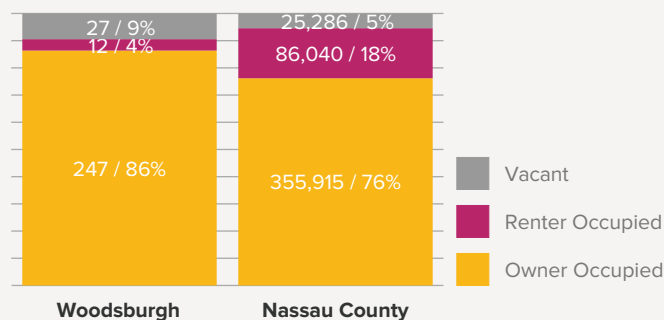
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

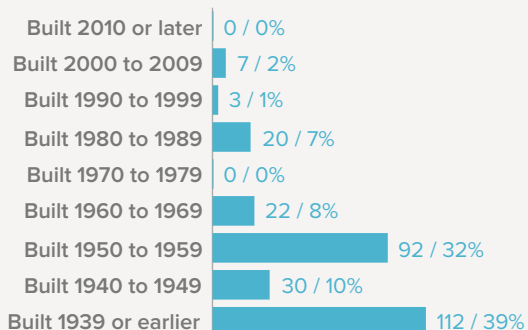
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

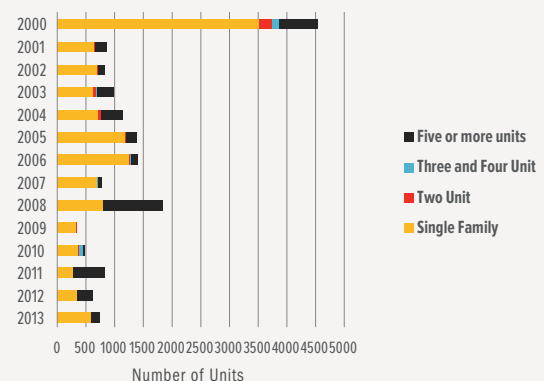
Public Housing	0
Section 8 Housing Voucher Choice Program	0
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	0

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

WOODSBURGH

VILLAGE

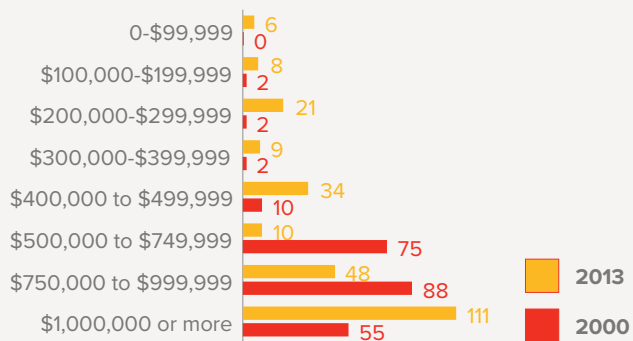
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Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Woodsburgh	Nassau County
\$934,900 in 2013	\$454,500 in 2013
\$817,200 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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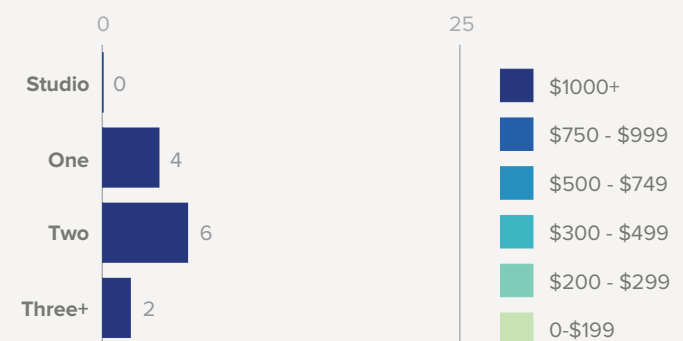
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$136,250
Median income of all households	\$146,406
Median gross rent	\$2,000
Median gross rent as proportion of renter median income	18%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



WOODSBURGH
VILLAGE**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	704
Households	259
Average household size	2.72
Proportion of residents that live in families	92.20%
Average family size	3.07
Proportion of residents that live alone	7.70%
Proportion of households	
with someone under 18 in 2013	30.50%
with someone under 18 in 2000	9.30%
with someone over 65 in 2013	33.20%
with someone over 65 in 2000	46.30%

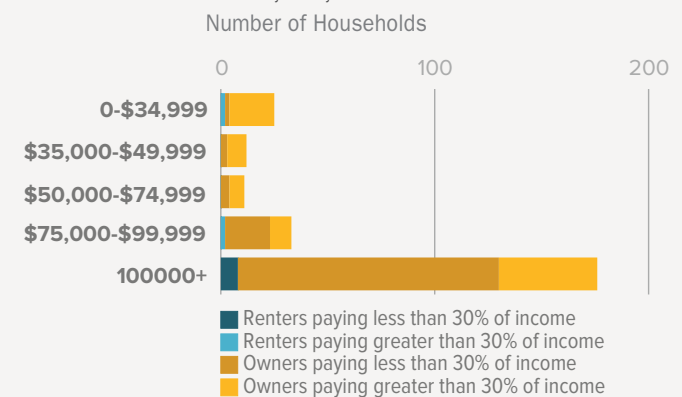
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

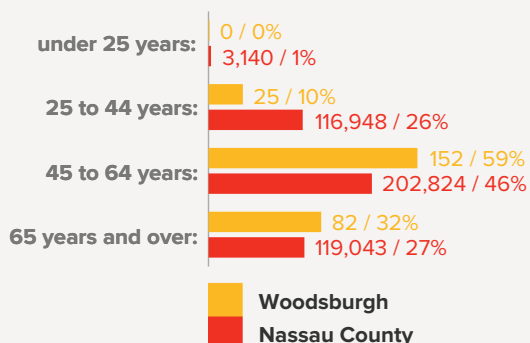
**Race + Ethnicity**

source: 2009-13 American Community Survey

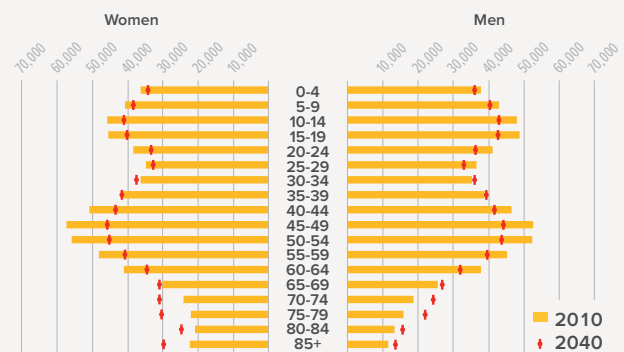
Percent White, non Hispanic	97.90%
Percent Black, non Hispanic	0.00%
Percent Asian, non Hispanic	1.00%
Percent Hispanic	0.70%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



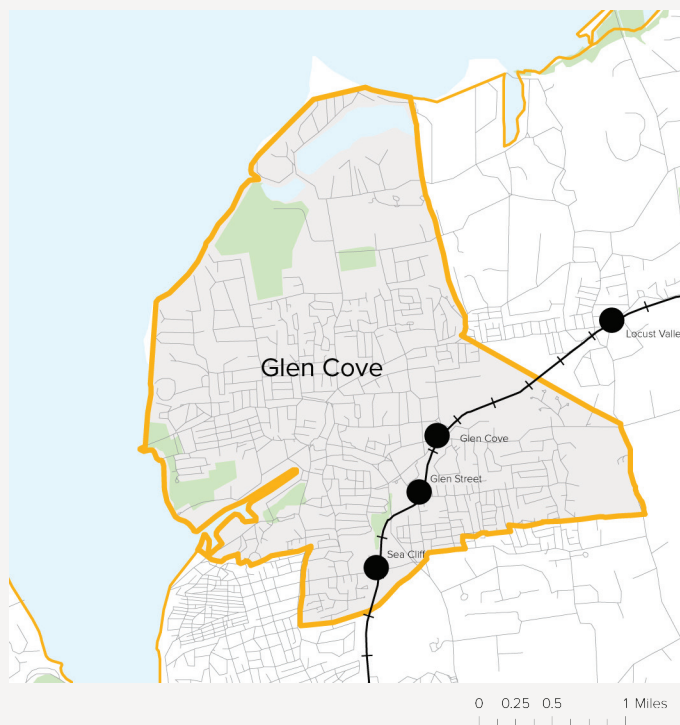
HOUSING DATA PROFILE **2014**

GLEN COVE

CITY

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



27,047 Population

9,445 Households

51% of units are owner occupied

42% of units are renter occupied

7% of units are vacant

\$480,700 is the median home value

36% of owners pay greater than 30% of their household income towards housing

\$1,604 is the median gross rent

56% of renters pay greater than 30% of their household income towards rent

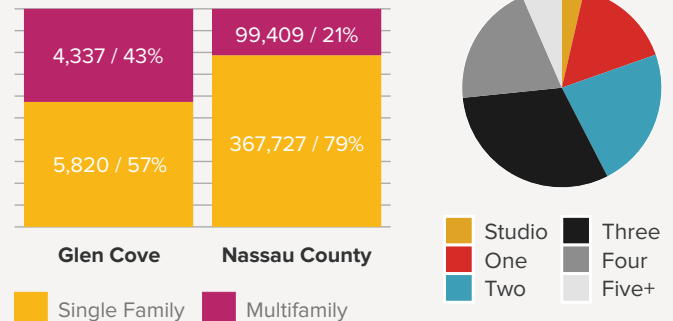
\$68,221 is the median household income

GLEN COVE
CITY**HOUSING INVENTORY**

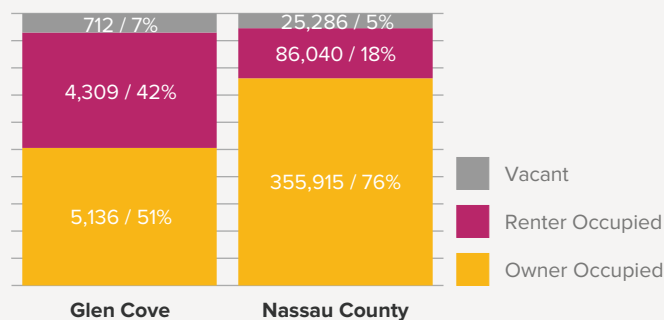
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

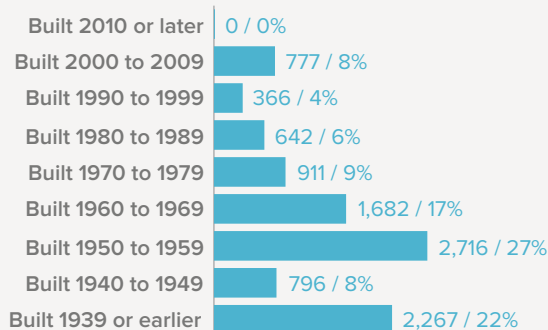
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

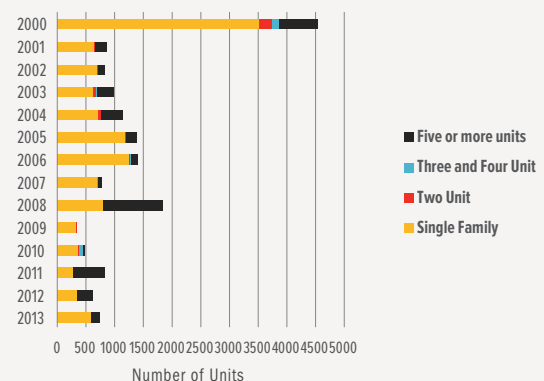
Public Housing	242
Section 8 Housing Voucher Choice Program	420
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	60
Section 236	10
Other Multi-Family	0
Total units available through HUD programs	732

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

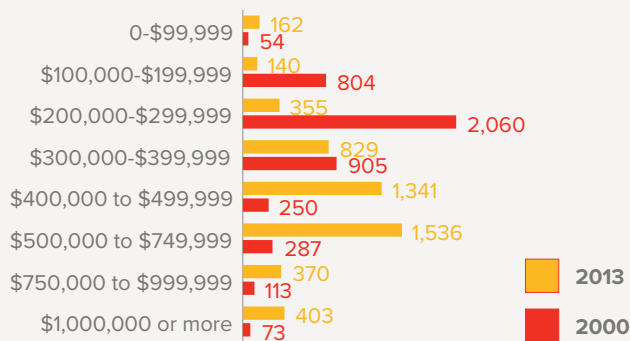
Housing Permits in Nassau County

GLEN COVE
CITY**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Glen Cove	Nassau County
\$480,700 in 2013	\$454,500 in 2013
\$262,200 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

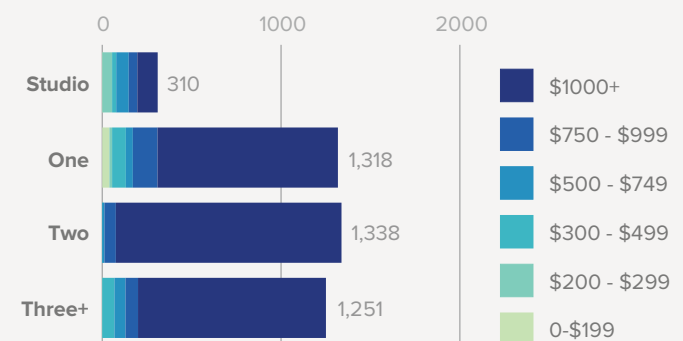
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$46,373
Median income of all households	\$68,221
Median gross rent	\$1,604
Median gross rent as proportion of renter median income	42%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



GLEN COVE
CITY**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	27,047
Households	9,445
Average household size	2.78
Proportion of residents that live in families	83.00%
Average family size	3.32
Proportion of residents that live alone	12.50%
Proportion of households	
with someone under 18 in 2013	32.90%
with someone under 18 in 2000	11.30%
with someone over 65 in 2013	35.20%
with someone over 65 in 2000	33.20%

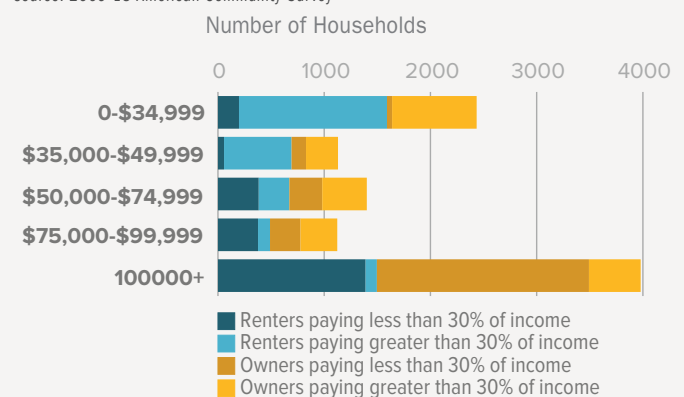
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

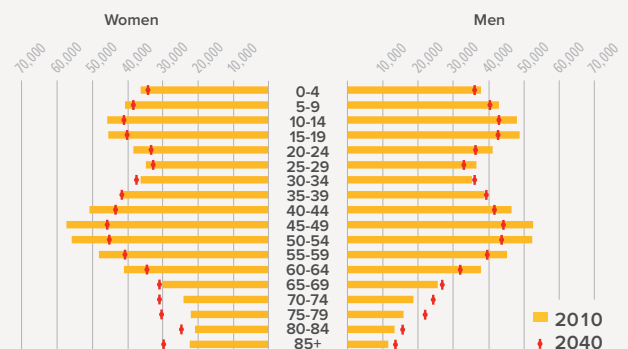
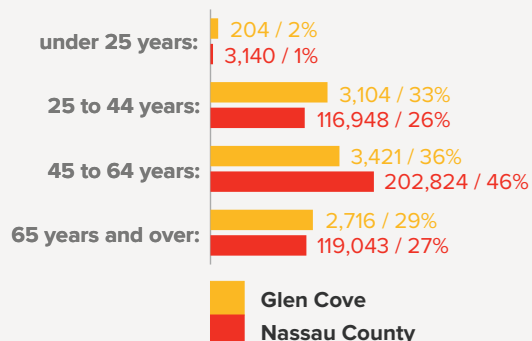
Percent White, non Hispanic	57.70%
Percent Black, non Hispanic	6.30%
Percent Asian, non Hispanic	3.50%
Percent Hispanic	29.30%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
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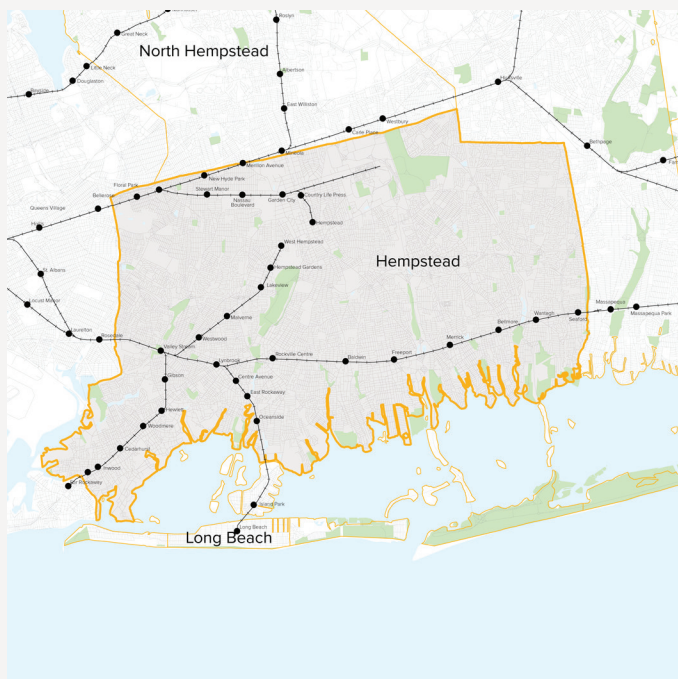


HOUSING DATA PROFILE **2014**

HEMPSTEAD TOWN

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



761,975 Population

242,848 Households

76% of units are owner occupied

19% of units are renter occupied

5% of units are vacant

\$418,800 is the median home value

32% of owners pay greater than 30% of their household income towards housing

\$1,437 is the median gross rent

54% of renters pay greater than 30% of their household income towards rent

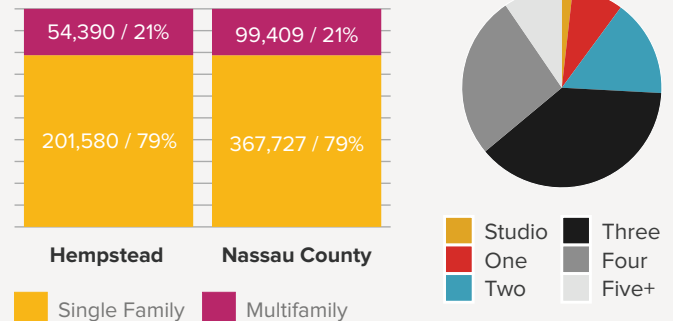
\$93,706 is the median household income

HEMPSTEAD
TOWN**HOUSING INVENTORY**

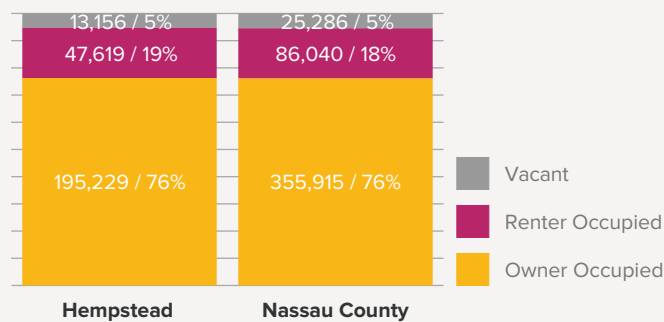
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

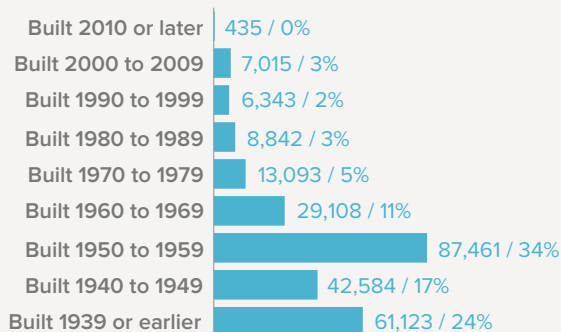
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

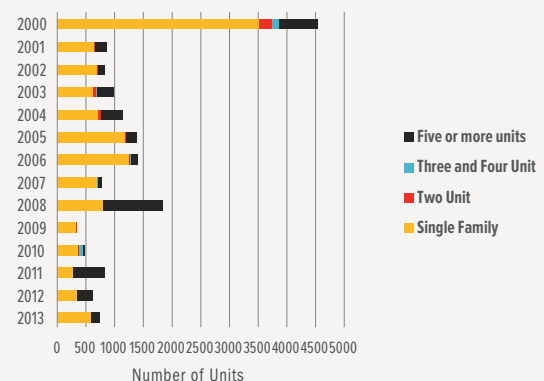
Public Housing	2101
Section 8 Housing Voucher Choice Program	5036
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	1536
Section 236	93
Other Multi-Family	753
Total units available through HUD programs	9519

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

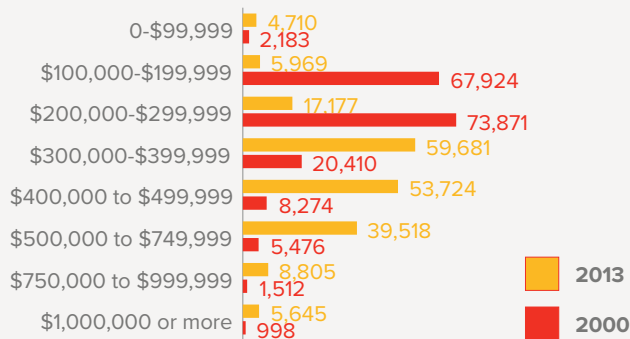
Housing Permits in Nassau County

HEMPSTEAD
TOWN**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Hempstead	Nassau County
\$418,800 in 2013	\$454,500 in 2013
\$220,200 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

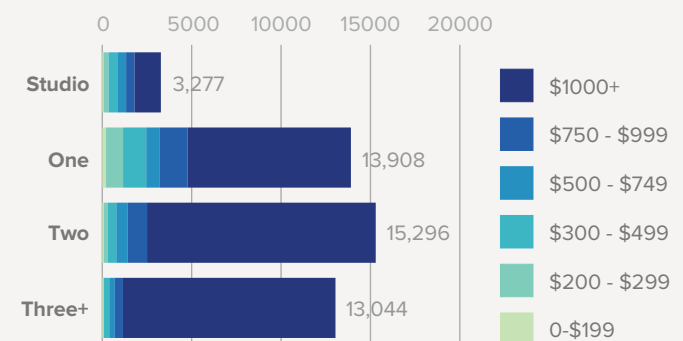
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$44,739
Median income of all households	\$93,706
Median gross rent	\$1,437
Median gross rent as proportion of renter median income	39%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



HEMPSTEAD
TOWN**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

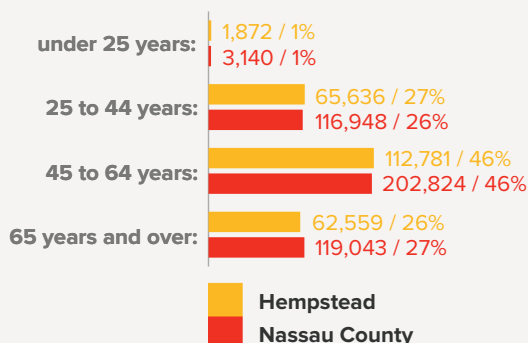
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	58.80%
Percent Black, non Hispanic	15.90%
Percent Asian, non Hispanic	5.80%
Percent Hispanic	17.60%
Percent American Indian	0.10%

Age of Heads of Household

source: 2009-13 American Community Survey

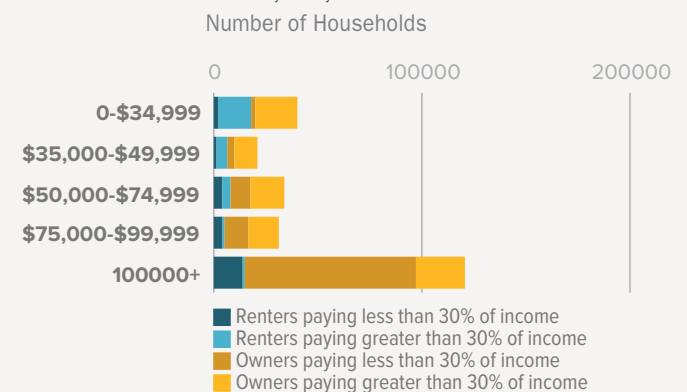
**Population + Households**

source: 2009-13 American Community Survey

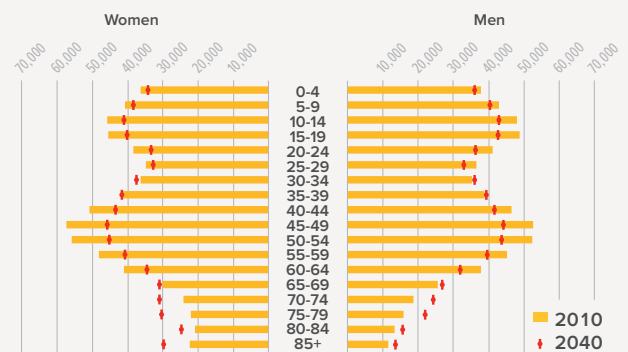
Population	761,975
Households	242,848
Average household size	3.09
Proportion of residents that live in families	89.70%
Average family size	3.53
Proportion of residents that live alone	7.60%
Proportion of households	
with someone under 18 in 2013	38.20%
with someone under 18 in 2000	9.20%
with someone over 65 in 2013	31.60%
with someone over 65 in 2000	40.40%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

LONG BEACH CITY

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33,407 Population

14,430 Households

51% of units are owner occupied

38% of units are renter occupied

11% of units are vacant

\$478,900 is the median home value

34% of owners pay greater than 30% of their household income towards housing

\$1,601 is the median gross rent

40% of renters pay greater than 30% of their household income towards rent

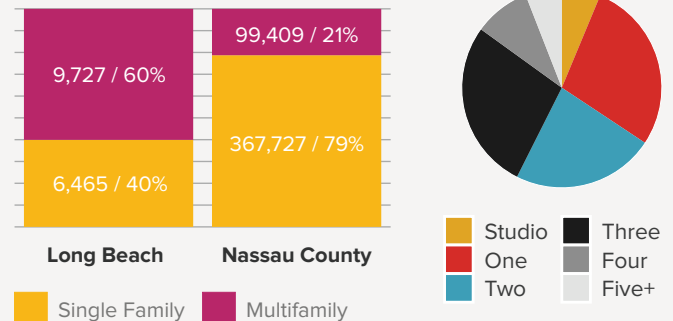
\$84,882 is the median household income

LONG BEACH
CITY**HOUSING INVENTORY**

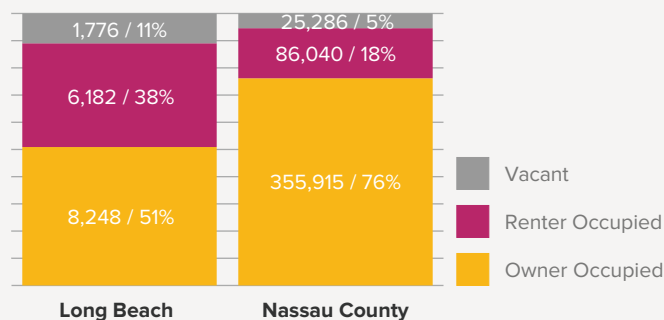
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

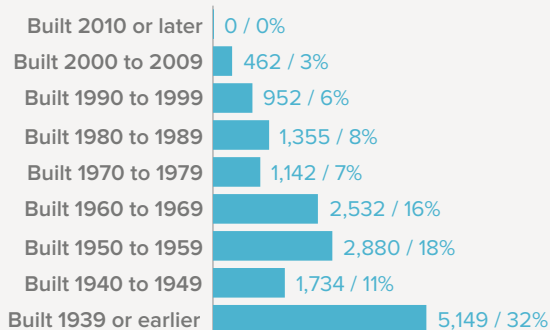
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

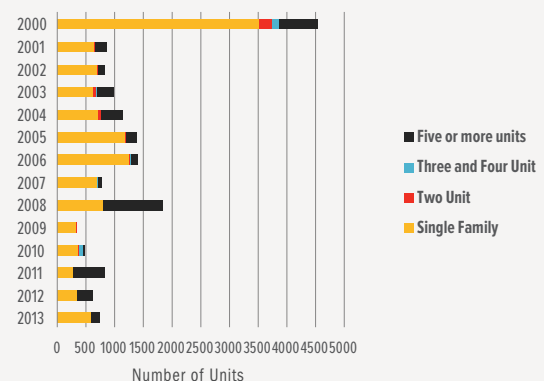
Public Housing	374
Section 8 Housing Voucher Choice Program	457
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	124
Total units available through HUD programs	955

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

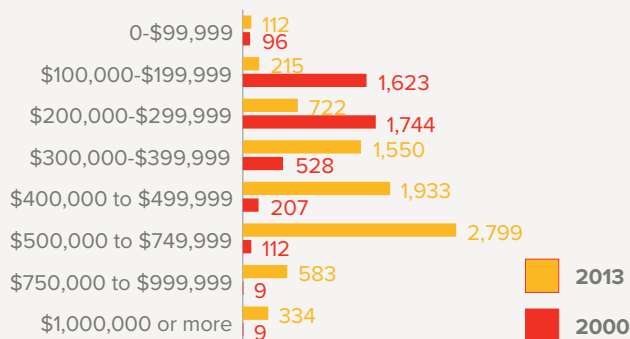
Housing Permits in Nassau County

LONG BEACH
CITY**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Long Beach	Nassau County
\$478,900 in 2013	\$454,500 in 2013
\$214,000 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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source: National Low Income Housing Coalition, 2013

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Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
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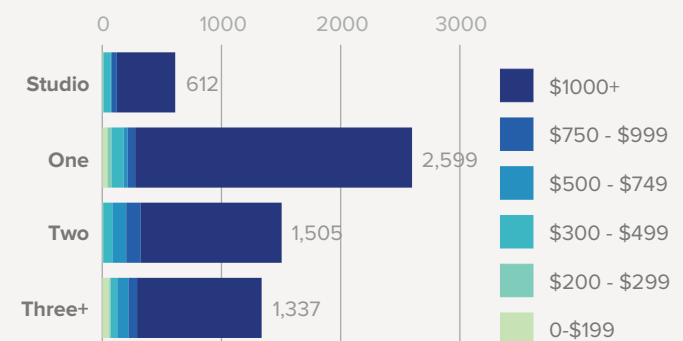
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$65,665
Median income of all households	\$84,882
Median gross rent	\$1,601
Median gross rent as proportion of renter median income	29%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



LONG BEACH
CITY**DEMOGRAPHICS**

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Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

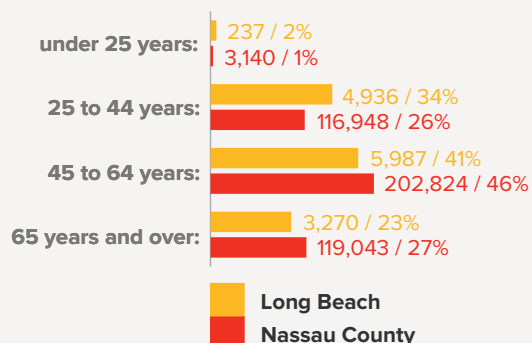
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	71.70%
Percent Black, non Hispanic	5.40%
Percent Asian, non Hispanic	3.80%
Percent Hispanic	16.80%
Percent American Indian	0.10%

Age of Heads of Household

source: 2009-13 American Community Survey

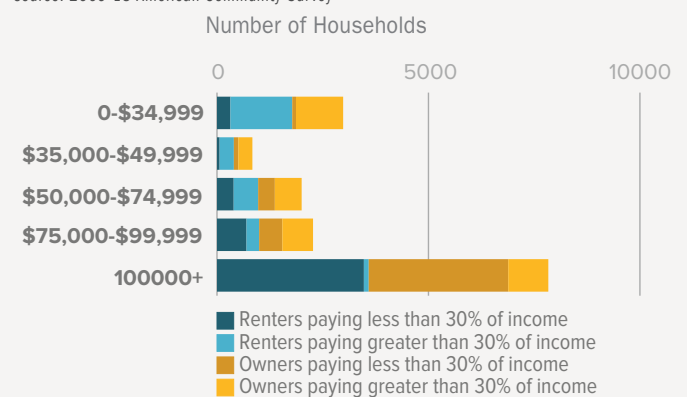
**Population + Households**

source: 2009-13 American Community Survey

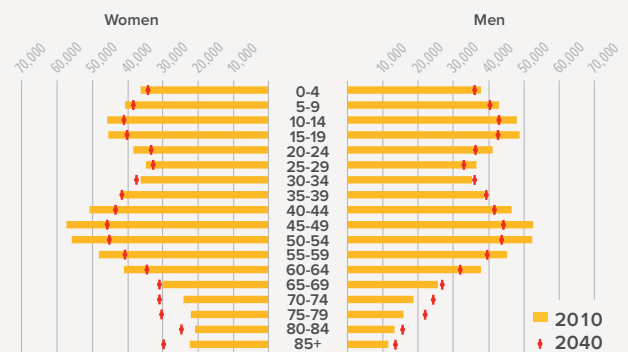
Population	33,407
Households	14,430
Average household size	2.23
Proportion of residents that live in families	69.40%
Average family size	3.08
Proportion of residents that live alone	23.80%
Proportion of households	
with someone under 18 in 2013	22.70%
with someone under 18 in 2000	10.70%
with someone over 65 in 2013	24.90%
with someone over 65 in 2000	24.10%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

NORTH HEMPSTEAD TOWN

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



227,029 Population

76,856 Households

74% of units are owner occupied

20% of units are renter occupied

6% of units are vacant

\$624,900 is the median home value

28% of owners pay greater than 30% of their household income towards housing

\$1,609 is the median gross rent

48% of renters pay greater than 30% of their household income towards rent

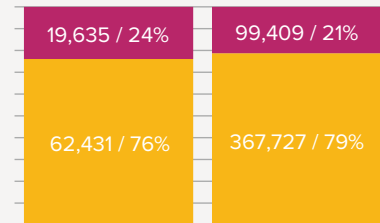
\$103,551 is the median household income

NORTH HEMPSTEAD
TOWN**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

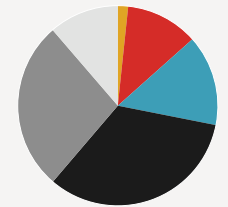
Housing Supply

source: 2009-13 American Community Survey



North Hempstead Nassau County

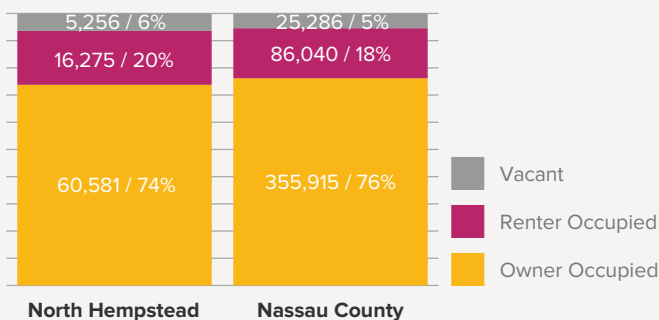
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey



North Hempstead Nassau County

Vacant
Renter Occupied
Owner Occupied

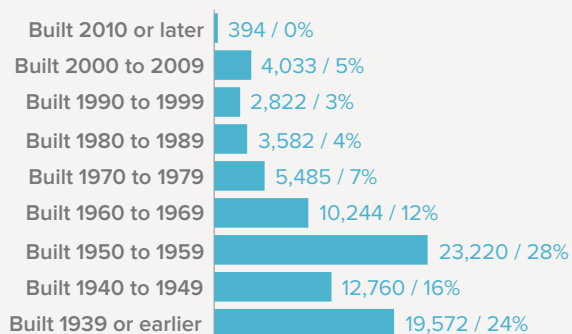
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	362
Section 8 Housing Voucher Choice Program	531
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	102
Section 236	0
Other Multi-Family	76
Total units available through HUD programs	1071

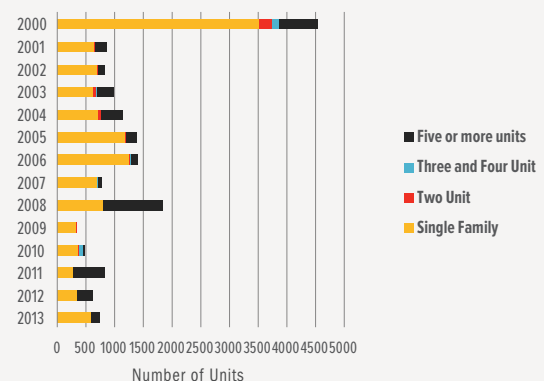
Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County

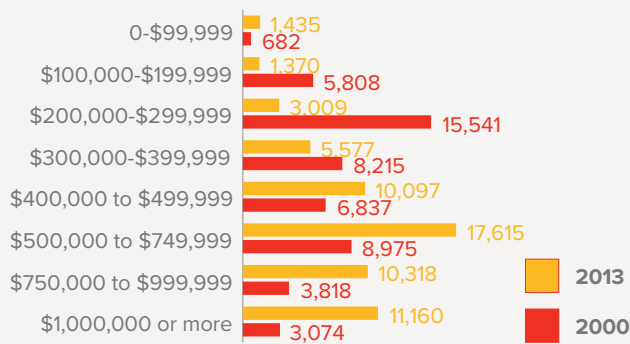


NORTH HEMPSTEAD
TOWN**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

North Hempstead	Nassau County
\$624,900 in 2013	\$454,500 in 2013
\$336,500 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

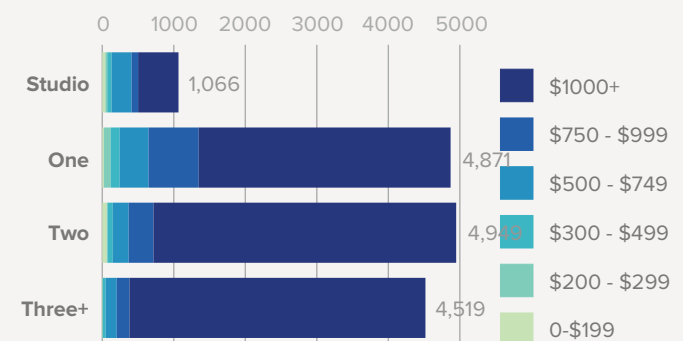
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$55,012
Median income of all households	\$103,551
Median gross rent	\$1,609
Median gross rent as proportion of renter median income	35%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



NORTH HEMPSTEAD
TOWN**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

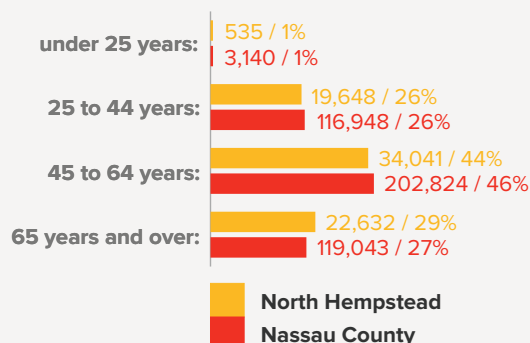
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	64.60%
Percent Black, non Hispanic	5.60%
Percent Asian, non Hispanic	14.20%
Percent Hispanic	13.40%
Percent American Indian	0.20%

Age of Heads of Household

source: 2009-13 American Community Survey

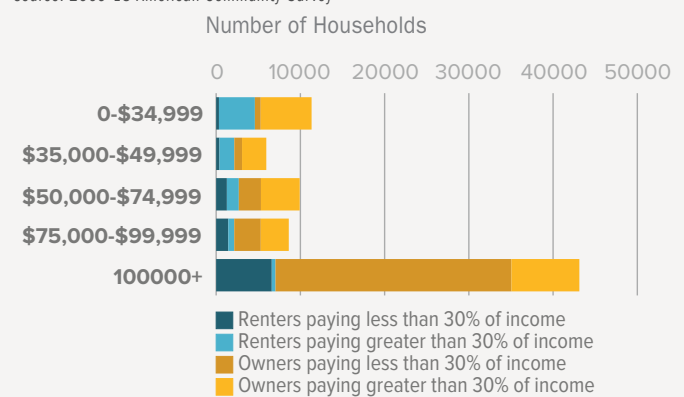
**Population + Households**

source: 2009-13 American Community Survey

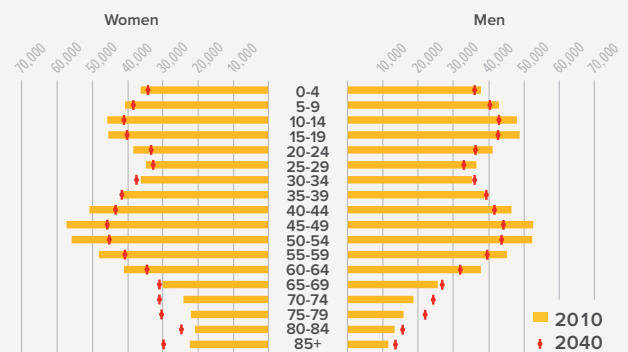
Population	227,029
Households	76,856
Average household size	2.92
Proportion of residents that live in families	89.20%
Average family size	3.42
Proportion of residents that live alone	8.80%
Proportion of households	
with someone under 18 in 2013	36.80%
with someone under 18 in 2000	10.30%
with someone over 65 in 2013	35.20%
with someone over 65 in 2000	36.10%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

OYSTER BAY TOWN

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

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294,307 Population

98,376 Households

84% of units are owner occupied

11% of units are renter occupied

4% of units are vacant

\$475,900 is the median home value

28% of owners pay greater than 30% of their household income towards housing

\$1,628 is the median gross rent

45% of renters pay greater than 30% of their household income towards rent

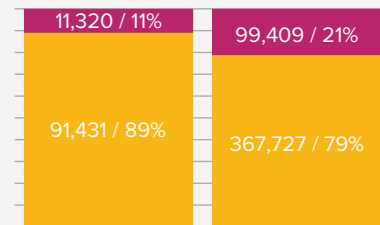
\$109,286 is the median household income

OYSTER BAY
TOWN**HOUSING INVENTORY**

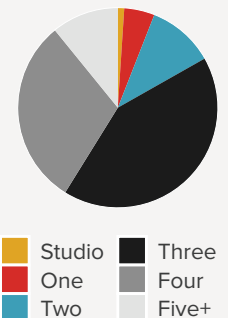
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Oyster Bay****Nassau County**

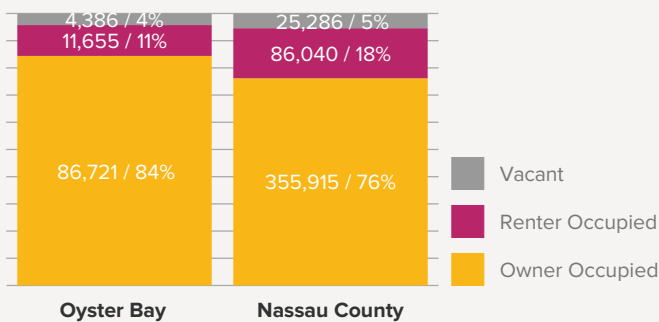
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey

**Oyster Bay****Nassau County**

Vacant
Renter Occupied
Owner Occupied

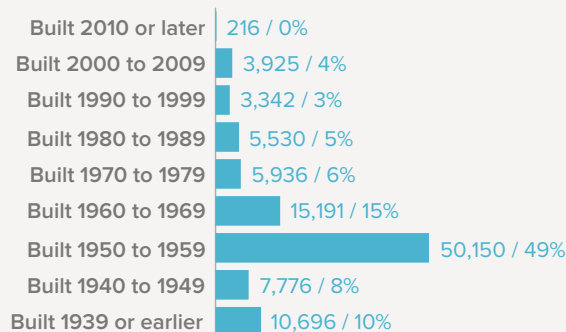
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

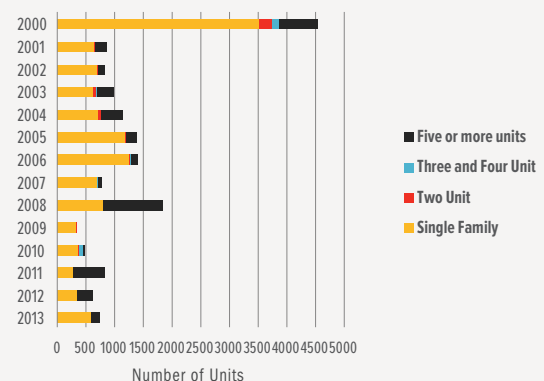
Public Housing	1276
Section 8 Housing Voucher Choice Program	906
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	207
Section 236	10
Other Multi-Family	38
Total units available through HUD programs	2437

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

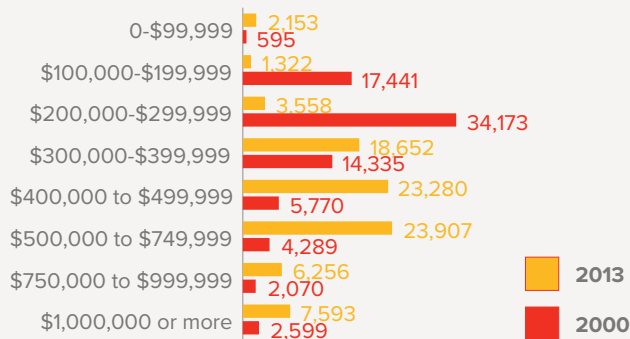
Housing Permits in Nassau County

OYSTER BAY
TOWN**OWNER OCCUPIED HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Oyster Bay	Nassau County
\$475,900 in 2013	\$454,500 in 2013
\$259,400 in 2000	\$240,200 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Nassau County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Nassau County:	\$30.44	per hour
	\$60,885	per year

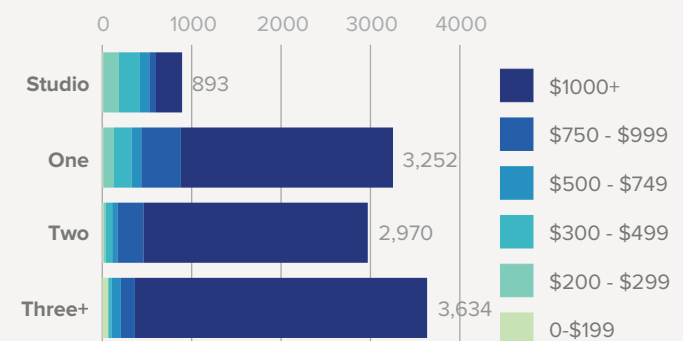
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$55,005
Median income of all households	\$109,286
Median gross rent	\$1,628
Median gross rent as proportion of renter median income	36%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



OYSTER BAY
TOWN**DEMOGRAPHICS**

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Population + Households

source: 2009-13 American Community Survey

Population	294,307
Households	98,376
Average household size	2.94
Proportion of residents that live in families	89.80%
Average family size	3.34
Proportion of residents that live alone	7.40%
Proportion of households	
with someone under 18 in 2013	36.10%
with someone under 18 in 2000	8.50%
with someone over 65 in 2013	34.10%
with someone over 65 in 2000	38.70%

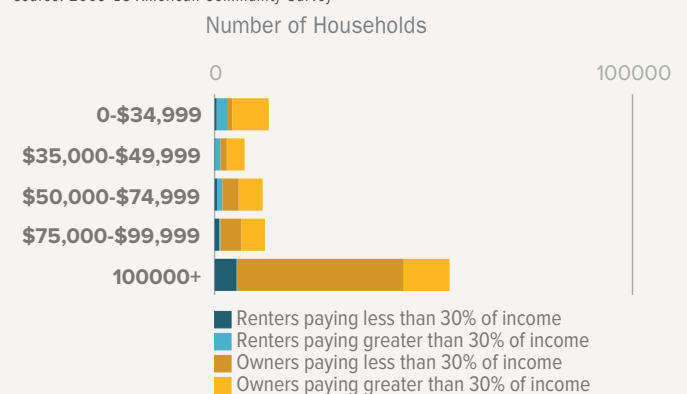
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

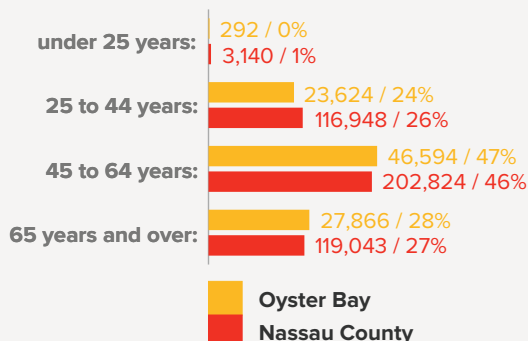
**Race + Ethnicity**

source: 2009-13 American Community Survey

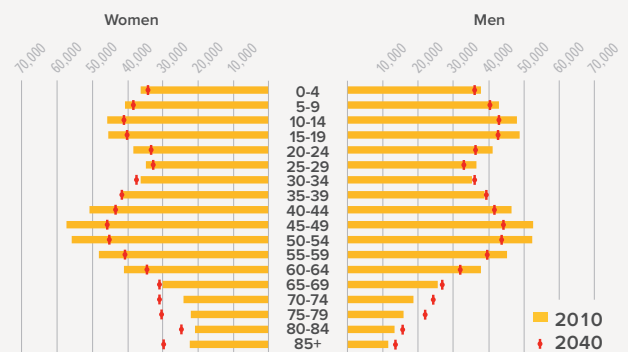
Percent White, non Hispanic	79.40%
Percent Black, non Hispanic	2.10%
Percent Asian, non Hispanic	9.30%
Percent Hispanic	7.80%
Percent American Indian	0.10%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

BABYLON

TOWN

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213,805 Population

70,030 Households

71% of units are owner occupied

23% of units are renter occupied

6% of units are vacant

\$352,000 is the median home value

39% of owners pay greater than 30% of their household income towards housing

\$1,467 is the median gross rent

55% of renters pay greater than 30% of their household income towards rent

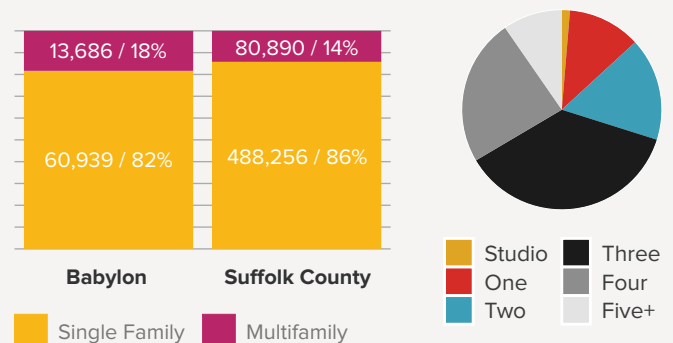
\$80,453 is the median household income

BABYLON
TOWN**HOUSING INVENTORY**

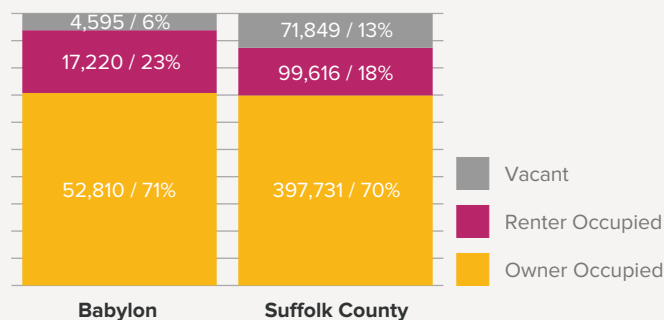
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

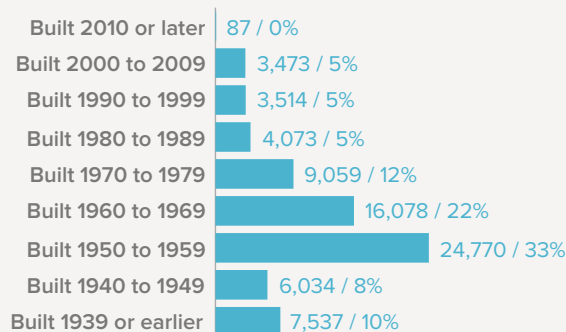
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

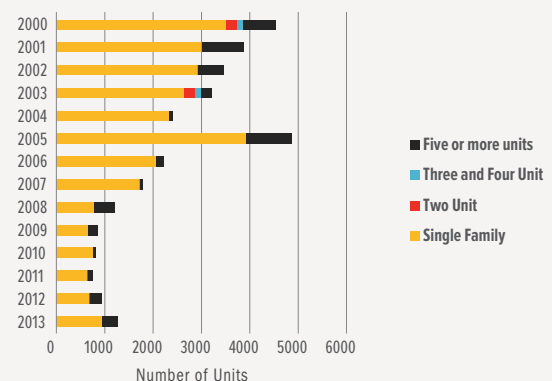
Public Housing	425
Section 8 Housing Voucher Choice Program	1911
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	130
Section 236	0
Other Multi-Family	213
Total units available through HUD programs	2679

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

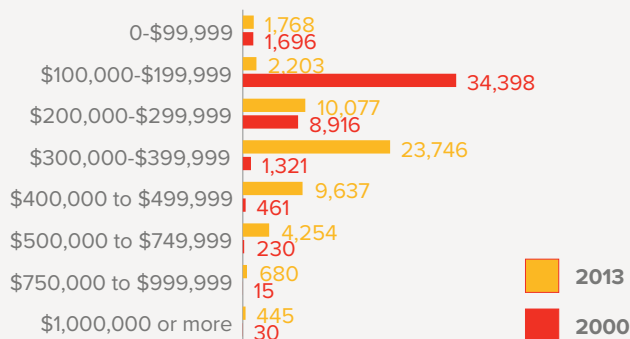
Housing Permits in Suffolk County

BABYLON
TOWN**OWNER OCCUPIED
HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

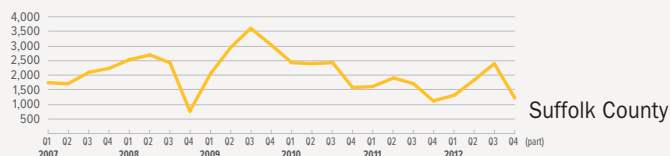
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Babylon	Suffolk County
\$352,000 in 2013	\$383,400 in 2013
\$167,300 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

**RENTER OCCUPIED
HOUSING**

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
	\$60,885	per year

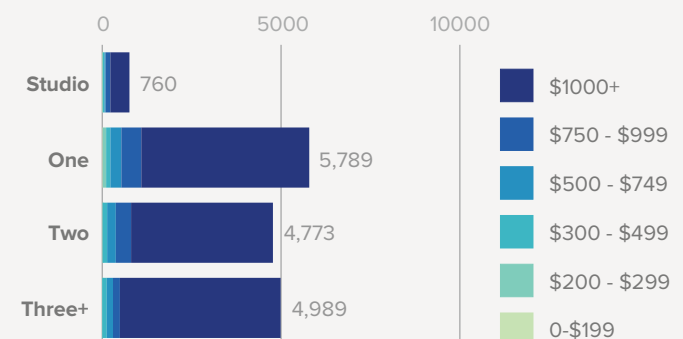
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$46,778
Median income of all households	\$80,453
Median gross rent	\$1,467
Median gross rent as proportion of renter median income	38%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



BABYLON
TOWN**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	213,805
Households	70,030
Average household size	3.02
Proportion of residents that live in families	88.70%
Average family size	3.53
Proportion of residents that live alone	8.90%
Proportion of households	
with someone under 18 in 2013	37.40%
with someone under 18 in 2000	8.50%
with someone over 65 in 2013	29.60%
with someone over 65 in 2000	40.60%

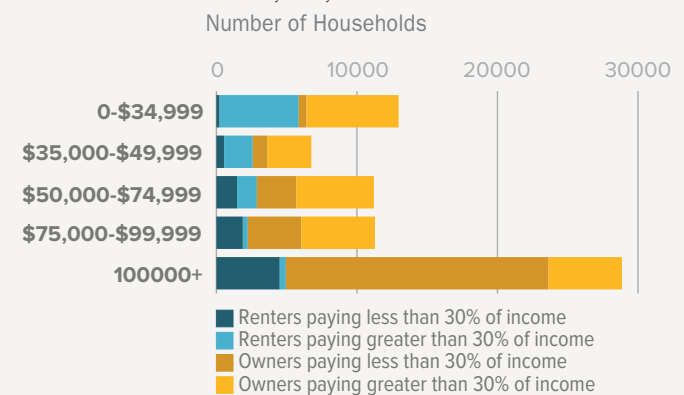
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

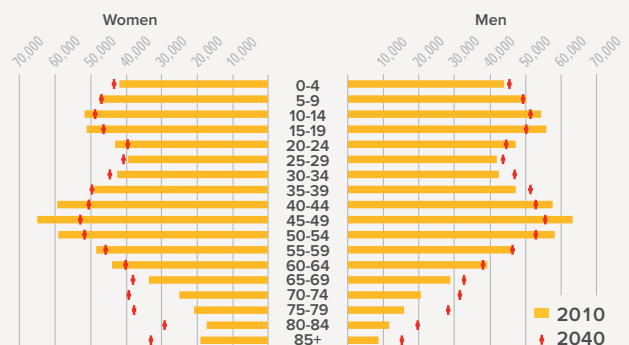
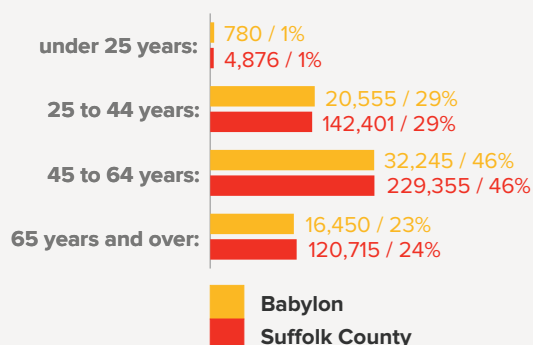
Percent White, non Hispanic	61.60%
Percent Black, non Hispanic	16.10%
Percent Asian, non Hispanic	3.30%
Percent Hispanic	17.40%
Percent American Indian	0.20%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION

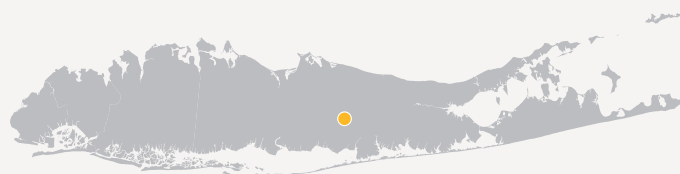


HOUSING DATA PROFILE **2014**

BROOKHAVEN TOWN

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486,868 Population

162,093 Households

74% of units are owner occupied

19% of units are renter occupied

7% of units are vacant

\$339,300 is the median home value

35% of owners pay greater than 30% of their household income towards housing

\$1,558 is the median gross rent

56% of renters pay greater than 30% of their household income towards rent

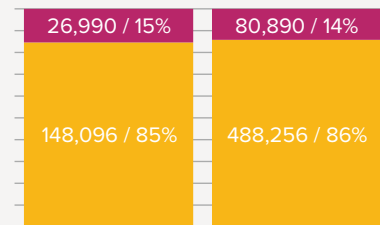
\$86,815 is the median household income

BROOKHAVEN
TOWN**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

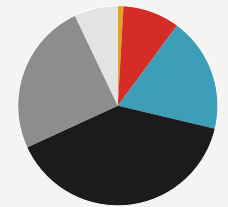
Housing Supply

source: 2009-13 American Community Survey



Brookhaven **Suffolk County**

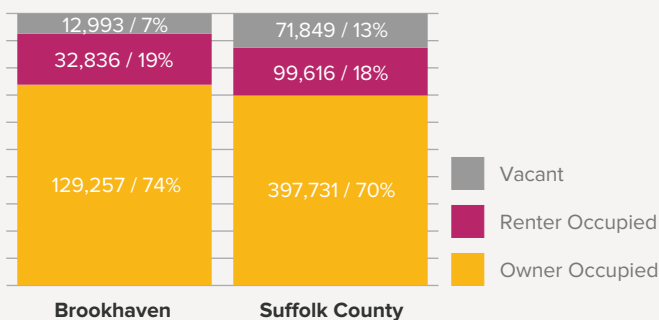
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey

**Brookhaven****Suffolk County**

Vacant
Renter Occupied
Owner Occupied

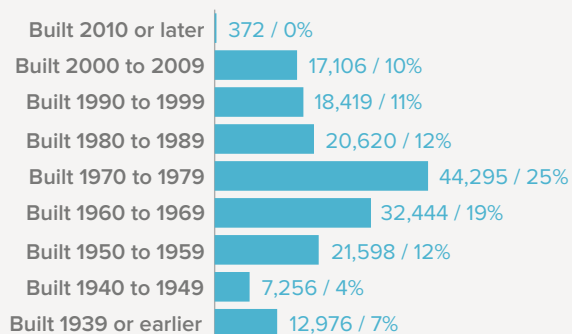
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

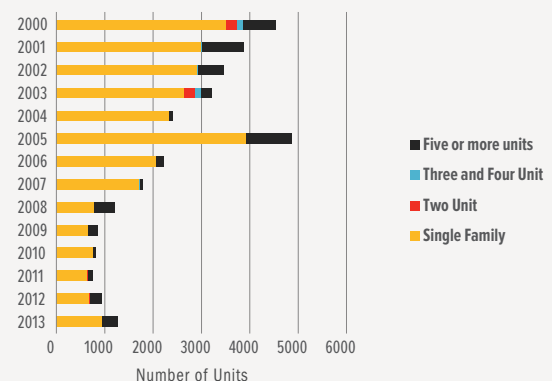
Public Housing	0
Section 8 Housing Voucher Choice Program	3584
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	976
Section 236	87
Other Multi-Family	535
Total units available through HUD programs	5182

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

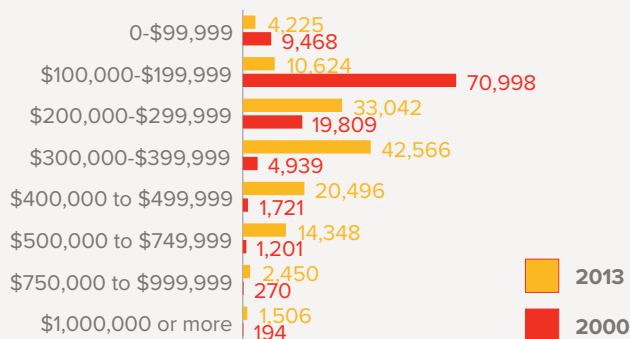
Housing Permits in Suffolk County

BROOKHAVEN
TOWN**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Brookhaven	Suffolk County
\$339,300 in 2013	\$383,400 in 2013
\$158,400 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
	\$60,885	per year

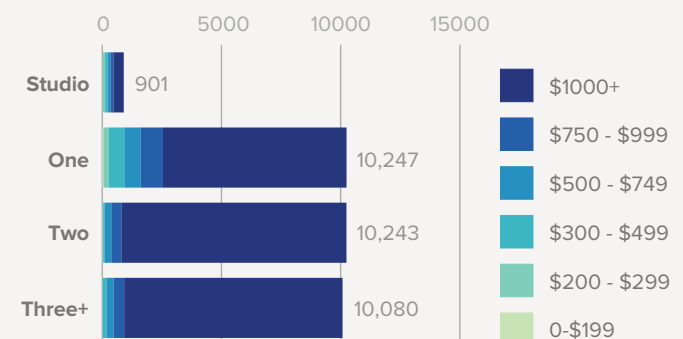
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$48,042
Median income of all households	\$86,815
Median gross rent	\$1,558
Median gross rent as proportion of renter median income	39%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



BROOKHAVEN
TOWN**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	486,868
Households	162,093
Average household size	2.91
Proportion of residents that live in families	86.40%
Average family size	3.38
Proportion of residents that live alone	9.20%
Proportion of households	
with someone under 18 in 2013	37.70%
with someone under 18 in 2000	7.20%
with someone over 65 in 2013	26.60%
with someone over 65 in 2000	42.10%

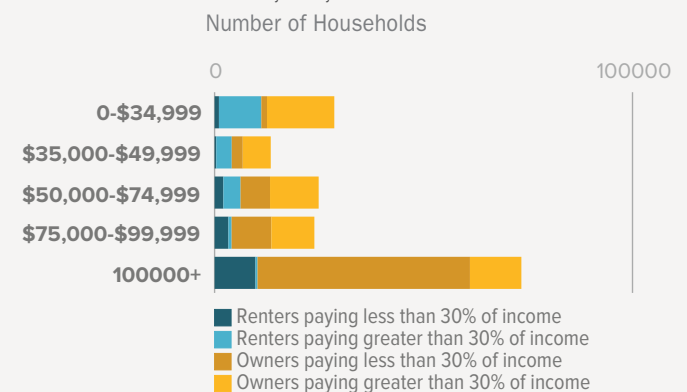
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and Suffolk Counties	100% AMI	\$105,100
	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

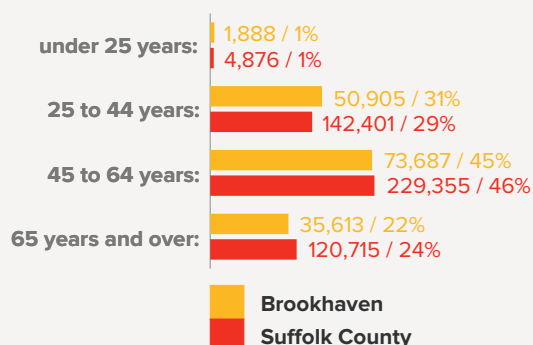
**Race + Ethnicity**

source: 2009-13 American Community Survey

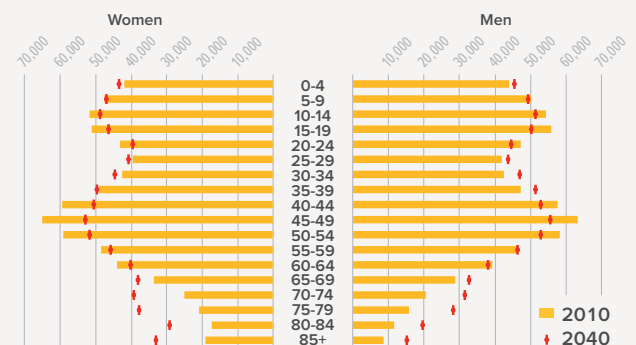
Percent White, non Hispanic	75.70%
Percent Black, non Hispanic	4.90%
Percent Asian, non Hispanic	4.20%
Percent Hispanic	13.50%
Percent American Indian	0.10%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION

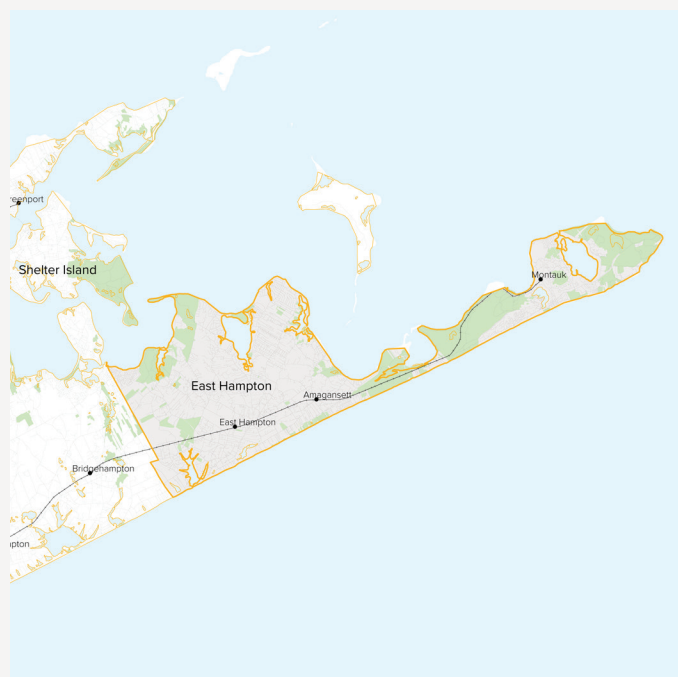


HOUSING DATA PROFILE **2014**

EAST HAMPTON TOWN

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



21,595 Population

9,121 Households

40% of units are owner occupied

21% of units are renter occupied

39% of units are vacant

\$826,800 is the median home value

37% of owners pay greater than 30% of their household income towards housing

\$1,628 is the median gross rent

50% of renters pay greater than 30% of their household income towards rent

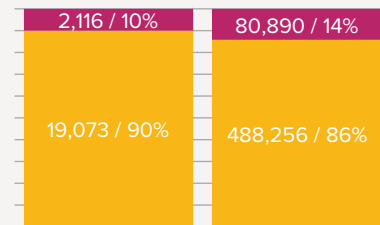
\$77,021 is the median household income

EAST HAMPTON
TOWN**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

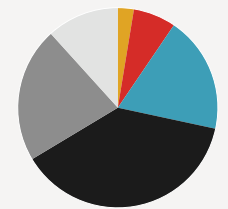
Housing Supply

source: 2009-13 American Community Survey



East Hampton Suffolk County

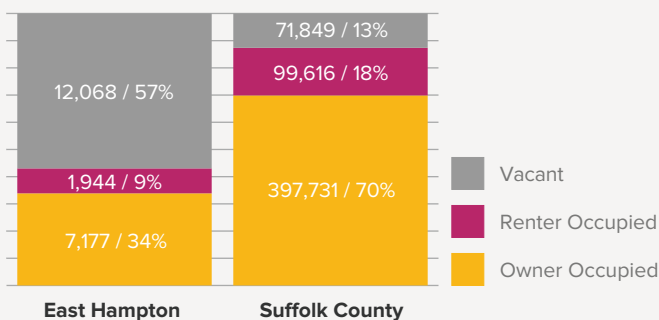
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey



East Hampton

Suffolk County

Vacant
Renter Occupied
Owner Occupied

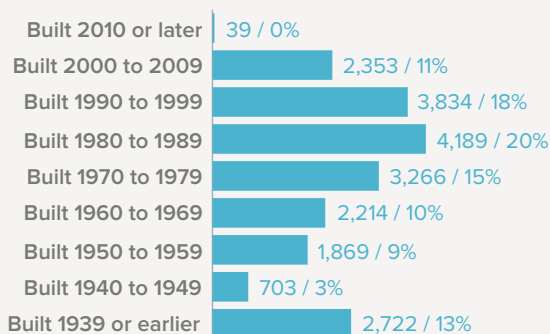
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

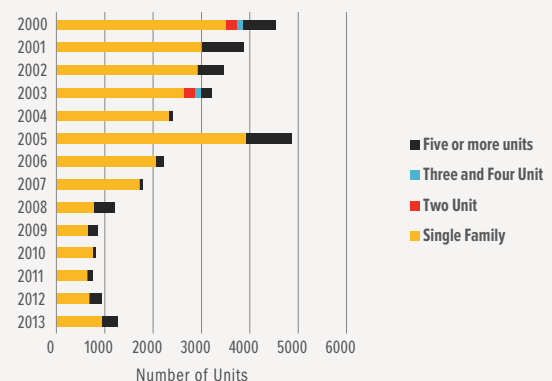
Public Housing	0
Section 8 Housing Voucher Choice Program	227
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	40
Section 236	0
Other Multi-Family	43
Total units available through HUD programs	310

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

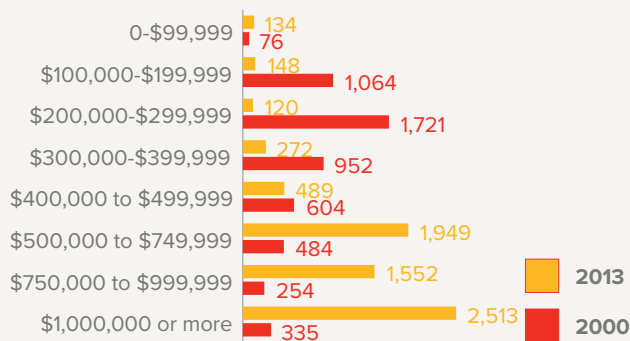
Number of Units

EAST HAMPTON
TOWN**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

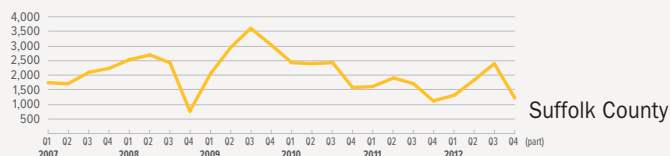
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

East Hampton	Suffolk County
\$826,800 in 2013	\$383,400 in 2013
\$288,800 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
Housing wage for a two bedroom apartment in Suffolk County:	\$49,423	per year
	\$30.44	per hour
	\$60,885	per year

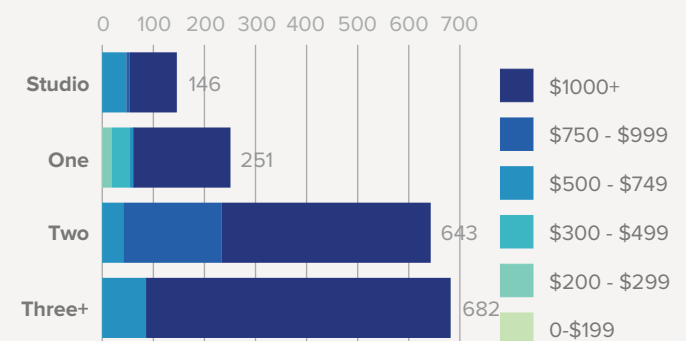
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$46,319
Median income of all households	\$77,021
Median gross rent	\$1,628
Median gross rent as propotion of renter median income	42%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



EAST HAMPTON
TOWN**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

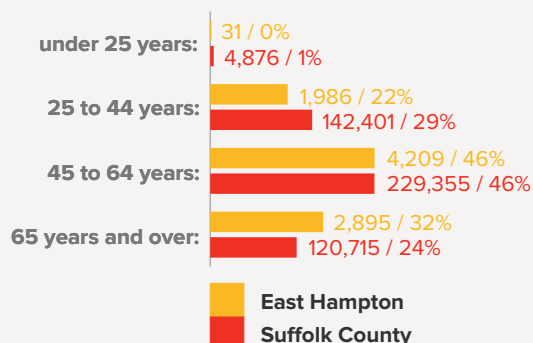
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	71.20%
Percent Black, non Hispanic	3.70%
Percent Asian, non Hispanic	1.90%
Percent Hispanic	21.50%
Percent American Indian	0.90%

Age of Heads of Household

source: 2009-13 American Community Survey

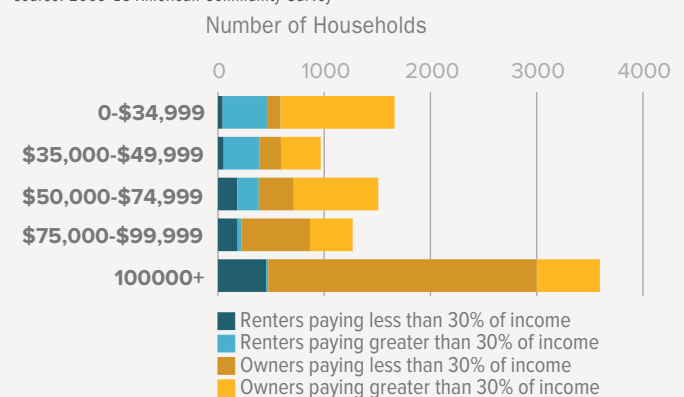
**Population + Households**

source: 2009-13 American Community Survey

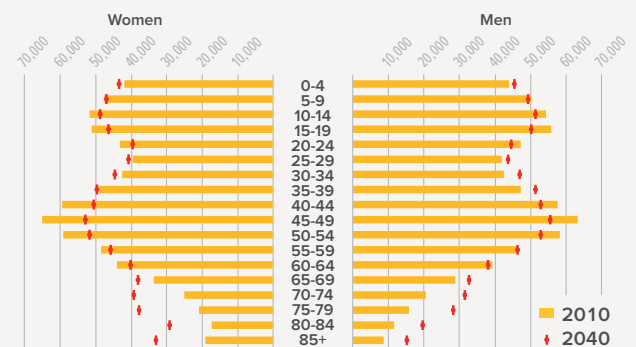
Population	21,595
Households	9,121
Average household size	2.35
Proportion of residents that live in families	79.90%
Average family size	2.96
Proportion of residents that live alone	17.80%
Proportion of households	
with someone under 18 in 2013	26.10%
with someone under 18 in 2000	12.50%
with someone over 65 in 2013	35.90%
with someone over 65 in 2000	29.20%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
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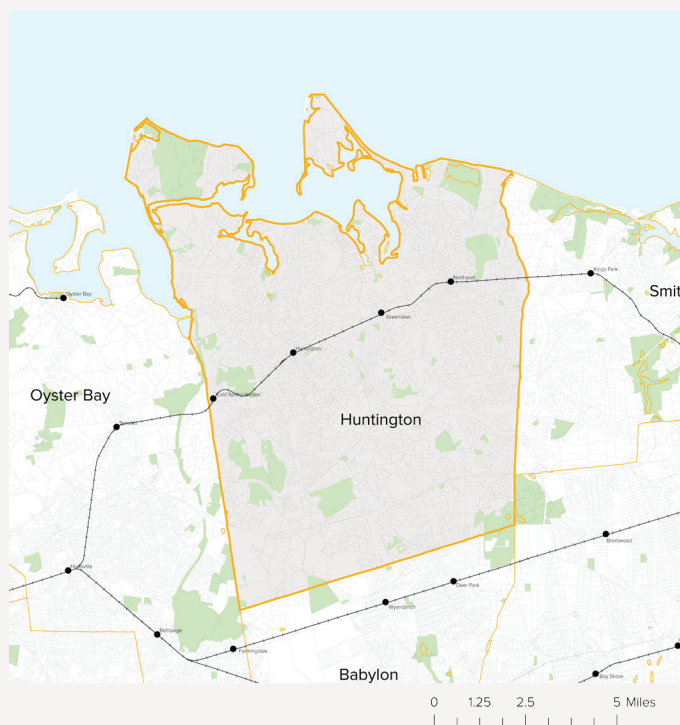
HOUSING DATA PROFILE **2014**

HUNTINGTON

TOWN

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203,447 Population

68,896 Households

82% of units are owner occupied

15% of units are renter occupied

4% of units are vacant

\$505,700 is the median home value

28% of owners pay greater than 30% of their household income towards housing

\$1,559 is the median gross rent

49% of renters pay greater than 30% of their household income towards rent

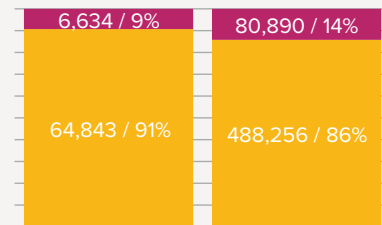
\$106,832 is the median household income

HUNTINGTON
TOWN**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

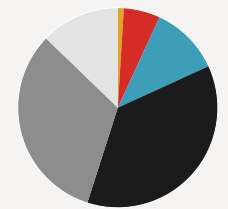


Huntington

Suffolk County

Single Family

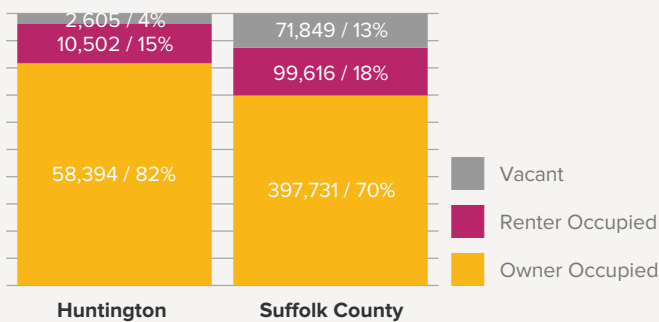
Multifamily



Studio
 One
 Two
 Three
 Four
 Five+

Housing Tenure

source: 2009-13 American Community Survey



Huntington

Suffolk County

Vacant

Renter Occupied

Owner Occupied

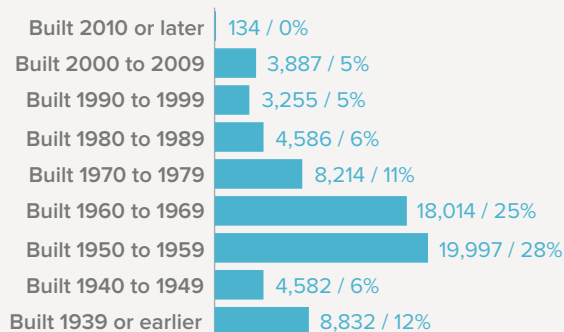
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

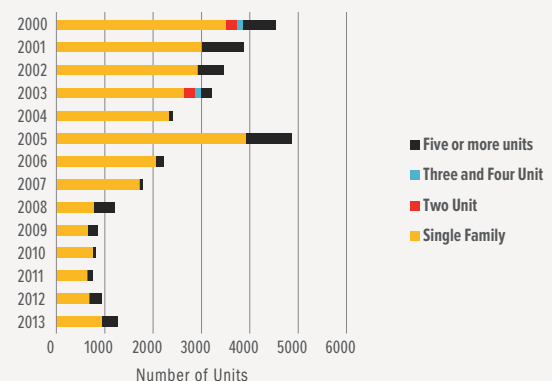
Public Housing	181
Section 8 Housing Voucher Choice Program	943
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	405
Section 236	51
Other Multi-Family	255
Total units available through HUD programs	1835

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

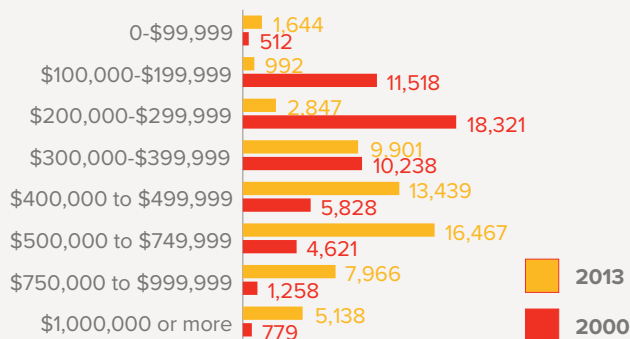
Housing Permits in Suffolk County

HUNTINGTON
TOWN**OWNER OCCUPIED HOUSING**

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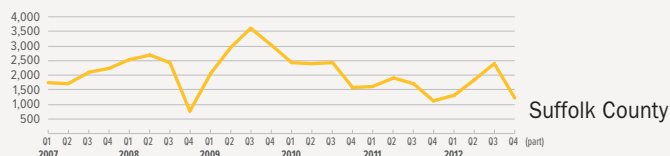
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Huntington	Suffolk County
\$505,700 in 2013	\$383,400 in 2013
\$276,800 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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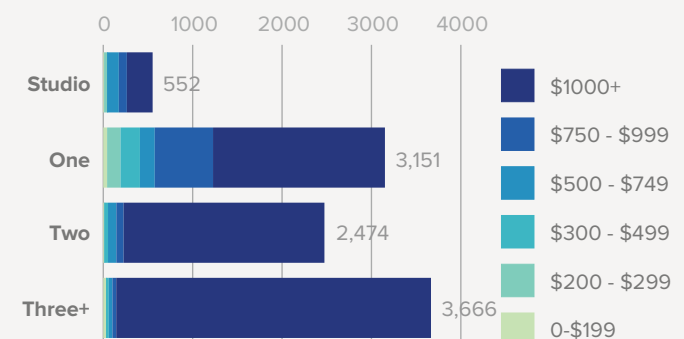
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$56,512
Median income of all households	\$106,832
Median gross rent	\$1,559
Median gross rent as proportion of renter median income	33%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



HUNTINGTON
TOWN**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	203,447
Households	68,896
Average household size	2.91
Proportion of residents that live in families	89.20%
Average family size	3.34
Proportion of residents that live alone	8.30%
Proportion of households	
with someone under 18 in 2013	38.40%
with someone under 18 in 2000	6.70%
with someone over 65 in 2013	30.70%
with someone over 65 in 2000	39.60%

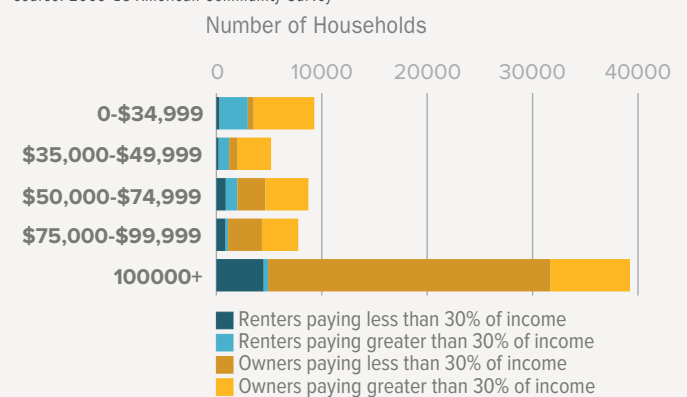
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

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Suffolk Counties	80% AMI	\$84,100
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Housing Costs and Household Income

source: 2009-13 American Community Survey

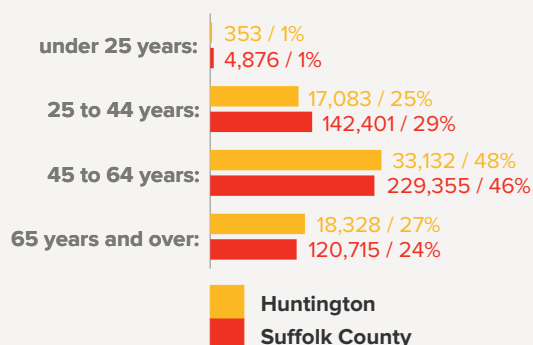
**Race + Ethnicity**

source: 2009-13 American Community Survey

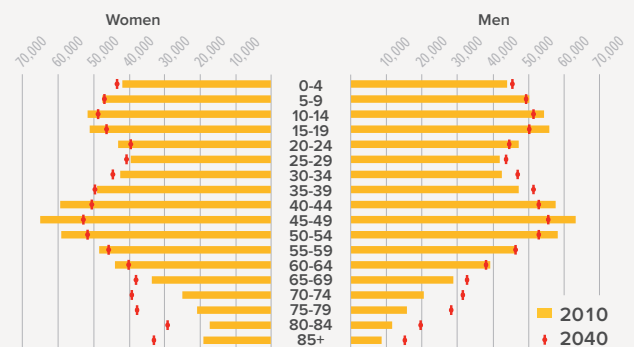
Percent White, non Hispanic	78.70%
Percent Black, non Hispanic	4.20%
Percent Asian, non Hispanic	4.90%
Percent Hispanic	11.00%
Percent American Indian	0.10%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



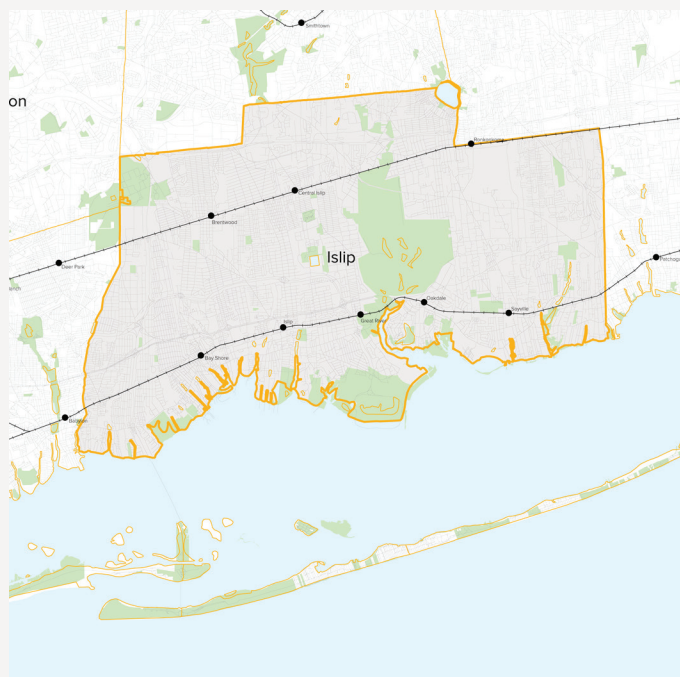
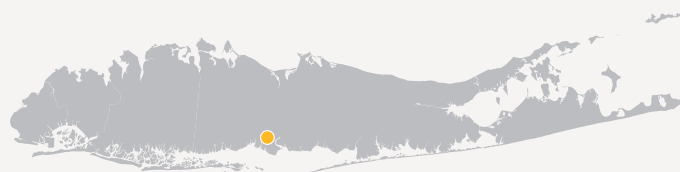
HOUSING DATA PROFILE **2014**

ISLIP

TOWN

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335,916 Population

103,136 Households

72% of units are owner occupied

21% of units are renter occupied

7% of units are vacant

\$360,200 is the median home value

36% of owners pay greater than 30% of their household income towards housing

\$1,470 is the median gross rent

53% of renters pay greater than 30% of their household income towards rent

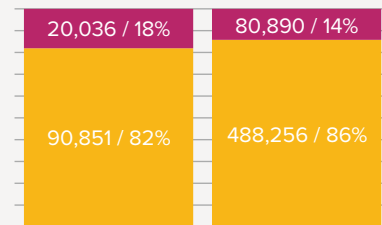
\$85,348 is the median household income

HOUSING INVENTORY

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

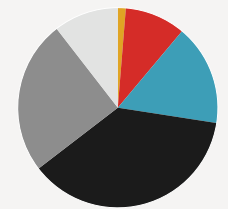
Housing Supply

source: 2009-13 American Community Survey



Islip Suffolk County

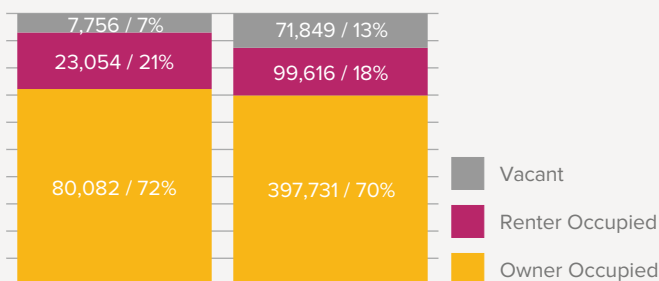
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey



Islip

Suffolk County

Vacant

Renter Occupied

Owner Occupied

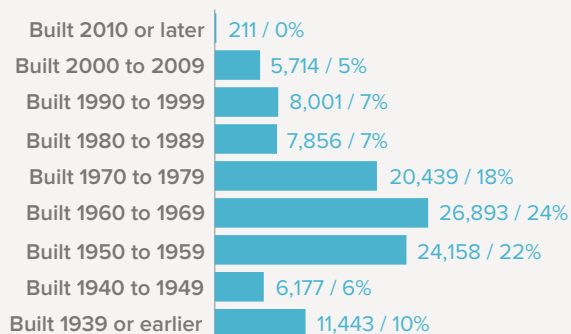
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	361
Section 8 Housing Voucher Choice Program	2340
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	645
Section 236	0
Other Multi-Family	317
Total units available through HUD programs	3663

Age of Housing Stock

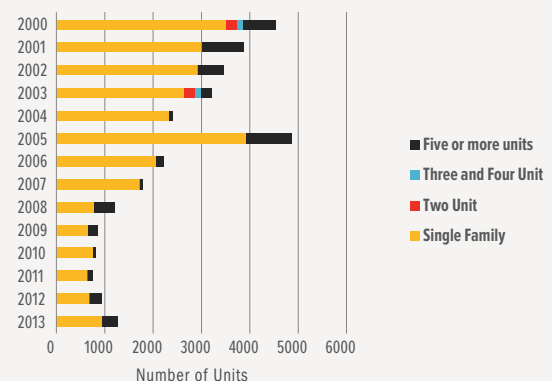
source: 2009-13 American Community Survey



Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County



Number of Units

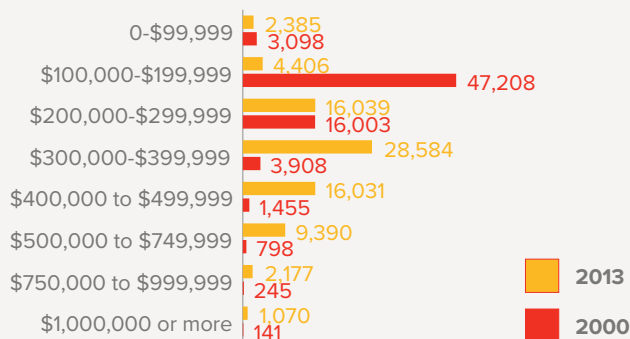
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

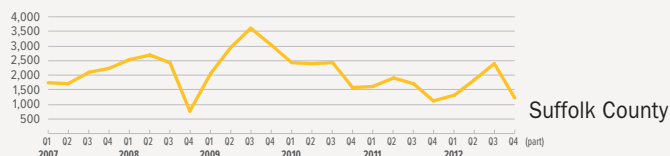
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Islip	Suffolk County
\$360,200 in 2013	\$383,400 in 2013
\$168,500 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
	\$60,885	per year

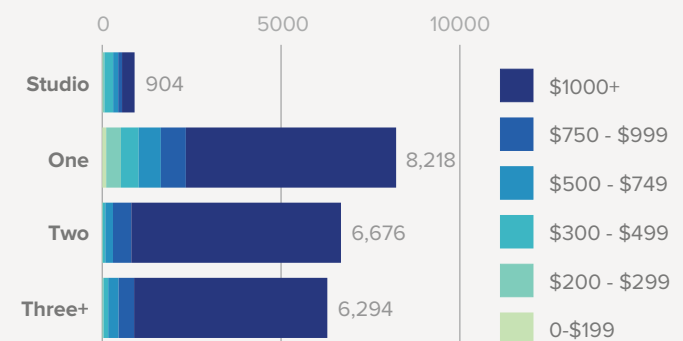
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$49,206
Median income of all households	\$85,348
Median gross rent	\$1,470
Median gross rent as proportion of renter median income	36%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



DEMOGRAPHICS

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	335,916
Households	103,136
Average household size	3.22
Proportion of residents that live in families	89.90%
Average family size	3.65
Proportion of residents that live alone	7.80%
Proportion of households	
with someone under 18 in 2013	41.40%
with someone under 18 in 2000	6.40%
with someone over 65 in 2013	27.10%
with someone over 65 in 2000	44.30%

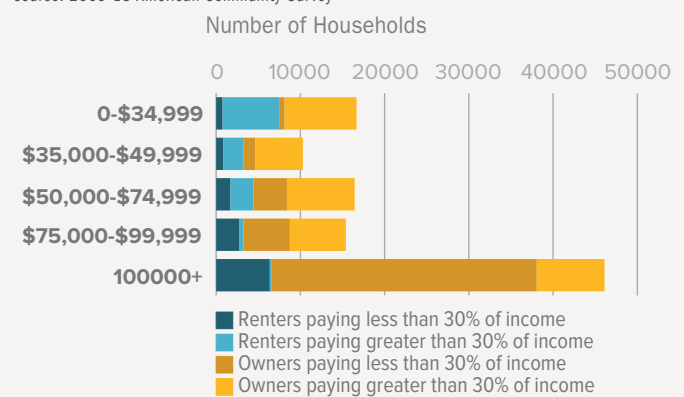
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey



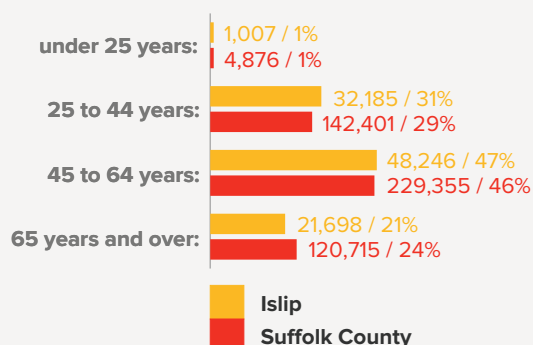
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	56.90%
Percent Black, non Hispanic	8.90%
Percent Asian, non Hispanic	2.80%
Percent Hispanic	30.10%
Percent American Indian	0.10%

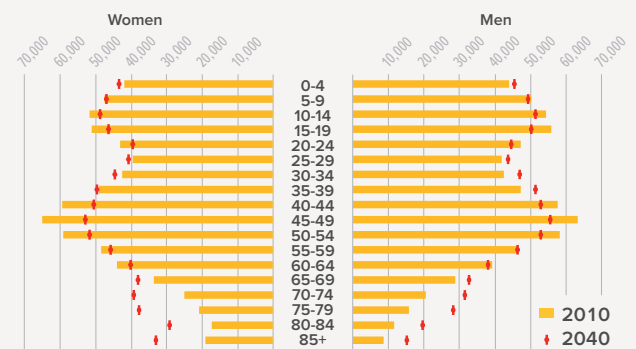
Age of Heads of Household

source: 2009-13 American Community Survey



Population Projections

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



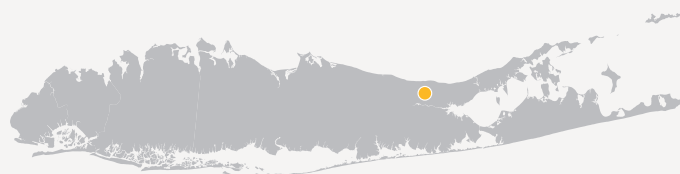
HOUSING DATA PROFILE **2014**

RIVERHEAD

TOWN

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



0 1.25 2.5 5 7.5 10 Miles

33,513 Population

12,852 Households

64% of units are owner occupied

19% of units are renter occupied

17% of units are vacant

\$362,000 is the median home value

34% of owners pay greater than 30% of their household income towards housing

\$1,254 is the median gross rent

54% of renters pay greater than 30% of their household income towards rent

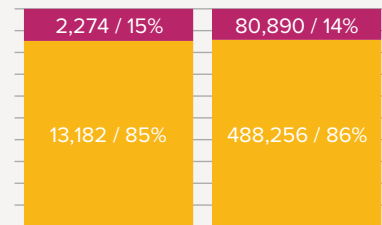
\$65,609 is the median household income

RIVERHEAD
TOWN**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

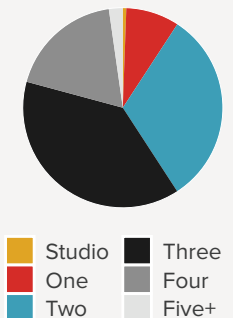
Housing Supply

source: 2009-13 American Community Survey



Riverhead **Suffolk County**

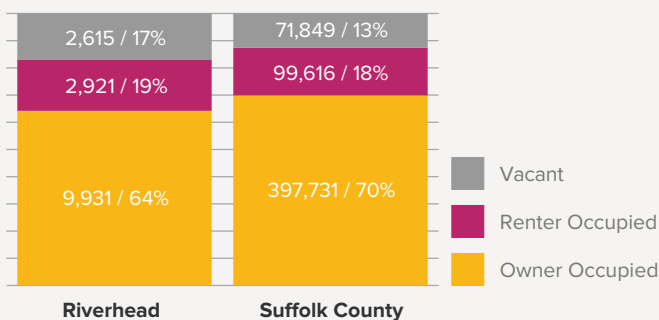
Single Family Multifamily



Studio One Two Three Four Five+

Housing Tenure

source: 2009-13 American Community Survey

**Riverhead****Suffolk County**

Vacant
Renter Occupied
Owner Occupied

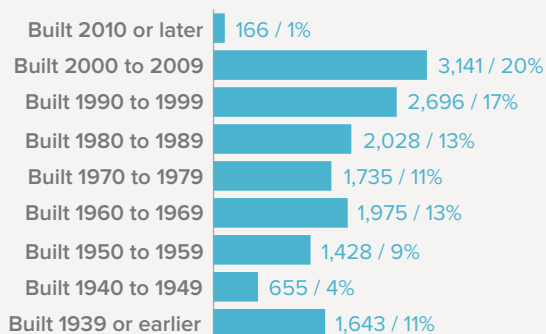
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

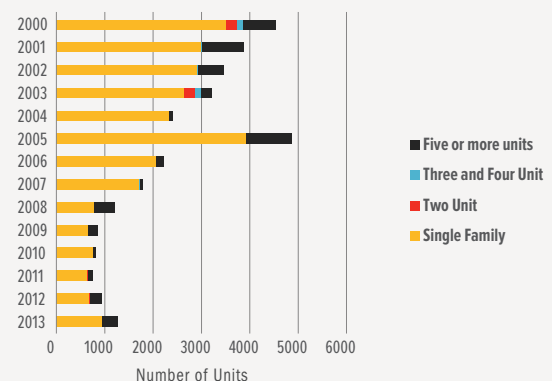
Public Housing	0
Section 8 Housing Voucher Choice Program	691
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	288
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	979

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County

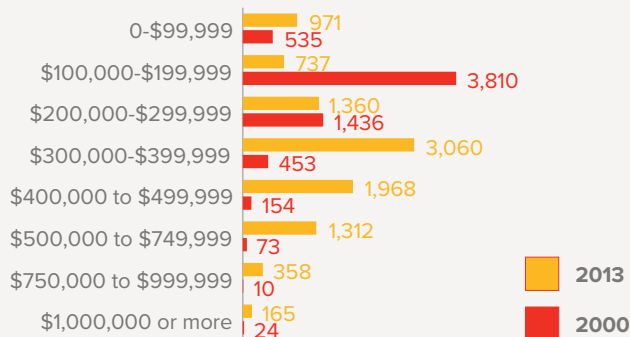
Number of Units

RIVERHEAD
TOWN**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

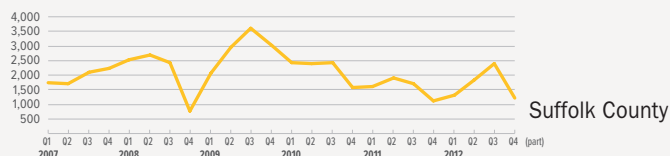
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Riverhead	Suffolk County
\$362,000 in 2013	\$383,400 in 2013
\$151,000 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

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Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
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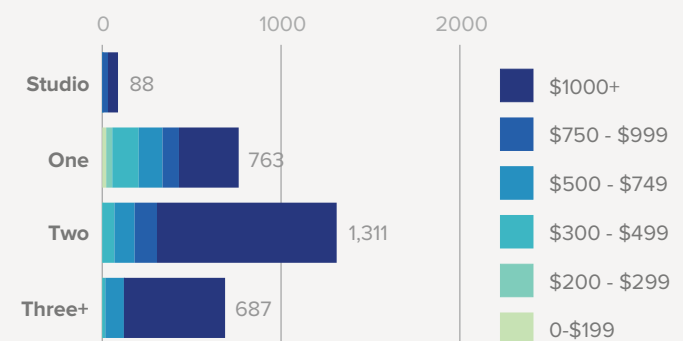
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$33,304
Median income of all households	\$65,609
Median gross rent	\$1,254
Median gross rent as proportion of renter median income	45%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



RIVERHEAD
TOWN**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and Suffolk Counties	100% AMI	\$105,100
	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

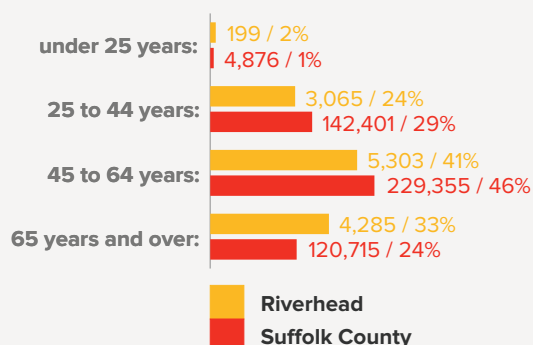
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	76.10%
Percent Black, non Hispanic	8.90%
Percent Asian, non Hispanic	1.30%
Percent Hispanic	12.30%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

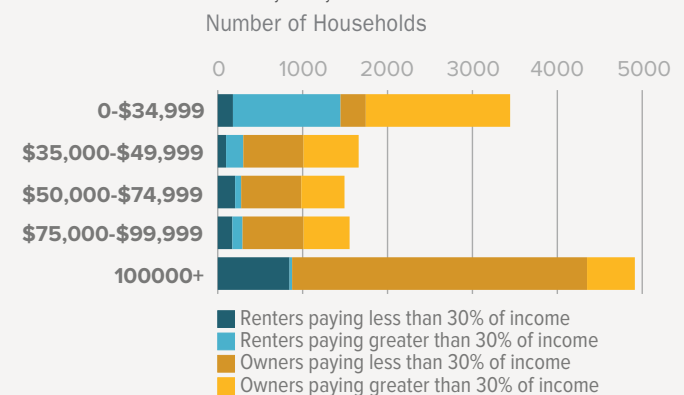
**Population + Households**

source: 2009-13 American Community Survey

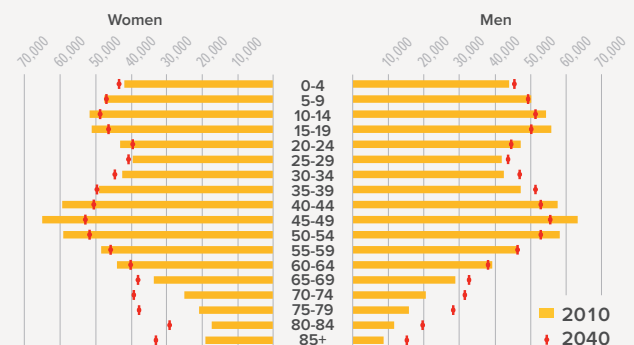
Population	33,513
Households	12,852
Average household size	2.56
Proportion of residents that live in families	84.20%
Average family size	3.04
Proportion of residents that live alone	12.60%
Proportion of households	
with someone under 18 in 2013	25.90%
with someone under 18 in 2000	14.10%
with someone over 65 in 2013	37.70%
with someone over 65 in 2000	30.60%

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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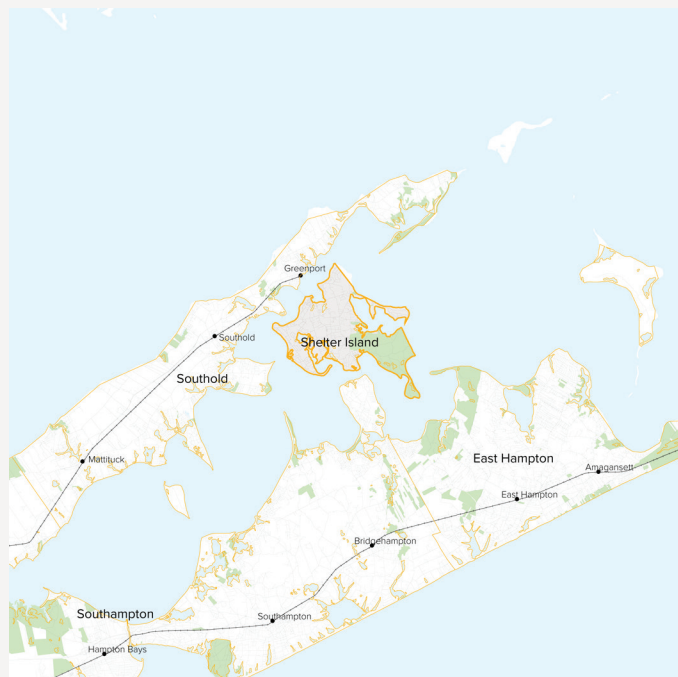
HOUSING DATA PROFILE **2014**

SHELTER ISLAND

TOWN

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0 1.25 2.5 5 7.5 10 Miles

2,477 Population

996 Households

29% of units are owner occupied

6% of units are renter occupied

65% of units are vacant

\$716,700 is the median home value

30% of owners pay greater than 30% of their household income towards housing

\$1,304 is the median gross rent

36% of renters pay greater than 30% of their household income towards rent

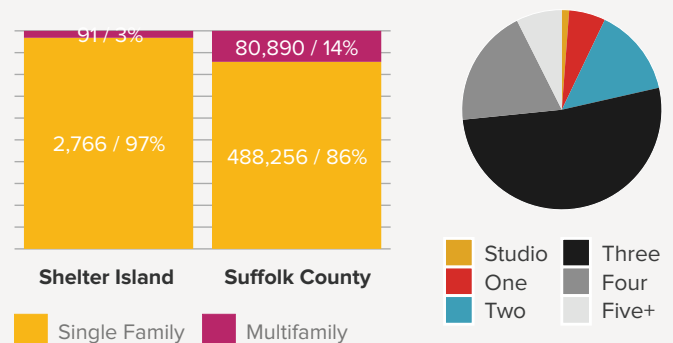
\$78,750 is the median household income

SHELTER ISLAND
TOWN**HOUSING INVENTORY**

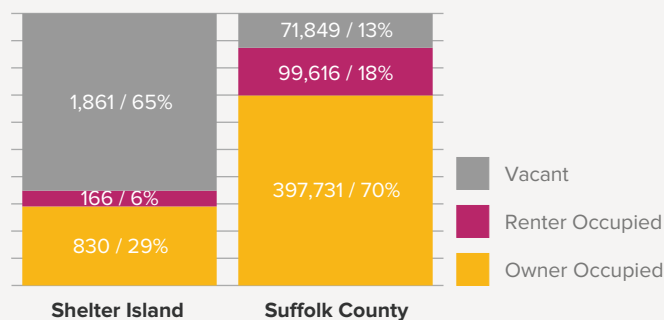
The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

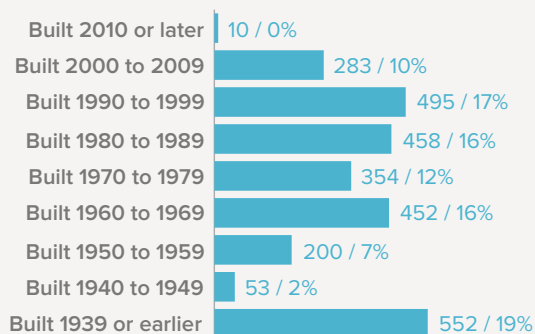
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

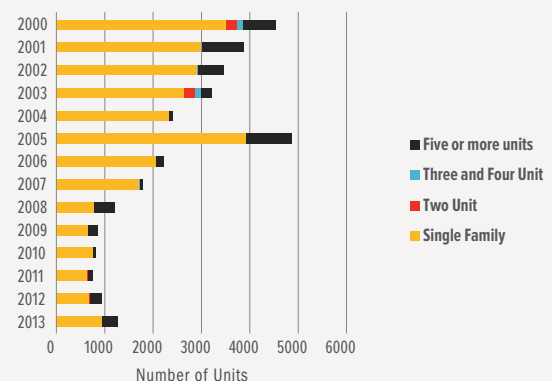
Public Housing	0
Section 8 Housing Voucher Choice Program	6
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	0
Total units available through HUD programs	6

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

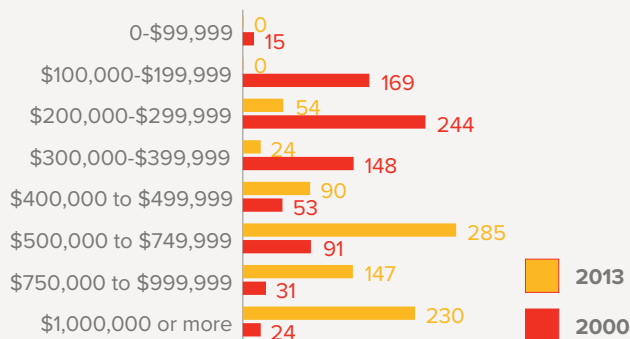
Housing Permits in Suffolk County

SHELTER ISLAND
TOWN**OWNER OCCUPIED HOUSING**

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Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

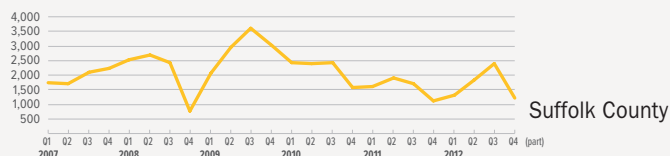
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Shelter Island	Suffolk County
\$716,700 in 2013	\$383,400 in 2013
\$289,100 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

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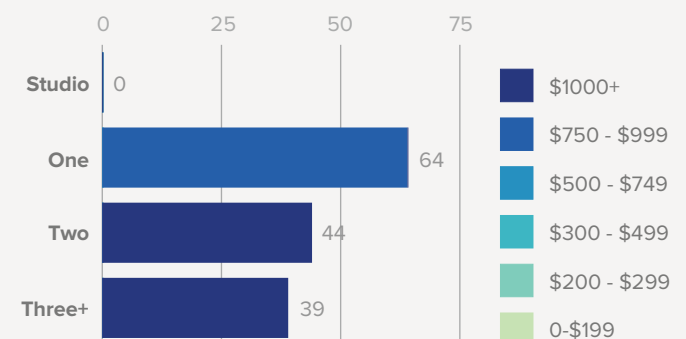
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$75,039
Median income of all households	\$78,750
Median gross rent	\$1,304
Median gross rent as proportion of renter median income	21%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SHELTER ISLAND
TOWN**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	2,477
Households	996
Average household size	2.47
Proportion of residents that live in families	90.50%
Average family size	2.76
Proportion of residents that live alone	8.70%
Proportion of households	
with someone under 18 in 2013	27.20%
with someone under 18 in 2000	17.80%
with someone over 65 in 2013	50.40%
with someone over 65 in 2000	20.80%

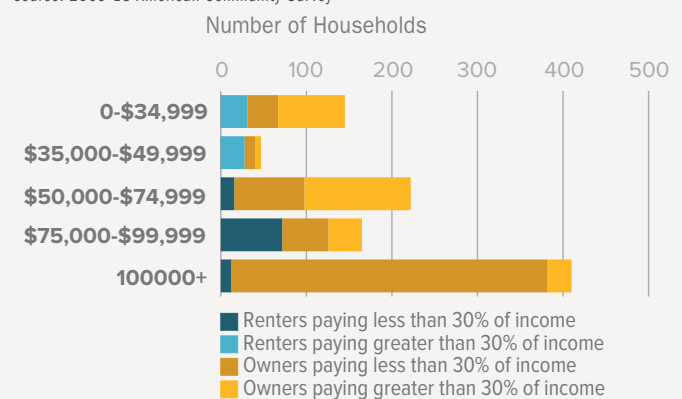
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

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Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

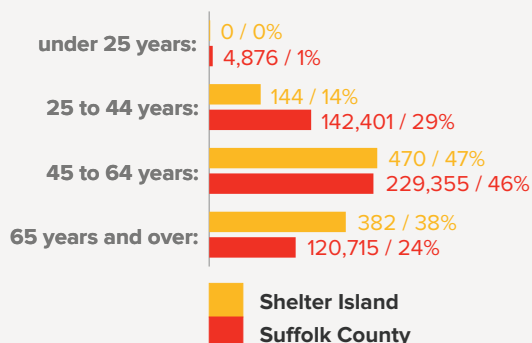
**Race + Ethnicity**

source: 2009-13 American Community Survey

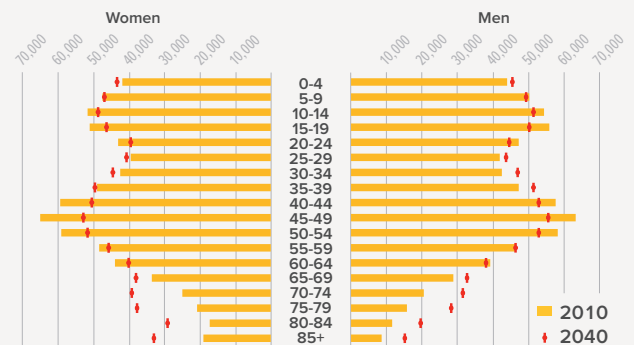
Percent White, non Hispanic	93.80%
Percent Black, non Hispanic	0.10%
Percent Asian, non Hispanic	0.20%
Percent Hispanic	4.30%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





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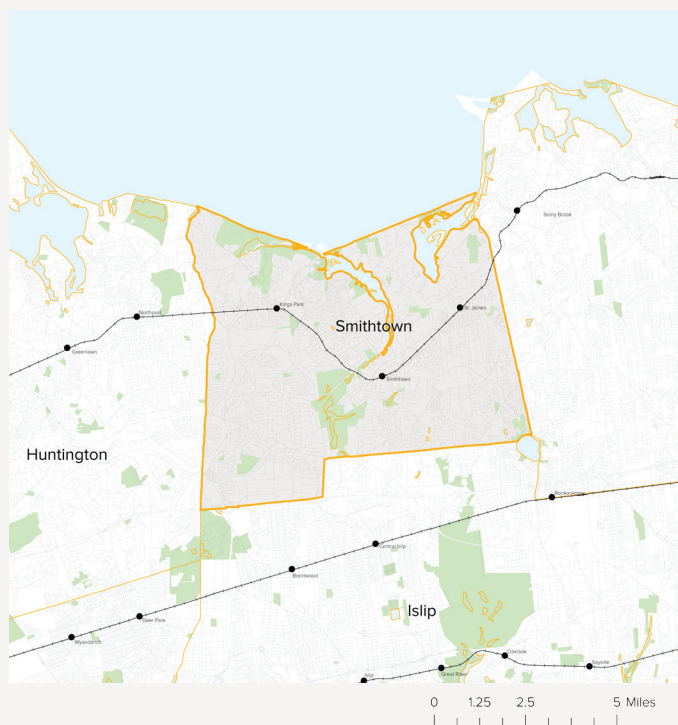
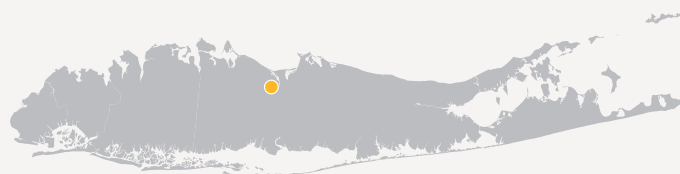


HOUSING DATA PROFILE **2014**

SMITHTOWN TOWN

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118,057 Population

39,152 Households

86% of units are owner occupied

11% of units are renter occupied

3% of units are vacant

\$465,500 is the median home value

27% of owners pay greater than 30% of their household income towards housing

\$1,432 is the median gross rent

46% of renters pay greater than 30% of their household income towards rent

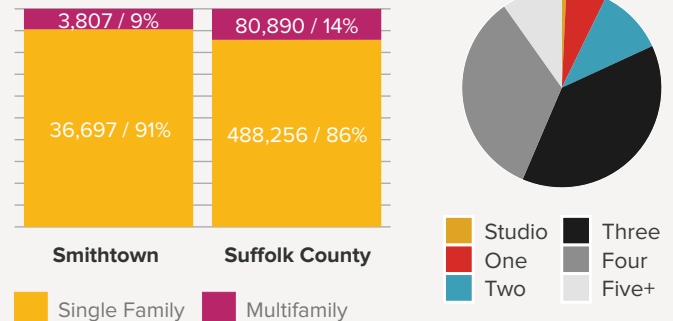
\$108,273 is the median household income

SMITHTOWN
TOWN**HOUSING INVENTORY**

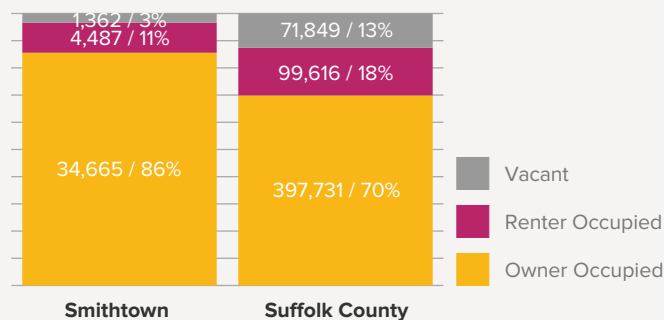
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

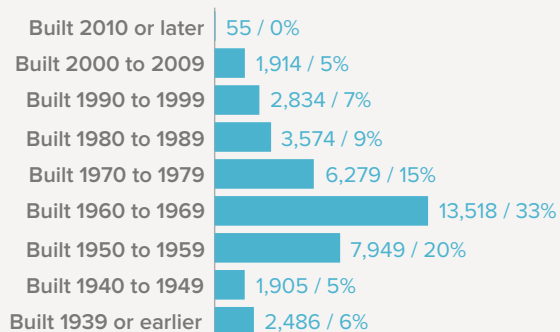
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

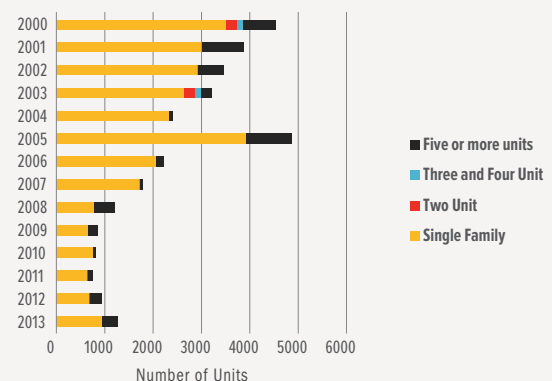
Public Housing	0
Section 8 Housing Voucher Choice Program	285
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	751
Section 236	0
Other Multi-Family	15
Total units available through HUD programs	1051

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

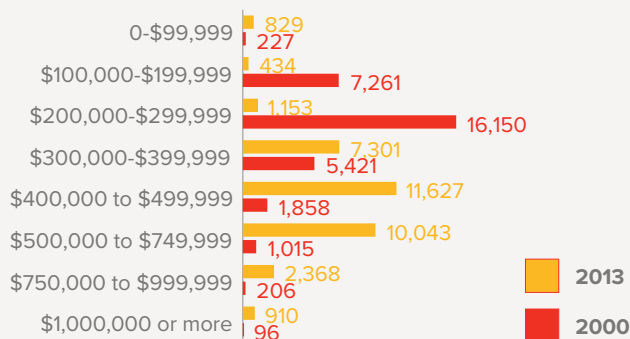
Housing Permits in Suffolk County

SMITHTOWN
TOWN**OWNER OCCUPIED HOUSING**

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Valuessource: 2009-13 American Community Survey, 2000 Census¹

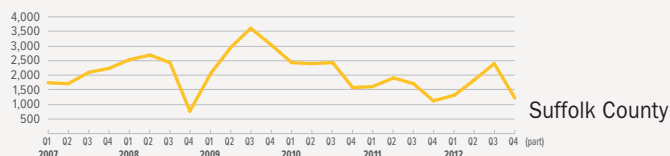
note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate

**Median Home Value**source: 2009-13 American Community Survey, 2000 Census¹

Smithtown	Suffolk County
\$465,500 in 2013	\$383,400 in 2013
\$247,900 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
	\$60,885	per year

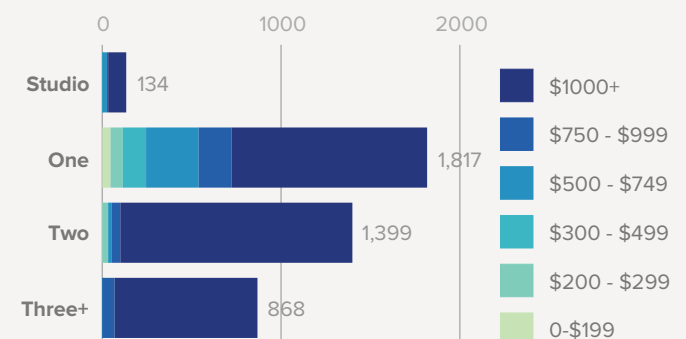
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$50,448
Median income of all households	\$108,273
Median gross rent	\$1,432
Median gross rent as proportion of renter median income	34%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SMITHTOWN
TOWN**DEMOGRAPHICS**

These metrics provide a deeper look into the makeup of the community. The living situations, the financial and racial diversity, and the age of the population owning or renting homes in the community are all illustrated here. In comparing housing costs to household income, it shows how many owners and renters pay over 30% of their income for housing. This metric illustrates the housing cost burden that is felt by households on Long Island and also generally highlights how housing cost burden further contributes to income inequality: in most cases lower income households are more likely to be paying greater than 30% of their income towards housing costs.

Population + Households

source: 2009-13 American Community Survey

Population	118,057
Households	39,152
Average household size	2.96
Proportion of residents that live in families	90.30%
Average family size	3.37
Proportion of residents that live alone	7.10%
Proportion of households	
with someone under 18 in 2013	39.90%
with someone under 18 in 2000	7.20%
with someone over 65 in 2013	31.60%
with someone over 65 in 2000	40.90%

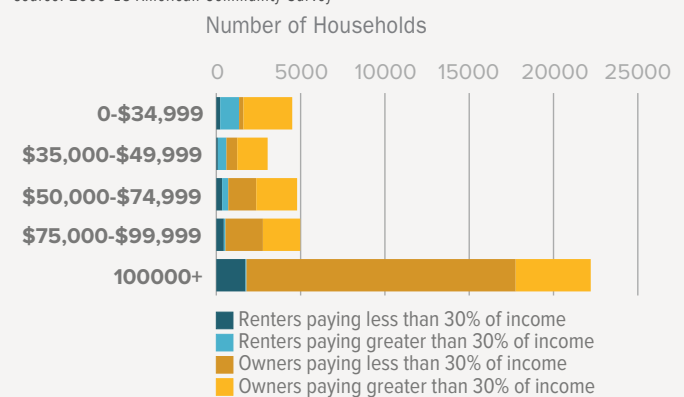
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

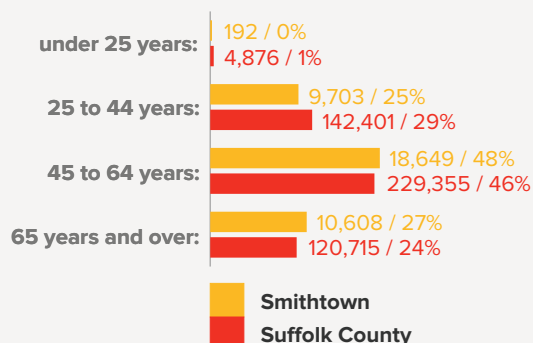
**Race + Ethnicity**

source: 2009-13 American Community Survey

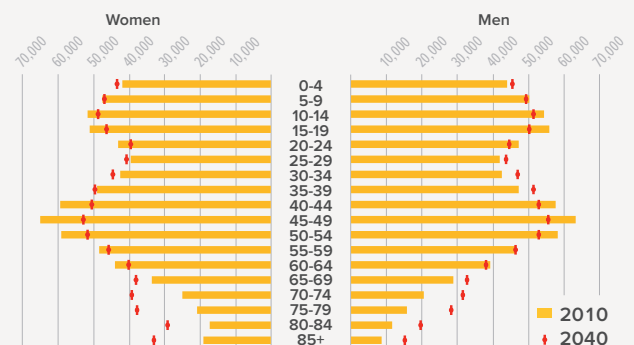
Percent White, non Hispanic	89.60%
Percent Black, non Hispanic	1.10%
Percent Asian, non Hispanic	3.40%
Percent Hispanic	4.90%
Percent American Indian	0.00%

Age of Heads of Household

source: 2009-13 American Community Survey

**Population Projections**

source: Cornell Program on Applied Demographics, 2011





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

SOUTHAMPTON TOWN

Regional Plan Association, in consultation with Long Island Affordable and Fair Housing Task Force, created housing data profiles for Long Island's towns, cities and villages with support from Citi Community Development and the Long Island Community Foundation. Each profile depicts information on housing supply, type, price and demographic information in graphic form. It is hoped that these profiles will be used to guide important discussions and decisions as communities across Long Island address current and future housing needs.

The housing profiles include data from the 2013 American Community Survey, population projections from the Cornell Program on Applied Demographics, foreclosure data from Long Island Real Estate, and for comparisons across time the 2000 Census. The data is intended to provide a factual base for assessing a range of challenges that have been identified by researchers, the media, business leaders, housing advocates, public officials, civic organizations and community members. These include a shortage of affordable rental housing, an exodus of young adults, difficulties in attracting a talented workforce and the companies who hire them, and the needs of a growing elderly population.



0 1.25 2.5 5 7.5 10 Miles

57,180 Population

21,528 Households

41% of units are owner occupied

12% of units are renter occupied

47% of units are vacant

\$589,400 is the median home value

36% of owners pay greater than 30% of their household income towards housing

\$1,573 is the median gross rent

55% of renters pay greater than 30% of their household income towards rent

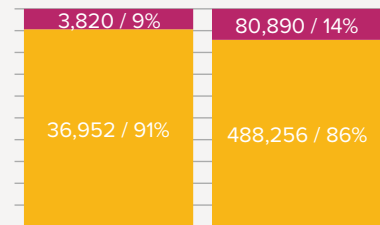
\$78,133 is the median household income

SOUTHAMPTON
TOWN**HOUSING INVENTORY**

The following metrics depict the types of housing that the community has to offer—the number of single-family and multifamily homes, the age of the housing stock, the number of people who own their own homes and those who rent. It shows the number of homes receiving some form of federal subsidy, and what type of housing is being built throughout the county. Together, these describe the range of housing choices available to residents in the community.

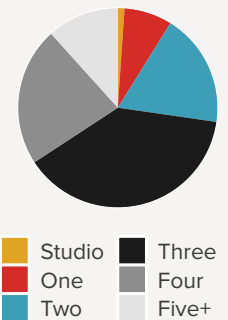
Housing Supply

source: 2009-13 American Community Survey



Southampton **Suffolk County**

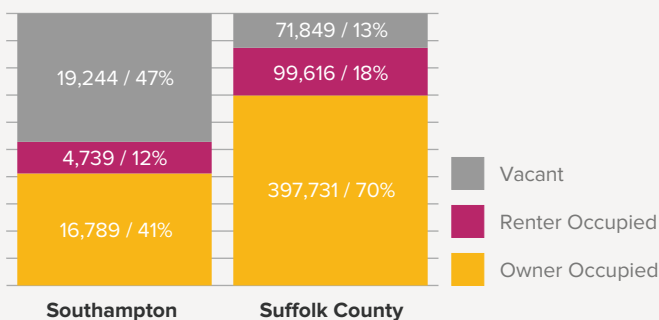
Single Family Multifamily



Studio Three
One Four
Two Five+

Housing Tenure

source: 2009-13 American Community Survey

**Southampton****Suffolk County**

Vacant
Renter Occupied
Owner Occupied

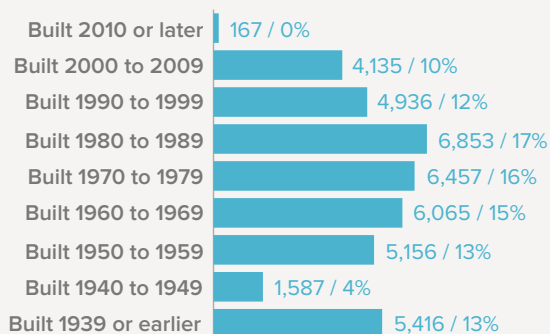
Federally Subsidized Housing

source: HUD Picture of Subsidized Housing, 2013

Public Housing	0
Section 8 Housing Voucher Choice Program	661
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	114
Section 236	0
Other Multi-Family	13
Total units available through HUD programs	788

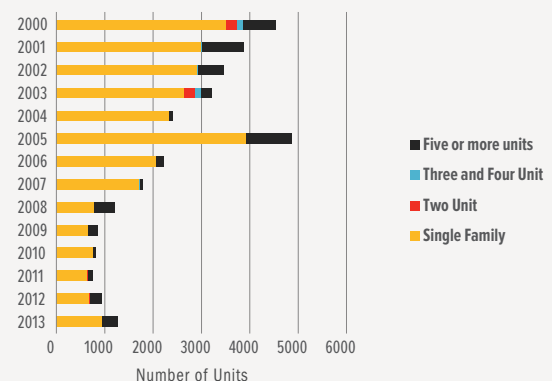
Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

Housing Permits in Suffolk County



Number of Units

SOUTHAMPTON TOWN

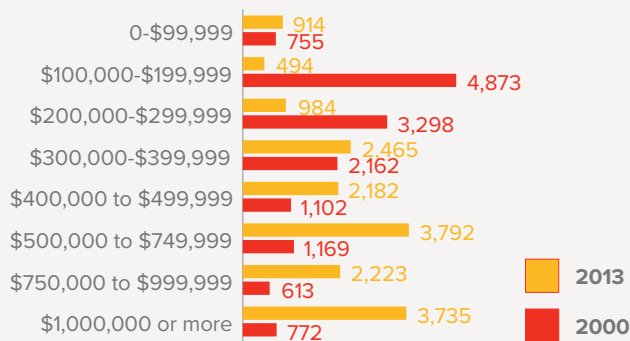
OWNER OCCUPIED HOUSING

Owner occupied housing comes in several types—single-family homes, townhouses, cooperatives and condominiums. Change in home value and foreclosure activity are vital measures of a housing market that has seen huge fluctuation over the last decade, and median home value indicates how affordable the average owner-occupied home is compared to others on Long Island.

Changing Home Values

source: 2009-13 American Community Survey, 2000 Census¹

note: values are not inflation adjusted



1. 2000 Census data used for comparisons over time

Foreclosure Activity

source: LI Real Estate



Median Home Value

source: 2009-13 American Community Survey, 2000 Census¹

Southampton	Suffolk County
\$589,400 in 2013	\$383,400 in 2013
\$241,000 in 2000	\$183,500 in 2000

1. 2000 Census data used for comparisons over time

RENTER OCCUPIED HOUSING

Rental homes can be single-family houses and apartments in any size building. Housing wage looks at the amount of money a person working a full-time job would have to make in order to afford rental housing (in this case a one or two bedroom unit) without having to pay more than 30% of their income. The other charts describe the amount of money being made and the amount of money being spent on housing for the typical renter, and the share of renters paying different levels of rent.

Housing Wage

source: National Low Income Housing Coalition, 2013

Housing wage for a one bedroom apartment in Suffolk County:	\$24.71	per hour
	\$49,423	per year
Housing wage for a two bedroom apartment in Suffolk County:	\$30.44	per hour
	\$60,885	per year

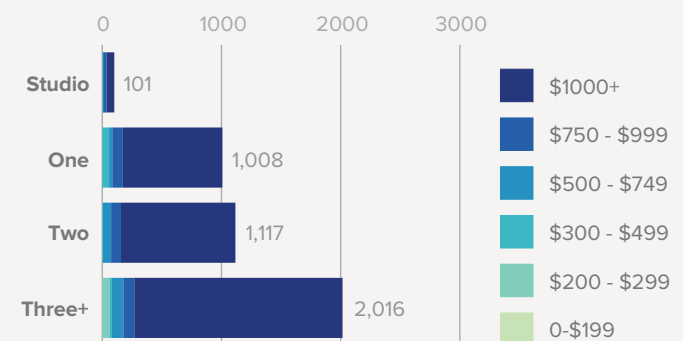
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$46,671
Median income of all households	\$78,133
Median gross rent	\$1,573
Median gross rent as proportion of renter median income	40%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SOUTHAMPTON
TOWN**DEMOGRAPHICS**

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Population + Households

source: 2009-13 American Community Survey

Population	57,180
Households	21,528
Average household size	2.48
Proportion of residents that live in families	77.80%
Average family size	2.97
Proportion of residents that live alone	13.90%
Proportion of households	
with someone under 18 in 2013	28.60%
with someone under 18 in 2000	12.20%
with someone over 65 in 2013	35.20%
with someone over 65 in 2000	29.50%

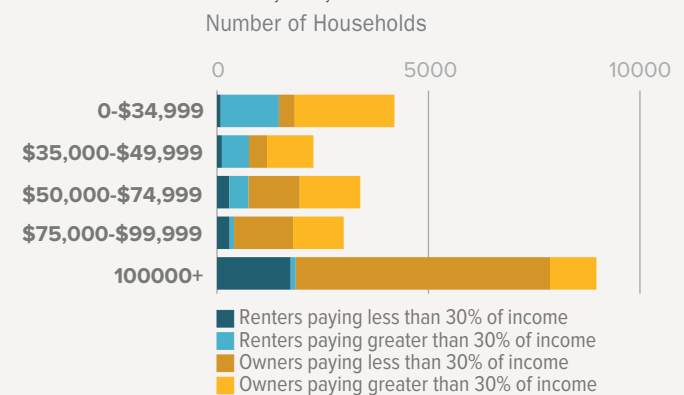
Area Median Household Income

source: 2014 HUD HOME Uncapped Income Limits for 4 person household

	120% AMI	\$126,100
Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

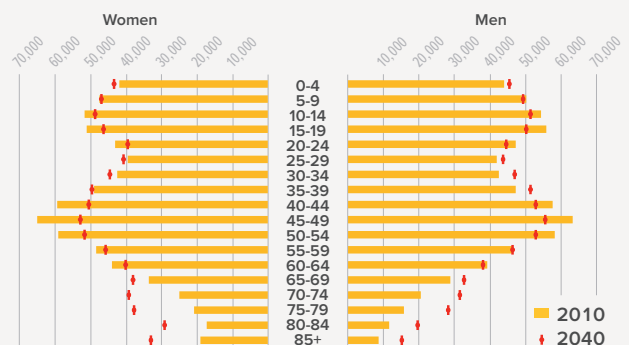
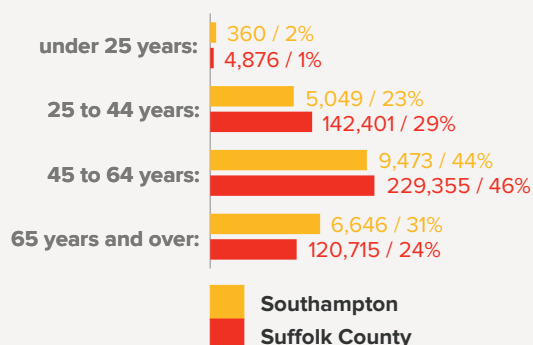
Percent White, non Hispanic	73.40%
Percent Black, non Hispanic	5.60%
Percent Asian, non Hispanic	1.80%
Percent Hispanic	18.30%
Percent American Indian	0.10%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey





LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE **2014**

SOUTHOLD

TOWN

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22,035 Population

9,242 Households

47% of units are owner occupied

11% of units are renter occupied

42% of units are vacant

\$492,500 is the median home value

26% of owners pay greater than 30% of their household income towards housing

\$1,405 is the median gross rent

44% of renters pay greater than 30% of their household income towards rent

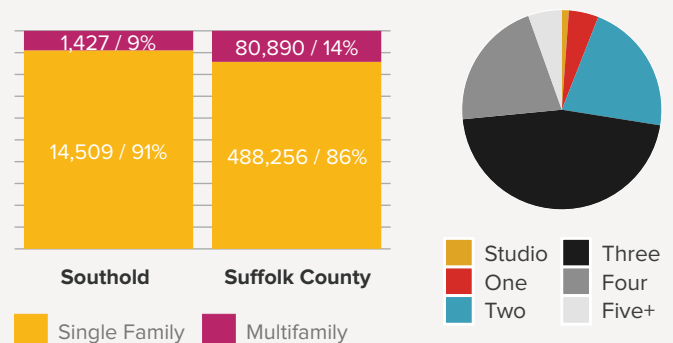
\$82,657 is the median household income

SOUTHOLD
TOWN**HOUSING INVENTORY**

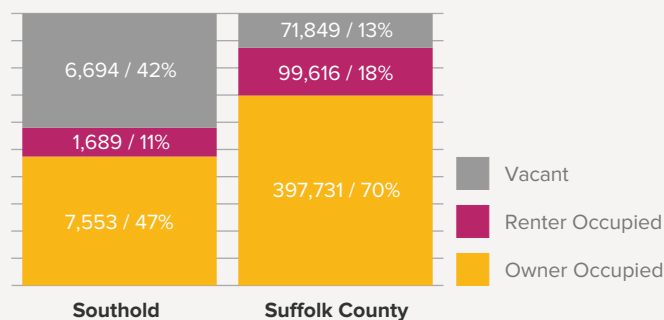
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Housing Supply

source: 2009-13 American Community Survey

**Housing Tenure**

source: 2009-13 American Community Survey

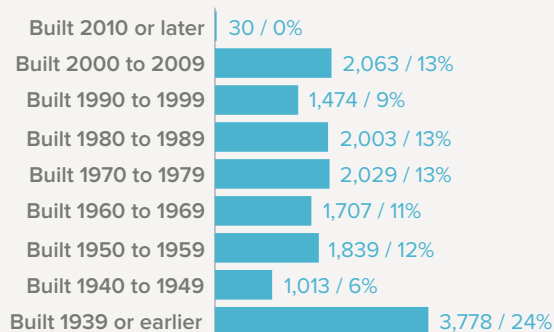
**Federally Subsidized Housing**

source: HUD Picture of Subsidized Housing, 2013

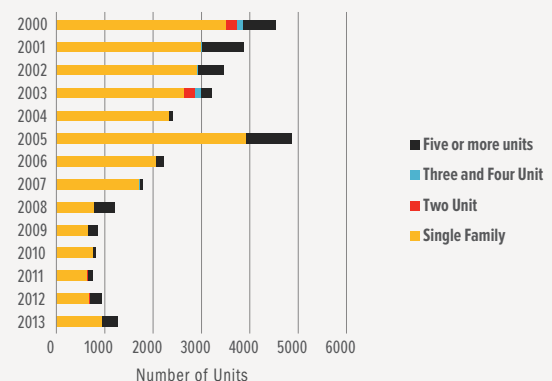
Public Housing	0
Section 8 Housing Voucher Choice Program	372
Moderate Rehab	0
Section 8 New Construction/Substantial Rehabilitation	0
Section 236	0
Other Multi-Family	13
Total units available through HUD programs	385

Age of Housing Stock

source: 2009-13 American Community Survey

**Housing Permits**

source: Census, Building Permits Survey 2000-2013

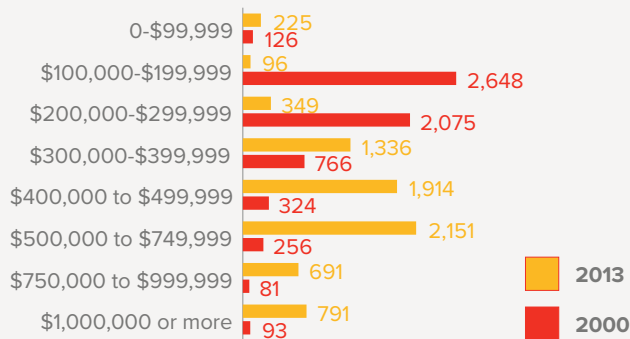
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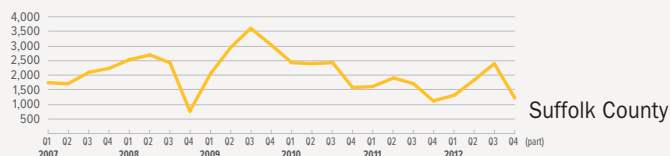
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RENTER OCCUPIED HOUSING

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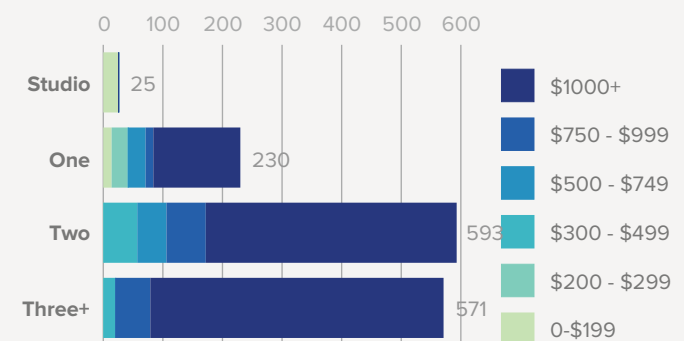
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$41,115
Median income of all households	\$82,657
Median gross rent	\$1,405
Median gross rent as proportion of renter median income	41%

Rental Units by Gross Rent

source: 2009-13 American Community Survey



SOUTHOLD
TOWN**DEMOGRAPHICS**

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Population + Households

source: 2009-13 American Community Survey

Population	22,035
Households	9,242
Average household size	2.35
Proportion of residents that live in families	82.20%
Average family size	2.8
Proportion of residents that live alone	14.50%
Proportion of households	
with someone under 18 in 2013	24.50%
with someone under 18 in 2000	15.10%
with someone over 65 in 2013	42.80%
with someone over 65 in 2000	28.00%

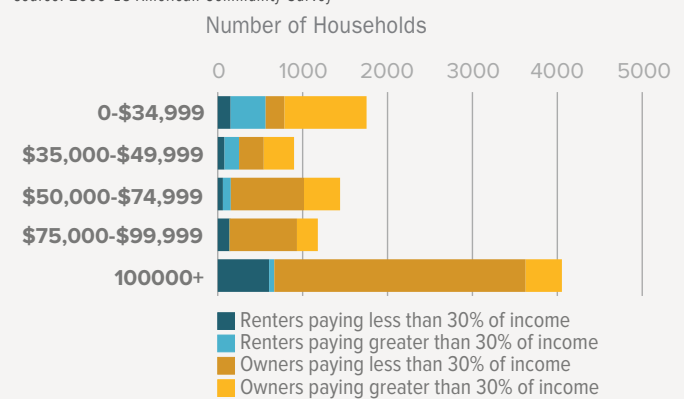
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Income Limits for Nassau and	100% AMI	\$105,100
Suffolk Counties	80% AMI	\$84,100
	50% AMI	\$52,550
	30% AMI	\$31,550

Housing Costs and Household Income

source: 2009-13 American Community Survey

**Race + Ethnicity**

source: 2009-13 American Community Survey

Percent White, non Hispanic	89.40%
Percent Black, non Hispanic	2.10%
Percent Asian, non Hispanic	0.60%
Percent Hispanic	6.60%
Percent American Indian	0.00%

Population Projections

source: Cornell Program on Applied Demographics, 2011

Age of Heads of Household

source: 2009-13 American Community Survey

