

NEEDS

- + In 2000 **62%** of houses sold were priced less than \$250,000. By 2006 the number had dropped to **4%**.¹
- + **88%** of Long Islanders consider the lack of affordable housing a serious problem.²
- + From 1990 to 2006 the number of 25 to 34 year olds declined on Long Island by **35%**, compared to **8%** nationwide.³
- + In the latest *Long Island Index* survey, **65%** of those between the ages of 18 and 34 said they were likely to move away from Long Island in the next five years.⁴
- + Long Island has a **lower** percentage of multi-unit housing, and rentals, than other New York suburbs.⁵
- + 82% of Long Island housing units are single-family houses; but **one resident in three** would prefer a condo, townhouse, or apartment.⁶
- + A **majority** of empty-nesters (ages 50–64) and seniors (65 and older) would prefer to live in a neighborhood where homes are close together and local stores are within walking distance, rather than one where homes are spread out and require driving.⁷
- + Almost **half** of people aged 18 to 34 can imagine themselves living in an apartment, condo, or townhouse in a local downtown area on Long Island.⁸
- + Current estimates indicate that Long Island will need to provide approximately **7,000 to 8,000** new units per year in order to replace old residential structures, accommodate population growth, and meet achievable goals to increase affordable housing options.⁹
- + Long Island’s existing downtowns could likely accommodate at least 100,000 additional housing units — **half** the total housing need over the next 25 years.¹⁰

1. Long Island Profiles of Brightwaters, NY (www.LIProfiles.com).
 2. *Long Island Index* 2008 Survey conducted by Stony Brook University Center for Survey Research.
 3. 2000 U.S. Census, 2001–2006 American Community Survey.
 4. *Long Island Index* 2008 Survey.
 5. 2006 American Community Survey.
 6. 2006 American Community Survey and *Long Island Index* 2008 Survey.
 7. *Long Island Index* 2008 Survey.
 8. Ibid.
 9. Estimates analyzed by Regional Plan Association.
 10. Ibid.

IMPACTS

ECONOMIC GROWTH

- + Communities that provide housing for all income groups are **more desirable** corporate locations, attracting the businesses needed to make a region thrive.¹¹
- + Access to a large and diverse labor pool, including workers who can fill entry-level positions, is the **most important** factor in corporate decisions about where to locate.¹²

TAXES

- + Downtown housing increases school costs **less** than single-family homes because it tends to attract people without children: singles, childless couples, empty-nesters, and retirees. In national studies, single-family detached homes average 64 children for every 100 units, compared with only 21 children for every 100 units of garden apartments and 19 children for every 100 units of mid- to high-rise apartments.¹³
- + Infrastructure costs, per unit, for streets, sewers, etc., also **drop** as density increases. In a study by the Urban Land Institute, infrastructure costs averaged \$90,000 for one dwelling sited on four acres, but only \$10,000 per unit in developments of 30 units per acre.¹⁴
- + A number of states now provide **incentives** to local communities for increased building density. State funds are given to offset added costs for school and other services. Leaders have called for such legislation in New York State; 56% of Long Islanders support the idea.¹⁵

TRAFFIC

- + Studies indicate that residents in a compact neighborhood drive 20% to 30% **less** than residents of a neighborhood half as dense.¹⁶
- + A National Personal Transportation Survey found that doubling density **decreases** the number of miles that people drive by 38%.¹⁷

HOME VALUES

- + Research shows **no significant difference** in the appreciation rate between homes that are located near higher-density development and those that are not.¹⁸
- + Some research shows that higher-density development **increases** property values.¹⁹

11. *Higher-Density Development: Myth and Fact*, Urban Land Institute, 2005.

12. *Ibid.*

13. *Higher-Density Development: Myth and Fact*, Urban Land Institute, 2005.

14. *Creating Great Neighborhoods: Density in Your Community*, Local Government Commission in cooperation with U.S. Environmental Protection Agency, 2003.

15. *Long Island Index 2008 Survey*.

16. *Creating Great Neighborhoods: Density in Your Community*.

17. Quoted in *Higher-Density Development: Myth and Fact*.

18. *Higher-Density Development: Myth and Fact*, Urban Land Institute, 2005.

19. *Ibid.*