

# HUNTINGTON HOUSING HORIZONS 2030: Documenting the need for affordable workforce housing in Huntington

January 2020

In its Horizons 2020 master plan, the Town of Huntington identified a need for more affordable housing. This report looks at the need for affordable housing and how the Town has done in achieving its goals.

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## Huntington Housing Horizons 2030

### THE CASE FOR AFFORDABLE HOUSING

***Maria*** (names are changed) grew up in Huntington Station, went to Walt Whitman High School and after college, returned to take an office job in Huntington Village. She lived with her parents and when she turned 30, she moved to Medford, the nearest place she could find a legal affordable apartment. It wasn't long before the commute wore Maria down and, she came back to live in an overcrowded illegal apartment in Huntington Station.

***Arkady*** grew up in Dix Hills where he attended Half Hollow Hills West before returning from college to take an office job in Melville. After living at home for a year, he figured he would never be able to afford to live in his hometown. He left for Austin in 2017, with no job or apartment lined up when he left. Within a month, he was able to find an apartment and a job.



# Huntington Housing Horizons 2030

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## *EXECUTIVE SUMMARY*

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**Housing** is a vital component to the economic vitality of the Town of Huntington. Without housing that the workforce can afford, companies will struggle to find workers at wages the companies can afford to pay. This will ultimately result in businesses leaving the town, taking jobs and the tax base with them, resulting in fewer jobs and higher taxes for town residents.

Failing to provide affordable housing does not mean that people aren't still moving to and living in Huntington. They are living in sub-standard housing and overcrowded illegal apartments, adding to the existing traffic and wastewater challenges in town.

In the 12 years since Huntington's Town Board adopted "Horizons 2020: Town of Huntington Comprehensive Plan," we've built just over 500 affordable homes, less than 18 percent of the 2,789 necessary affordable homes recommended in the plan and a 2008 Rutgers University study. Clearly, the laws, rules and zoning the Town has in place are not up to the task.

***The Town of Huntington needs to take a more proactive approach to create the needed 2,789 units of housing.***

This report is divided into three sections:

- **Documenting the need for affordable housing:** While the Town has taken some steps to promote affordable housing, it is failing to meet the housing needs of its most vulnerable citizens, not least by not generating enough rental options.
- **Reviewing what has been built:** We track the progress since the Horizons 2020 Comprehensive Plan was released in 2008.
- **Proposing actions the Town can take to drive the construction of more affordable housing:** The HTHC calls for a plan to provide the missing 2,280 affordable units.
  - Actively take steps that make legal accessory apartments easier to create.
  - Simplify the procedures for creating accessory apartments and, until then, provide an ombudsman/expediter at Town Hall to help people with the process.
  - Enact the Melville Employment Center (MEC) plan to allow the creation of more mixed-use buildings that will create more dwellings and more affordable apartments.
  - Establish a sunset date on the exemption from the Berland-Edwards law of 2017 that requires all developments have a 20 percent affordable component.



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### The Need for Affordable Housing

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#### ***Issues Identified in 2008 and Earlier***

In 2008, the Town of Huntington commissioned *Horizons 2020: Town of Huntington Comprehensive Plan*. This plan recognized many of the problems that still plague us today in that:

- “All segments of the population are affected by the scarcity of affordable housing in Huntington.”
- “Rental housing options for Huntington’s lower income residents are limited.”
- “The shortage of decent affordable housing has resulted in the proliferation of illegal, overcrowded and sub-standard housing.”

The Town’s Comprehensive Plan recognized that this lack of affordable housing has an economic component. It notes that “for moderate and middle income members of the local workforce, such as nurses, police officers, secretaries and mid-level managers, choices for quality, affordable rental housing are similarly limited.” Since this report came out, the situation has only become worse, driven by the following factors:

- The cost of housing has increased faster than wages. Since 2010, rent has increased nine percent on Long Island while wages only increased five percent.<sup>1</sup> The median income of the bottom 10 percent of households is actually dropping.
- The size of households has dropped, requiring more housing units for a given population.<sup>2</sup>
- The population has continued to increase.<sup>3</sup>

As recently as 2014, the Town released its “Five-Year Consolidated Plan, Annual Action Plan, Fifth Year, 2014” which stated, among its objectives, to:

- “Increase the supply of affordable renter-occupied housing for extremely low, very low and low-income households.”
- “Improve the condition of existing housing for renter and owner-occupied households principally occupied by extremely low-, very low- and low-income families.”<sup>4</sup>

In a 2008 study by Rutgers University commissioned by the Suffolk County Legislature, identified that 2,789 additional units of workforce housing would be needed in Huntington by 2020, of which almost 40 percent were to be for middle-income people.<sup>5</sup> The total projected demand for housing was that 13,614

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<sup>1</sup> “Who is the Next Generation of Long Islanders?” NextLI, at next.newsday.com.

<sup>2</sup> American Community Survey, US Census. Huntington rental households went from 2.40 to 2.29 people per household from 2013 to 2017; homeowner households went from 3.04 to 3.00.

<sup>3</sup> Ibid. The population was estimated to have increased by 1,826 people from 2010 to 2017.

<sup>4</sup> Town of Huntington “Five-Year Consolidated Plan Annual Action Plan, Fifth Year 2014 (April 1, 2014 –March 31, 2015)”. Page 6.

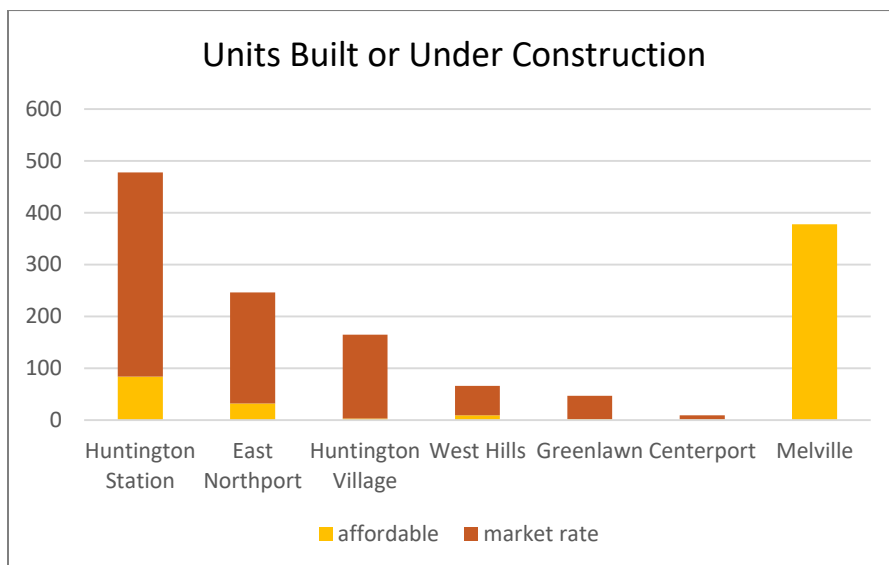
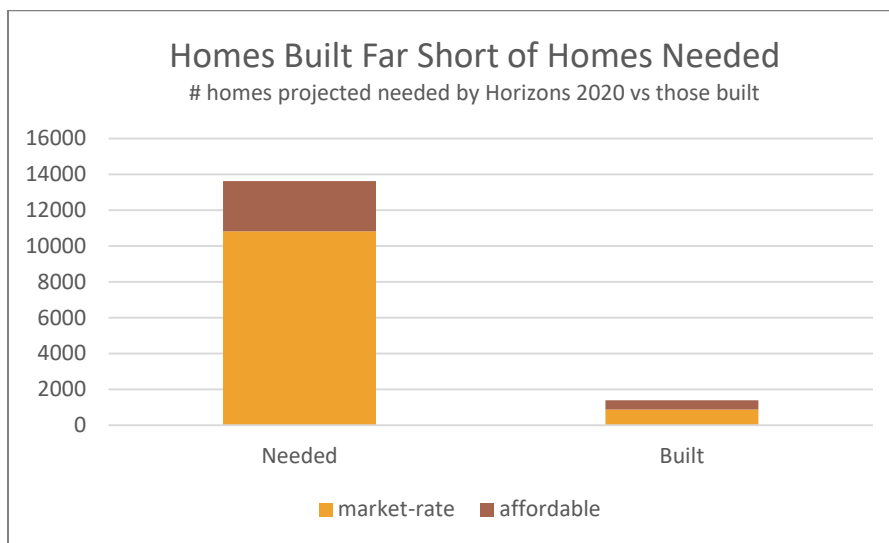
<sup>5</sup> Burchell, Robert; Sean DiGiovanna; William Dolphin, Suffolk County Workforce Housing Needs Assessments and Responses, Center for Urban Research, Rutgers University, 2008. The breakdown expected a needed increase in 803 units of low income housing, 905 units of moderate income housing and 1080 units of middle income housing. The study was based on 2000 Census data.



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units would be needed by 2020.<sup>6</sup> The 13,614 units took into account not only the 2,789 units from growth, it also included the number of existing households living in overcrowded, deficient and cost-burdened housing. This study was covered in greater detail in our 2016 housing report.<sup>7</sup>

In the past 20 years, wages and the cost of housing have diverged significantly.<sup>8</sup> Since 2008, 1,389 housing units have actually built, of which 509 are affordable and 583 are reserved for those 55 and older.<sup>9</sup>



<sup>6</sup> Ibid, page 30, table 2.19

<sup>7</sup> Weaving, Roger; HUNTINGTON TOWNSHIP HOUSING COALITION HOUSING REPORT 2016, December 2016

<sup>8</sup> "Who is the Next Generation of Long Islanders?" nextLI, at next.newsday.com.

<sup>9</sup> HTHC collected data. "Built" includes completed projects and those under construction. The affordable units in Melville are Highland Greens and The Club at Melville.



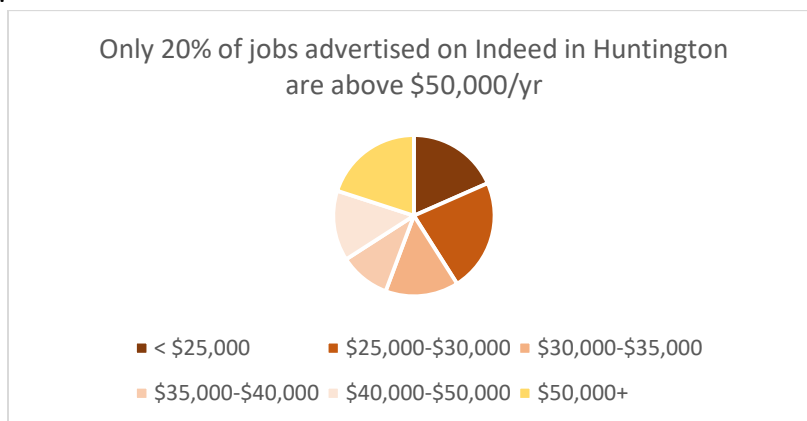
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### ***The Demand: Affordable Workforce Housing: Who needs it?***

According to the Regional Planning Association data gathered in conjunction with St. Joseph's College's Institute for Attainable Homes, Long Island's median household income in 2015 was \$89,000,<sup>10</sup> and the median rent in Huntington \$1,559/mo.<sup>11</sup> More recent data sets the Suffolk County AMI at \$110,000/yr. The standard for affordability is that no more than 30 percent of the household income should be used for housing.<sup>12</sup> In Huntington, 49 percent of renters pay more than 30 percent, while 28 percent of homeowners pay more than 30 percent. All told, this means over 20,800 Huntington residents are paying unaffordable prices for their housing.<sup>13</sup> This is a slight improvement over our 2014 report, when 54 percent of Huntington residents were paying unaffordable rents.

Most of these people work and are the folks you encounter on a daily basis. Data from the New York State Occupational Employment Statistics (OES) shows that workers with median incomes who would find \$1,559 a month to be over the 30 percent income threshold include servers, carpenters, home health aides, teaching assistants, retail salespeople, community workers, social services providers, buildings and grounds workers, janitors, nursing assistants and customer service reps, just to name a few. And that's measuring the median income. Young people starting out in these professions can be expected to earn much less.

An HTHC 2019 study found that 80 percent of 6,286 full time jobs posted within 10 miles of Huntington, would allow for a monthly rental payment of less than \$1250 a month if renters were to follow the 30 percent affordability standard. That's significantly below the current average rent. One-bedroom rentals in Long Island have a median rent of \$1,750 a month, and two-bedrooms are \$2,200 a month, according to real estate sources.



<sup>10</sup>Regional Plan Association, *Income and Jobs on Long Island, 2015*. Retrieved from <http://library.rpa.org/pdf/Long-Island-Jobs-and-Income-Factsheet.pdf>

<sup>11</sup> Regional Plan Association, Long Island Housing Data Profiles 2014, retrieved from <http://library.rpa.org/pdf/Long-Island-Housing-Profiles-Complete.pdf>, Huntington Town page

<sup>12</sup> For a good discussion of the 30 percent limit, see "Who can Afford to Live in a Home? A Look at Data from the 2006 American Community Survey" by Mary Schwartz and Ellen Wilson, US Census Bureau, retrieved at <https://www.census.gov/housing/census/publications/who-can-afford.pdf>

<sup>13</sup> Regional Plan Association, Long Island Housing Data Profiles 2014, retrieved from <http://library.rpa.org/pdf/Long-Island-Housing-Profiles-Complete.pdf>, Huntington Town page



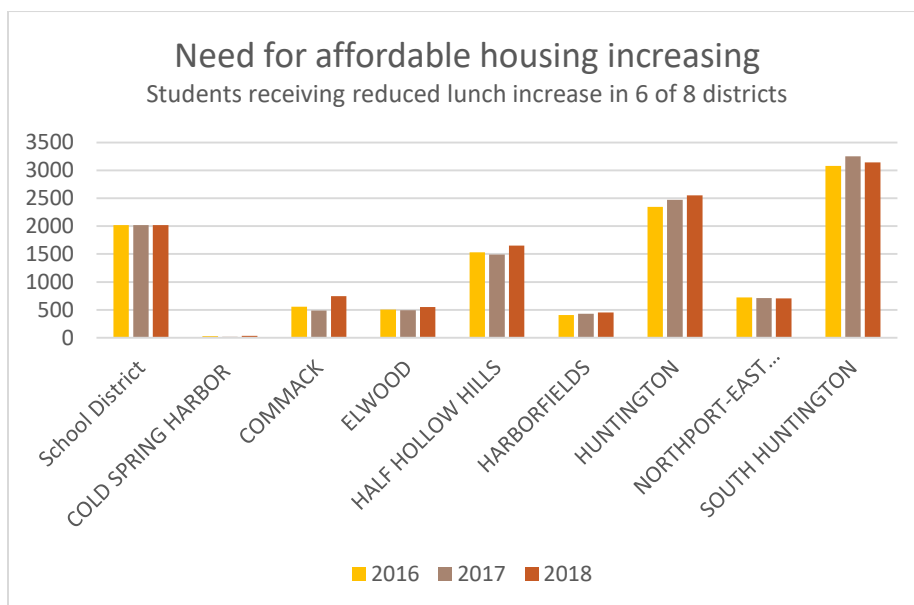
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The National Low Income Housing Coalition publishes the Housing Wage, an estimate of the hourly wage a full-time worker must earn to afford a rental home at HUD’s fair market rent (FMR) without spending more than 30 percent of his or her income on housing costs.<sup>14</sup>

In Nassau and Suffolk counties, the hourly wage necessary to afford a two-bedroom rental at fair market rent is \$36.67, more than the \$30.76 needed to rent in the state overall and certainly more than the national wage of \$22.96. As a reference point, a person earning \$38 per hour (the Huntington zip code median) for 35 hours a week, 50 weeks a year, would earn an annual income of \$66,500. In fact, the report allows you to break data down by zip code:

zip code	neighborhood	Housing wage
<b>11721</b>	Centerport	\$46.73
<b>11724</b>	Cold Spring Harbor	\$55.00
<b>11725</b>	Commack	\$38.08
<b>11731</b>	E.Northport	\$38.65
<b>11740</b>	Greenlawn	\$32.69
<b>11743</b>	Huntington	\$41.15
<b>11746</b>	Huntington Station	\$37.12
<b>11768</b>	Northport	\$36.92

People paying too much for their housing are located all over town. Using numbers of students who receive reduced lunch as a proxy, you can see that families needing help are located in every school district<sup>15</sup>. Moreover, the need has been increasing, with six of the Town’s eight school districts seeing an increase in the number of students receiving reduced lunch.



<sup>14</sup> “Out of Reach 2019”, National Low Income Housing Coalition,

<sup>15</sup> Retrieved from data.nysed.gov, district page



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Huntington's shortage of affordable housing choices is having an especially harsh impact on young families.

- A 2014 study found that 75 percent of young people, ages 20-34, said the lack of affordable housing options on the Island may limit their ability to stay.<sup>16</sup>
- Another 2014 study found "a huge exodus of young people, especially from mostly white, higher-income Long Island neighborhoods," like the Town of Huntington, due to the lack of affordable rental housing.<sup>17</sup>

This shortage has long-lasting effects. The decrease in the number of young people ages 20 to 34 has led to a 7.5 percent decline in the number of children under 19, potentially causing a shortage of workers in the future.<sup>18</sup> This brain drain is a threat to the LI economy and a net loss to taxpayers who spend on average \$300,000 to educate a child, grades K-12, only to see them leave the Island because, in part, they can't find affordable rental housing here.

Long Island business leaders have long recognized that the shortage of affordable housing imperils the future of Long Island's economy and tax base.

- A 2013 study concluded that "the shortage of affordable rental homes is already straining Long Island's economy, and will make it much harder to compete for jobs in the years ahead."<sup>19</sup>
- Large companies, like Computer Associates, have been moving off Long Island, joining a parade of almost 30 companies that have done so.<sup>20</sup>
- Recognizing the threat to the LI economy, the Long Island Association has, as one of its 2019 priorities, to "support specific mixed-use and rental projects that are significant to our region."<sup>21</sup> It's worth noting that they go on to include "Syosset Park in Oyster Bay and projects in downtown Lindenhurst, Hicksville, Baldwin, Wyandanch, Hempstead, Bay Shore, Oceanside and other communities, while continuing to support the overall redevelopment of EPCAL {Enterprise Park at Calverton} in Riverhead." Huntington and Melville are conspicuously absent, suggesting the Long Island business community may have given up on our town as a force for the housing innovation needed to drive business.

Adults 25 to 34 years of age have been leaving for decades. From 1990 to 2016, the number dropped by nearly a quarter — from a peak of 430,400 to 327,250, Census figures show.<sup>22</sup> That's over 100,000 fewer workers who pay taxes. It's not hard to figure out why they leave: Long Island's median rental price of \$1,750 would take 53 percent of an average millennial's monthly salary.<sup>23</sup>

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<sup>16</sup> Winslow, Olivia, "Young adult survey: LI needs more housing options, jobs to keep us here," Newsday, June 10, 2014.

<sup>17</sup> Winzenberg, David. "Young, Restless and Getting Out of Here, Fast," Long Island Business News, February, 2014

<sup>18</sup> "Fewer Youngsters Today, Fewer Workers Tomorrow?" Long Island Association Research Institute, June 2019

<sup>19</sup> Regional Plan Association, Long Island Community Foundation, Ford Foundation. "Long Island's Rental Housing Crisis," September, 2013.

<sup>20</sup> Ryan, Joe. "CA Shifts HQ to Manhattan," Newsday, June 5, 2014

<sup>21</sup> Long Island Association, "2019 Priorities and Initiatives", p.8

<sup>22</sup> "Squeezed out: How high rents are driving away LI's millennials", Robert Brodsky, Newsday. September 8, 2019

<sup>23</sup> "This Nassau: The Deal for The Next Generation", Jack Schnirman, August 2019.





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While 68.2 percent of 25- to 34-year-olds on Long Island owned their own home (or was the spouse of a homeowner) in 1970, only 20.8 percent were homeowners in 2016.<sup>24</sup> More than 40 percent of Nassau and Suffolk residents ages 25 to 34 live with relatives, and a fifth of married millennials live with family, with many pointing to high housing prices as the reason.

The effect of not having an affordable place to live is wide-ranging. Moderately cost-burdened households spend 13 percent less on food, 40 percent less on health care, and 23 percent less on transportation than similar households who were not housing cost-burdened.<sup>25</sup>

### ***Progress Report***

The Horizons 2020 plan laid out the competing forces quite clearly. It said the goal was to “alleviate sub-standard housing conditions while promoting a more diverse housing stock affordable to all income groups.”<sup>26</sup> Yet it also promised to “protect Huntington’s small-town suburban character; preserve its rich heritage of historic resources; maintain and enhance its aesthetic character and identity; and practice responsible environmental stewardship.”<sup>27</sup>, while “maintaining and protecting stable, high-quality land uses and land use patterns” such as “single-family neighborhoods, hamlet centers, etc.”<sup>28</sup> With only three percent of the Town’s land vacant and another one percent agricultural,<sup>29</sup> it was always going to be hard to promote a more diverse housing stock while maintaining the existing land use patterns.

Horizons 2020 took to task the Town of Huntington for having an 85 to 15 percent ratio of owners to renters, versus a national average of 67 to 33 percent. As of 2017, the most recent dates available, this hasn’t changed much: Huntington is only 15.5 percent rental. Huntington has a lower percentage of rental units of similar areas in the NY Metro region, and compared to most of our neighboring towns.<sup>30</sup>

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<sup>24</sup> “THE MILLENNIAL POPULATION MAY BE GROWING AGAIN, BUT MILLENNIAL HOUSEHOLD FORMATION IS SHRINKING”, Long island Association Research Institute, August 2018.

<sup>25</sup> “State of the Nation’s Housing 2019”, Joint Center for Housing Studies, Harvard University, 2019, p.32

<sup>26</sup> “Horizons 2020: Comprehensive Plan update, Town of Huntington, December 2008, p v.

<sup>27</sup> Ibid, p. iv

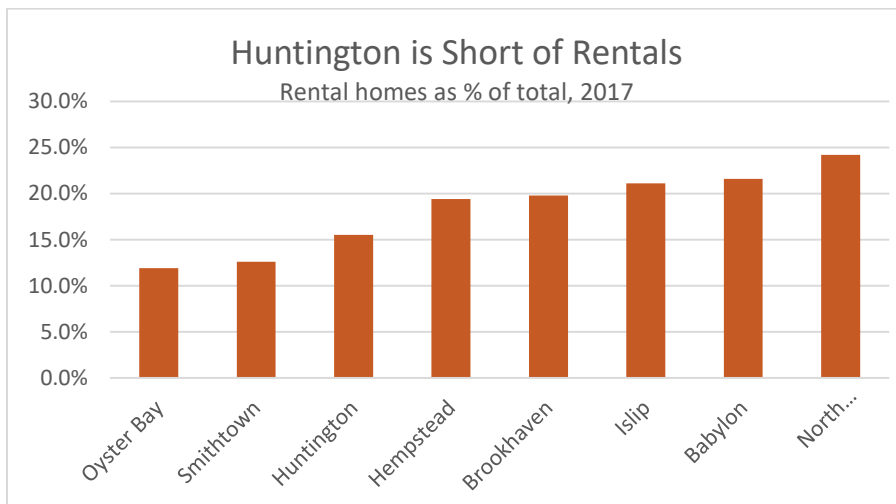
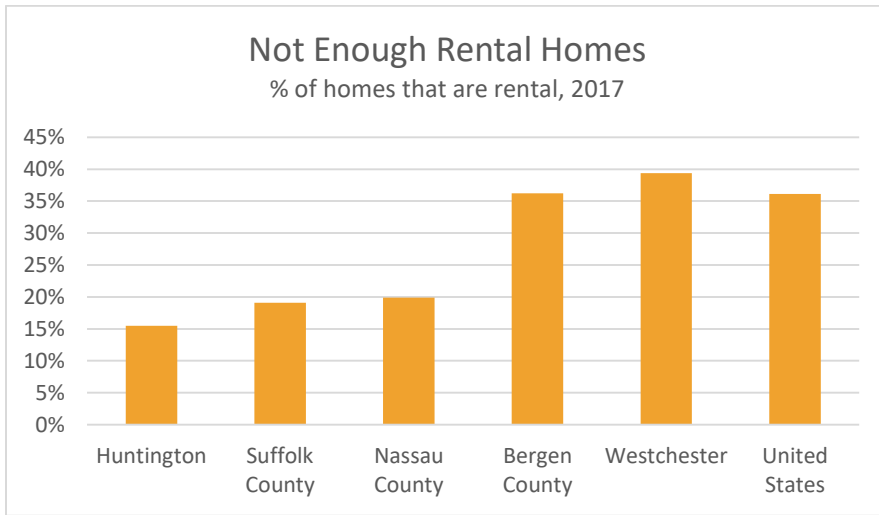
<sup>28</sup> Ibid p. vii

<sup>29</sup> “2016 Land Use- Suffolk County”, Suffolk County Department of Economic Development & Planning, Division of Planning & Environment, 2016, p. 19

<sup>30</sup> U.S. Census Bureau, 2017 American Community Survey 1-Year Estimates, factfinder.census.gov.



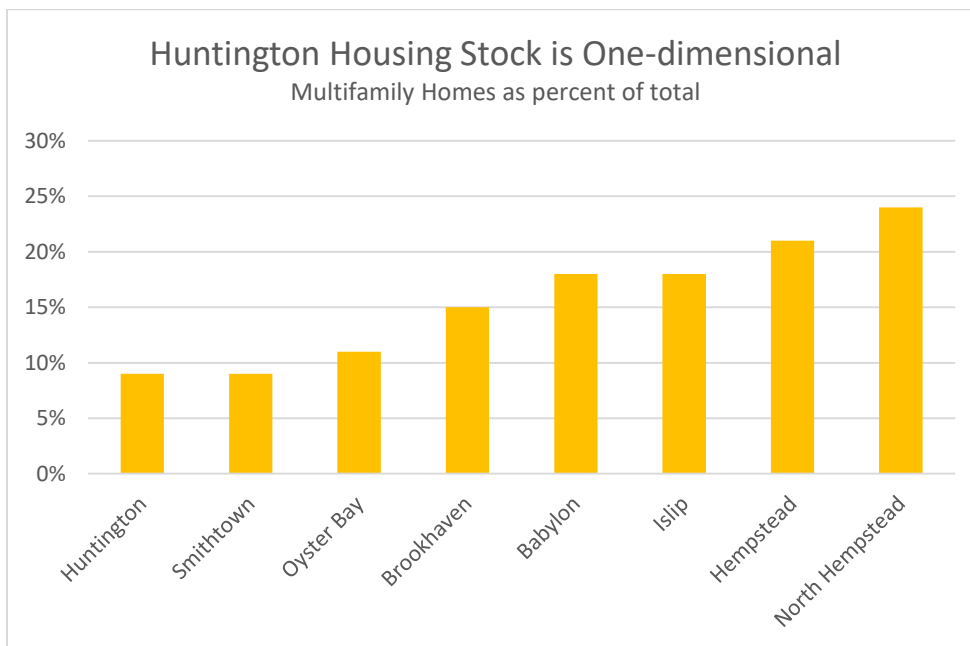
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One of the major reasons for this is that Huntington has one of the lowest percentages of multi-family housing:<sup>31</sup>



The Town's two-family home law requires the homeowner to show (undefined) "extreme hardship" in order to have a legal two-family home. There is also a five-year residency requirement before you can apply for a permit for a two-family home and, a number of restrictions including no "exposed cellars, large attics, tall roofs, multiple driveways, multiple decks and prominent secondary dwelling entrances." The five-year resident restriction essentially means homeowners cannot build a two-family home in Huntington by first intent, as they would need to leave the second half of the home empty for the first five years.

With little free space left to build on, it is difficult to imagine the development of many large multi-family projects, which makes it important to include affordable options in large projects currently proposed, such as Renaissance Downtown's Huntington Station project, Matinecock Court and the upcoming proposals in the Melville Employment Center (MEC).

The Town has also opted to build housing primarily for very restricted groups, such as seniors 55 and over (55+) and for veterans. The primary reason is political. Groups like seniors are not expected to have children and therefore are not likely to rouse the oppositions of the powerful school districts. Historically, government has a poor record when it comes to building for groups. When the original public housing developments were built, they were required by federal law to be segregated, to the extent that if two buildings were built, one would be for whites and one for African-Americans.<sup>32</sup> That legacy is still reflected in our communities today. Homes should be built for PEOPLE, not GROUPS.

<sup>31</sup> *ibid*

<sup>32</sup> **The Color of Law**, by Richard Rothstein, Liveright, 2017.

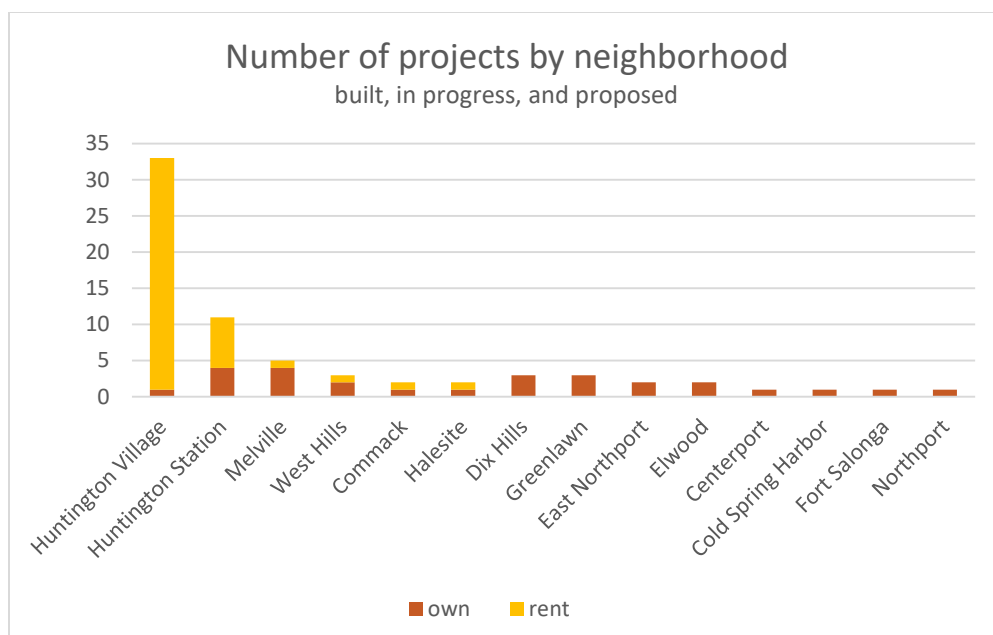


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### The Supply: What have we been building?

The HTHC has been tracking all housing projects that have been proposed around town, both market rate and affordable. We track all projects with two or more units, and spot builds if they are designated as affordable. A list of these developments is in the Appendix.

It is easy to see why current public perception is that all projects are going to Huntington Village and Huntington Station. Reviewing the list of projects built or under development, the numbers in the Village far outnumber those in other neighborhoods:



Most of them, though, are smaller projects, creating four to 10 units above stores and commercial businesses. Looking at the total number of units, developments are occurring in most neighborhoods, although the much-needed rental units are clustered in the Village, Huntington Station and Commack.

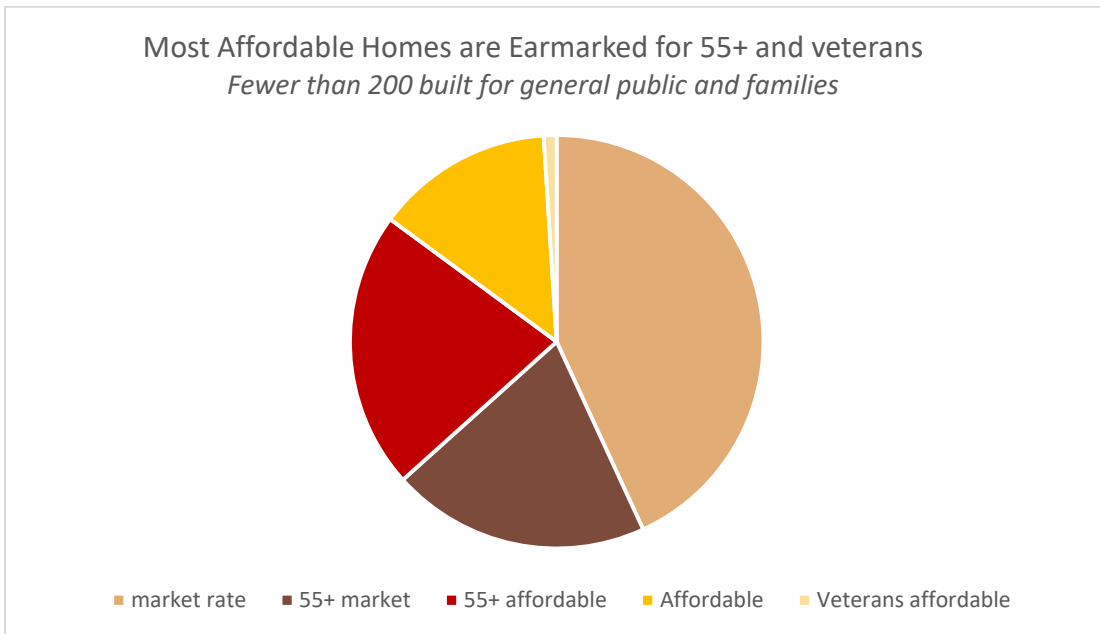
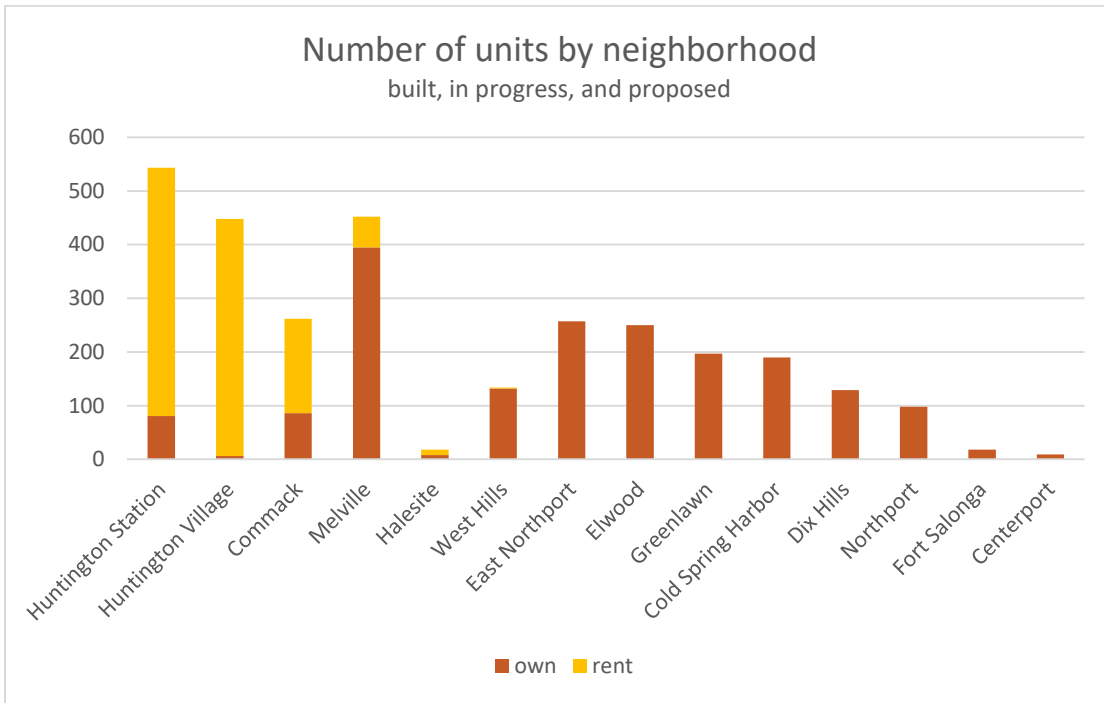
On the downside, all 509 affordable units currently built or under construction fall far short of the 2,789 units the Rutgers study says Huntington needs by 2020. Even adding in the additional 261 units currently approved or proposed, Huntington remains over 2,000 units short of what it is needed TODAY. This means overcrowding and illegal rentals will persist.

Particularly hard hit are the young. Only 21 percent of the units are affordable units not set aside for seniors. Approximately 3,200 students graduate every year from Huntington high schools. However, only 141 units were built or are being built to house them over the last eight years.<sup>33</sup>

<sup>33</sup> Retrieved from data.nysed.gov, district page



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### ***Financial Benefits of Rental Housing***

According to the Regional Planning Association, every 100 new rental housing units generates 32 local jobs, \$2.3 million in income and \$395,000 in tax revenue annually.<sup>34</sup> Their 2013 report also noted that “on average, the Hudson Valley, northern New Jersey and southwestern Connecticut have two-and-a-half times the number of available rental homes per household than Long Island, making it difficult for Nassau and Suffolk to attract skilled workers and young professionals.”

A recent study by the Urban Institute<sup>35</sup> pointed out these benefits for local economies:

- Housing affects where companies choose to locate their companies. If people need to earn a lot of money just to meet basic needs, it can be too costly to hire staff.
- Available and affordable housing allows employers to attract and retain diverse employees at all levels. For those businesses already here, having affordable housing options keeps their younger talent from moving to more affordable locations.
- Access to affordable and stable housing can make workers more productive. Workers with commutes longer than 30 minutes have been shown to be less productive. It can easily take 30 minutes to go from Dix Hills to Huntington Village in rush hour, without ever leaving town. Workers who live further away make employees in our town less productive and our businesses less competitive.
- Affordable housing options improve job access. Huntington Village wait and shop staff who move to places like Farmingdale and Patchogue to find more affordable rents, soon realize they can also find jobs in those towns, making it harder for our businesses to attract talent.

Increasing the rental stock is good for local businesses, which is in turn good for the Town’s tax base. Equally important, not building rental stock is bad for business, as other localities get ahead of us. Suburban Long Island added only 16,000 housing units from 2010 to 2017, and saw a decline in its young workforce. Northern New Jersey added 151,000 units over the same period and has seen strong increases in its next-generation workforce.<sup>36</sup>

### ***What should we be building?***

#### **Accessory Dwelling Units (ADUs)**

Accessory Dwelling Units are a fast and more cost-efficient way to build more affordable housing. Across a number of towns and cities, ADU ordinances, or those aimed at creating a secondary dwelling unit on the same lot as a main housing unit, have been an effective in enabling a greater, more affordable housing mix.<sup>37</sup>

Given the Town’s housing stock is overwhelmingly single-family homes, allowing homeowners to have an ADU is an important element to creating more affordable housing. ADUs not only allow seniors extra income to help them age in place, it will make homeownership more accessible for younger buyers. The

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<sup>34</sup> Long Island’s Rental Housing Crisis, Regional Planning Association, September 2013, p3.

<sup>35</sup> “Meeting the Washington Region’s Future Housing Needs”, Urban Institute, Margery Austin Turner, Leah Hendey, Maya Brennan, Peter A. Tatian, Kathryn Reynolds, September 4, 2019

<sup>36</sup> LIHerald.com, “How do we keep young people on Long Island”, by Laura Curran, Posted July 19, 2019

<sup>37</sup> “Diversifying Housing Options with Smaller Lots and Smaller Homes” NAHB, written by Opticos Design, 2019



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Town's restriction of ADUs to no more than 10 percent of a given neighborhood protects against ADUs clustering in any one neighborhood.

The Town's passage of modifications to the ADU law in 2019, allows ADUs in smaller homes with smaller frontages, and the homeowner to live in either side of the home. This is an important step toward increasing the supply of ADUs. Next steps should focus on providing funding through the Affordable Housing Trust Fund for modifications to meet code and on increasing assistance at Town Hall, perhaps through a designated expeditor. These changes will help homeowners navigate the Town's challenging permitting process. Allocating a budget for an information campaign to help Town residents understand ADUs would also help. Studies show whether or not ADUs actually get built depends on availability of financing, cost of construction, length of time for approvals, impact fees and parking requirements. Creative incentive, like waiving a parking requirement if the ADU is within walking distance of a train station, could encourage their creation where most needed.

Revisiting the restriction on basement apartments may also help, as basements that meet all the proper egress and safety standards would be an ideal source of ADUs in certain home designs.

### ***Transit Oriented Development (TOD)***

Transit Oriented Development is a concept in which housing, retail and office jobs are maximized in areas where people can walk to their daily needs and to public transit, thereby minimizing the need for cars on the roads and parking. Farmingdale, Great Neck Plaza, Hicksville, Mineola, Rockville Centre, Wyandanch and Westbury, have developed transit-oriented housing and retail options in vibrant, walkable downtowns. With greater building density where it makes sense and proximity to Long Island Railroad stations for easy commutes, apartments are rapidly filling up, some with waiting lists.<sup>38</sup> TOD also help affordability by reducing the use of gasoline in cars, and potentially reducing two-car families to one-car families if one member can walk to work or transit.

In Nassau County, nearly three-quarters of its housing within walkable distance to a train station is detached single-family.<sup>39</sup> Surface parking lots near train stations are a poor use of a valuable resource.

Huntington could promote transit-oriented development by eliminating exclusively single-family house zoning in suitable areas. Looking at train stations, areas in Town that could take advantage include:

*Huntington Station* – The Town's C-6 overlay zone for Huntington Station is a good example of TOD.

*Huntington Village* – While not especially close to the train, many neighborhoods south of Main Street can walk to the train, and many of the people who live in town can walk to stores, restaurants and entertainment.

*Melville* – The Melville Employment Center (MEC) plan is a good start toward developing the large parking lots surrounding many of the area's office buildings. It has room to add restaurants, shops and housing that would put workers much closer to their jobs. An express

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<sup>38</sup> LIHerald.com, "How do we keep young people on Long Island", by Laura Curran, Posted July 19, 2019

<sup>39</sup> Regional Planning Association: "Our Region Needs More Housing; End Single-Family Zoning" , By Alanna Browdy and Arvind Sindhvani, June 20, 2019



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bus route is planned to run along route 110 down to the Farmingdale train station. Attention needs to be paid toward the traffic choke points of the bridges crossing the LIE, and the area sorely needs a grocery store.

*Greenlawn* – Greenlawn still has many single-family homes within walking distance of the train station, as well as single-story commercial space. A lack of sewers is likely to keep it that way in the near future. However, this area could easily be a place where people could “walk-to-all” without losing its small-town charm.

*Cold Spring Harbor* – CSH’s train station is nowhere near its commercial district and so is an unlikely candidate for TOD.

*Northport/East Northport* – While the Village of Northport is outside the Town’s zoning authority, it has a sewer district. East Northport has both a train station and a nearby commercial district which could make it a good candidate for future transit-oriented development. However, it lacks sewer infrastructure. The Town should look at extending the Northport sewer district to the area around the East Northport train station.

### ***“Missing Middle” Housing***

Huntington primarily has single-family homes, garden apartments and very few mid-rise apartment buildings, so it is natural if many think these were the only kinds of buildings that can be built in suburbia. However, other types of housing, such as duplexes and triplexes, courtyard apartments, bungalow courts and townhouses, would also be a way to increase the housing supply. They are ideal for transition zones between commercial districts and single-family homes, the smaller scale makes good design easier to achieve, and they can be constructed on small lots.<sup>40</sup>

### ***Sewers***

Because the cost of land in Huntington is so expensive, it is not possible to build affordably without density, but building density without sewers is not possible because cesspools can only handle so much. The Town needs to continue to push for the completion (beginning!) of the sewer between the Huntington train station and Jericho Turnpike, as well as looking to ensure our existing systems can handle proposed growth.

### ***Obstacles***

The four main obstacles cited in opposition to larger developments are traffic, parking, the effect on the water supply and, the “character of the community.”

### ***Traffic and Parking***

Traffic and parking are usually discussed in a way that presents a false choice: “If we don’t build it, they won’t come.” The reality is, as long as there are jobs and a desirable town, people will come to live in Huntington and, if new places where they can live are not generated, they will opt for unsafe illegal apartments. This means the town will still have tenants’ cars on the road and parking on the streets.

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<sup>40</sup> “Missing Middle Housing on Long Island”, Elissa Kyle, Vision Long Island, 2018.





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People who live in apartments on Long Island will continue to own cars as there is no other convenient way. However, building Transit-Oriented Developments (TOD) near walkable downtowns and train stations can help minimize the number of miles driven and, potentially, even the number of parking spots needed. A couple who lives near the train station may have one rail commuter and one car commuter, and can live more affordably with only one car. The car will likely commute from a downtown area like the Village while the rest of the cars are coming in, and it may stay parked and off the road if the couple can handle all their shopping and entertainment needs in a walkable downtown. Restaurant and shop workers who currently live in Farmingdale and Patchogue would not clog the entire length of Park Avenue and New York Avenue if they could find affordable homes closer to work.

### ***Water quality***

Long Island Sound and Huntington Bay pollution issues are primarily due to excess nitrogen that comes from the run-off fertilizers for residents' lawns, and the primary cause of pollution in the ground water is septic tanks, especially older ones. Both fertilizers and septic tanks are characteristics of single-family homes, not apartments above stores. The Town waste treatment facility is in no danger of reaching capacity any time soon, so there is plenty of time to consider expanding it if the Town deems it necessary.

Can the Town do a better job enforcing the rule that water that falls on your property stays on it, or by requiring offsets to allow the highway department to capture more water before it reaches the Village? Absolutely. But the answer to improving groundwater and the water in the bays and Sound lies in restricting fertilizers and, getting more homes on sewers and modern septic tanks and off legacy septic tanks, not in adding red tape that makes it too hard to build the necessary living units.

### ***“Character of the Community”***

No resident of the Town wants to see the “Queensification” of Huntington, if this pejorative is defined as endless rows of non-descript six-story brick buildings. Nor does town zoning allow it. The highest buildings can only be three stories high. However, suggesting that apartments above stores in Huntington were historically restricted is incorrect. While apartments above stores were banned from 1934 to 2006, they were allowed from the founding of the Town in 1653 to 1934, and from 2006 onward, which means they have been allowed far longer than they were restricted.

Of more recent concern is the Town's consideration of the addition of an architectural review. The extra steps and requirements such a board would impose would add costs that are anathema to affordable building. Being esthetic rather than empirical in nature, architectural review has the potential for abuse, as it is easily used as an excuse to stall building on the basis of opinion. Everyone would prefer to see beautiful buildings in our town, but they need to be affordable as well. The HTHC urges the town to tread lightly with this requirement.

### ***School Overcrowding***

Many citizens are concerned that the addition of a large apartment complex will adversely affect their school district and drive up taxes. However, the reality is that relatively few children move into apartments. For example, downtown Patchogue added 715 apartments from 2000 to 2017, but only 40



## Huntington Housing Horizons 2030

school-age children.<sup>41</sup> That works out to just over three children per grade, not likely to require the hiring of additional staff.

### ***Housing for Veterans***

The Town has taken a strong step to aiding local veterans by permitting the building of the recently completed Columbia Terrace buildings. While the HTHC expects the need for affordable housing for veterans to continue, we believe there is also a great need for affordable homes for the general population.



*Columbia Terrace under construction*

### ***Housing for the working poor***

People, especially families, are affected in many ways by sub-standard and over-crowded housing. Children spend three-quarters of their time around the house,<sup>42</sup> and poor home conditions affect their future through problems at school.

Affordable housing has a strong connection to children’s cognitive development because it allows families to invest in their children. Interestingly, spending 30 percent of your income on rent is an indicator of spending more on your children than spending more OR less than 30 percent. Among families with incomes below \$30,000 a year (i.e., at or below 200 percent of the federal poverty line), those who spend 30 percent of their household income on rent spend \$125 more per year on child enrichment than those who spend 10 percent of their income on rent, and \$75 more per year than those who spend 50 percent of their income on rent.<sup>43</sup>

The Welfare to Work commission identified a “critical shortage of housing for Suffolk’s most vulnerable residents at risk of becoming homeless: the working-poor earning under 50 percent of the Area Median Income (\$55,000 for a family of four, half the \$110,000 AMI) and, more pointedly, people with mental

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<sup>41</sup> “Village of Patchogue Revitalization, Economic Impact Analysis”, prepared for the Long Island Regional Planning Council by Tood Poole, 4Ward Planning, December 19, 2018.

<sup>42</sup> “It’s about time: A comparison of Canadian and American time–activity patterns”, Journal of Exposure Science and Environmental Epidemiology, JUDITH A LEECH, WILLIAM C NELSON, RICHARD T BURNETT, SHAWN AARON & MARK E RAIZENNE, November 4, 2002.

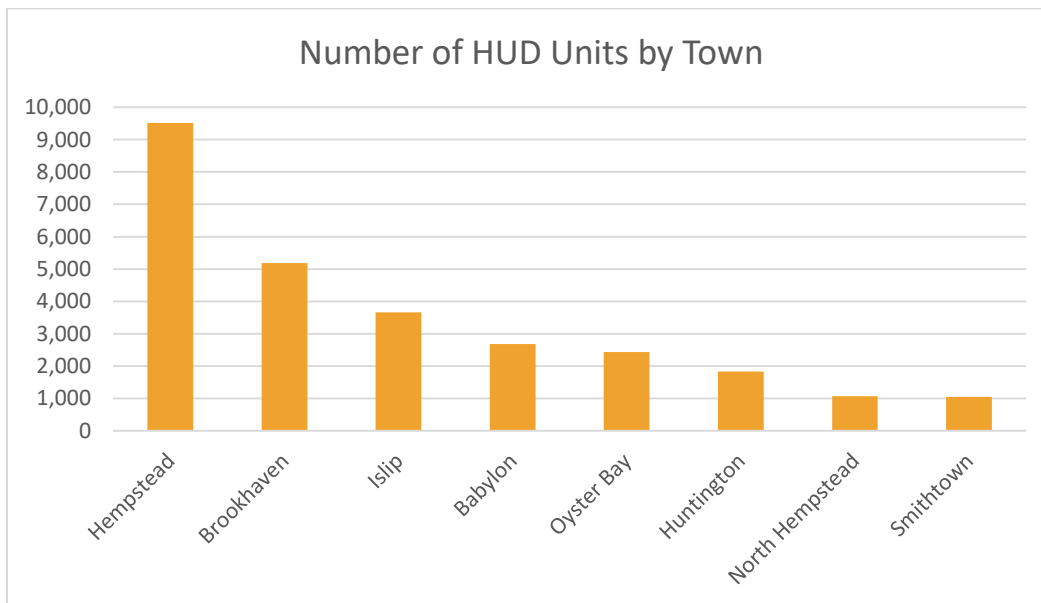
<sup>43</sup> “Housing Affordability and Investments in Children” by Sandra J. Newman and C. Scott Holupka, Journal of Housing Economics, 2014.



## Huntington Housing Horizons 2030

illness who need supportive housing. The most recent count found 3,868 homeless people on Long Island. It costs Suffolk \$19 million a year to shelter the homeless.<sup>44</sup> Homeless children miss 20 days of school a year on average and have high drop-out rates.<sup>45</sup>

Huntington is also in the bottom half of the neighboring towns when ranked by the amount of HUD units<sup>46</sup> provided, both in absolute number and as a percent of total population.<sup>47</sup>



Unfortunately, given the current negative attitude of the federal government toward affordable housing, the HTHC does not anticipate any options to increase HUD units in the near future, leaving our most vulnerable families at risk.

<sup>44</sup> "Finding Homes for Our Most Vulnerable Neighbors: The Need for Supportive and Affordable Housing In Suffolk County", Supportive Housing Work Group of the Welfare to Work Commission of the Suffolk County Legislature, June 2018.

<sup>45</sup> Harris, Elizabeth A. "Homeless Students Lag Behind Peers and Face High Dropout Rates, Study Shows," The New York Times, April 12, 2018.

<sup>46</sup> The HUD units comes from a section on the RPA report that comes from the "HUD picture of subsidized housing 2013" and is total units available through all HUD programs, including public housing, section 8, section 236, moderate rehab and other multi-family.

<sup>47</sup> Regional Plan Association, Long Island Housing Data Profiles 2014, retrieved from <http://library.rpa.org/pdf/Long-Island-Housing-Profiles-Complete.pdf>.



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### ***Policies we do not advise***

#### ***Rent Control***

While rent control allows renters who already have an apartment to limit the increase in rent, the long-term effects are more pernicious and detrimental to a town that needs more affordable units and more rentals. Rent control discourages landlords from investing in the properties as their costs rise faster than rents, and in some cases rent control actually reduces the number of rental units. A recent study of rent control in San Francisco found the imposition of rent controls led to a 15 percent DECREASE in the rental unit supply.<sup>48</sup> The recent changes in the State's tenant protection laws could have a chilling effect on the rental market and need to be watched closely.

#### ***Clustering affordable housing in one place***

Not only is putting all the affordable housing in one part of town illegal, according to the 1988 U.S. Supreme Court decision involving *Metzger v. City of Detroit*, it is also bad civic policy. Studies show that communities are most vibrant when they have a mix of income levels.<sup>49</sup> Having places where service people can live close to the people they serve also reduces miles on the road, reducing traffic congestion.



*Creekside by the Harbor*

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<sup>48</sup> "The Effects of Rent Control Expansion on Tenants, Landlords and Inequality: Evidence from San Francisco", Rebecca Diamond, Tim McQuade, & Franklin Qian, Stanford University, March 9, 2019.

<sup>49</sup> "Developing Inclusive Communities- Challenges and Opportunities for Mixed Income-Housing", Renée Lewis Glover, Ann Carpenter, Richard Duckworth, Community and Economic Development Department, Federal Reserve Bank of Atlanta, June 2017



## Huntington Housing Horizons 2030

### A Plan for the Future

#### ***Conclusions and Recommended Actions***

The Town has made some progress toward making Huntington an affordable place to live since our HTHC last report in 2018, but the improvement has been small and does not come close to meeting the needs of the community when it comes to affordable housing. It is clear that setting the zoning and waiting for developers to make proposals is not providing the housing the Huntington residents need in a timely fashion. The Town not only needs to take steps to ensure an environment that could allow the private sector to build affordably, they need to take a step further and actively engage property owners of larger parcels to create affordable housing.

#### ***Conclusions:***

1. The Town needs more rental units as a percentage of the total number of homes. Despite the Town's 2008 Comprehensive Plan criticism of the home ownership/rental ratio of 85 to 15 percent, the Town's planned construction since 2008 barely moves the ownership/rental ratio and is still well below the U.S. ratio of 67 to 33 percent.
2. The Town needs more affordable units. The number of units of affordable rental housing being built are less than 20 percent of what the Comprehensive Plan says the Town of Huntington needs.
3. The Town needs more market-rate housing as well. The total number of units built and planned provide only 10 percent of the 13,614 units projected by the Rutgers study to meet the needs of housing-stressed Huntington residents who are income constrained, cost-burdened or living in deficient or crowded housing.
4. Despite the Town Comprehensive Plan's call for more affordable housing, as well as the Rutgers study analysis of the need for more affordable housing, the Town's built (509) and planned (220) affordable housing adds only 729 units since 2008, far below the Rutgers study projected need of 2,789 units for low, moderate and middle income people.

#### ***Recommended actions:***

The Town should make a plan with the explicit goal creating 2000 more affordable housing units by 2030, ideally in walkable, transit-oriented areas. The below list will help them get started. The Town should:

1. Continue to lend its full support to Renaissance Downtown's Huntington Station Project, while monitoring it to ensure the units stay at a moderate price. While the units do not meet HUD's standard for affordability, their small size and moderate rentals rates are a welcome increase in both the number and price range of rentals in the community. Their Artists' lofts will have nine affordable units.
2. Continue to support the development of Matinecock Court, the subject of a 1988 US Supreme Court decision. There is a critical need for this housing and it has been delayed for far too long. The development will add 146 affordable units.
3. Publicize and assist in the creation of ADUs. During the recent passage of the bill, the maximum estimate was that there could be as many as 1,000 ADUs added, but full saturation is unlikely. Neighborhoods with no restrictions before the change typically have less than 50 percent of the



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allowable ADUs. We estimate the ADU law, properly promoted, could add 300 units over the next 10 years.

4. Push forward on the infill projects put forth by the Melville Employment Center. One estimate of the possible number of apartments is 500, which, at 20 percent, would add 100 affordable units.
5. Rezone the Town so that no parcel of land larger than two acres is zoned for single-family homes. If future golf courses, farms or other large parcels become available, a denser development should be required.
6. Close the remaining loopholes in the affordable housing law. All housing construction of five or more units should have a 20 percent affordable component, and smaller ones should have to contribute to the Affordable Housing Trust Fund. Period. No exceptions. This should specifically include the cluster zoning rule that allows the building of density in exchange for setting aside open land. If the Preserve at Indian Hills, the proposed Oheka Castle development, Fountaingate and the last proposed version of Classic Galleries were required to have a 20 percent component, that would add 110 affordable units
7. Revise the two-family home law to make it easier to build two-family homes. An additional 50 two-family houses would add 100 more affordable homes.
8. Streamline the building permit process. Renaissance was able to get shovels in the ground in record time, about five years, but more typical for Huntington is eight years, which drives up the cost of development. The Long Island Index's 2018 report noted the stark difference between Fairfax, Virginia and Huntington, especially noting how easy it was to file permits and track their progress online in Fairfax, saving costly trips to Town Hall.<sup>50</sup>
9. Seek out owners and developers who hold larger parcels in appropriate areas and expedite the building of affordable housing. Parcels like the ones held by MGD in Huntington Station and Curov Realty, who holds several parcels together along Laurel Road in Northport, present opportunities. While there are presently no projects proposed and it is hard to gauge their size, MGD in particular specializes in building affordable homes.
10. Take the lead in explaining to its citizens why the Mediavilla property, currently zoned for single-family housing, should be rezoned to include affordable housing. It is located on a high-capacity road which could handle the traffic. The Town needs to be especially bold, since residents have turned out to oppose everything that has ever been proposed for the property.
11. Identify properties with current existing parking as prime areas to develop into housing. The Chase Bank at the corner of Gerard and New York Avenue had parking and residents would have been able to walk to all their daily needs, but the Town chose to turn it into a parking lot, taking it off the tax rolls. There are at least four other cape-style bank (or former bank) buildings in town that have a similar large space, and that's on a casual first glance; admittedly not all of them near walkable areas. The Town could surely identify more.
12. Seek out the most aggressive ways to force zombie homes into programs we can utilize to capture the homes and convert them to affordable housing.
13. Subject future affordable units controlled by the Town to means-testing every five years. Currently it is possible to get in while young and not earning much, and retain your lease even if

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<sup>50</sup> "2018 Indicators Report", Long island Index, p.99



## Huntington Housing Horizons 2030

the resident's career prospects have priced them out of the affordable brackets. These units are hard enough to create; we need to ensure the people who need them the most are in them.

14. Approach large employers such as Canon, Henry Schein and Huntington Hospital to explore ways to create affordable workforce housing near them. Since affordable housing almost always requires grants to become reality, perhaps the companies can donate money and/or land to create affordable housing on which their employees would have priority. For example, creating a zone around the Hospital that would make it easier to acquire and convert the homes there to multi-family homes would not only make them more affordable but put the employees close to work. If fewer employees had to drive to work, it would take cars off the road and alleviate the hospital's parking issues. Similarly, housing on the large Canon campus would allow its employees to walk to work.
15. Seek regional solutions. If 15 Boston-area mayors can commit to building 185,000 new housing units,<sup>51</sup> we should be able to convince our neighbors to come up with a few thousand affordable ones. The Regional Planning Council has repeatedly called for more affordable housing on Long Island.

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<sup>51</sup> "Boston-area mayors commit to building 185,000 new housing units by 2030", Curbed Boston, Tom Acitelli, October 2, 2018



## Huntington Housing Horizons 2030

### Appendix A: Definitions

This report will use the term “affordable housing” to encompass all forms of housing below 80 percent of AMI, including single-family homes, duplexes, accessory apartments and apartments. Families earning 80 to 100 percent of AMI are considered “Middle Income.” Different HUD programs have different levels of income qualification. The 2018 HUD income numbers to qualify for affordable housing are as follows:

Income	HUD classification	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>30% of Median</b>	EXTREMELY LOW-INCOME (ELI)	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	\$43,400	\$46,200
<b>50% of Median</b>	VERY LOW-INCOME (VLI):	\$40,850	\$46,700	\$52,550	\$58,350	\$63,050	\$67,700	\$72,400	\$77,050
<b>80% of Median</b>	LOW-INCOME (LI):	\$61,350	\$70,100	\$78,850	\$87,600	\$94,650	\$101,650	\$108,650	\$115,650
Monthly rent	HUD classification	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>30% of Median</b>	EXTREMELY LOW-INCOME (ELI)	\$613	\$700	\$788	\$875	\$945	\$1,015	\$1,085	\$1,155
<b>50% of Median</b>	VERY LOW-INCOME (VLI):	\$1,021	\$1,168	\$1,314	\$1,459	\$1,576	\$1,693	\$1,810	\$1,926
<b>80% of Median</b>	LOW-INCOME (LI):	\$1,534	\$1,753	\$1,971	\$2,190	\$2,366	\$2,541	\$2,716	\$2,891

For example, if a single person earning \$61,350, which is 80 percent of the area median income, wants to spend less than 30 percent of their income, their monthly rent should be no more than \$1534/mo.

**Affordable Housing** – As HTHC uses the term, Housing (rental or ownership) that requires no more than 30 percent of a family or person’s income. HUD current definitions are no more than 30 percent of income for rental and 31 percent of income for ownership.

For more definitions and terms we encourage you to visit our web site’s glossary of housing terms (<https://huntingtonhousingcoalition.org/welcome/glossary-of-housing-terms/> )





## Huntington Housing Horizons 2030

### Appendix B: Housing built since 2008 or under construction

name	street	Neighborhood	status	own v rent	senior only	Total units	# own	# rent	# affordable
Avalon Bay	5th Street	Huntington Station	complete	rent	no	303	0	303	43
The Club at Melville-3 income bands	25 Deshon Drive	Melville	complete	own	yes	261	261	0	261
The Seasons at Elwood	Oak Tree Dairy, 544 Elwood Road	East Northport	under cons	own	yes	246	246	0	32
Highland Greens	Ruland Road	Melville	complete	own	no	117	117	0	117
Country Pointe- Beechwood	5th Street	Huntington Station	under cons	own	no	76	76	0	11
Renaissance Gateway Plaza	1000-1026 New York Avenue	Huntington Station	under cons	rent	no	66	0	66	13
Harborfields Estates	Pulaski and Lake road	Greenlawn	complete	own	no	47	47	0	2
Huntington Ice House	50 Stewart Avenue	Huntington Village	complete	rent	no	26	0	26	0
Behind Albert's Mandarin Gourmet	269A New York Avenue	Huntington Village	complete	rent	no	20	0	20	0
Creekside by the Harbor	Creek Road	Huntington Village	complete	rent	no	19	0	19	3
Northridge	corner of Northridge & NY Avenue	Huntington Station	complete	rent	no	16	0	16	0
Renaissance Northridge	New York Avenue	Huntington Village	complete	rent	no	16	0	16	0
Columbia Terrace- vets	Columbia Street	Huntington Station	under cons	rent	no	14	0	14	14
Park Place	226 New York Avenue	Huntington Village	complete	rent	no	14	0	14	0
Heatherwood	40 Girard St	Huntington Village	complete	rent	no	12	0	12	0
vacant lot Stewart & Girard Street	30 Stewart Avenue	Huntington Village	under cons	rent	no	12	0	12	0
next to Red restaurant	425 New York Avenue	Huntington Village	complete	rent	no	10	0	10	0
Next to Storyville	41 Green Street	Huntington Village	complete	rent	no	10	0	10	0
Hilltop Homes	East Main & Centershore Dr	Centerport	complete	own	no	9	9	0	1
FAD Building	415 New York Avenue	Huntington Village	complete	rent	no	7	0	7	0
West Neck Apartments	27 West Neck Road	Huntington Village	complete	own	no	6	6	0	0
10 Wall Street	10 Wall Street	Huntington Village	complete	rent	no	4	0	4	0
Mr. Sausage	3 Union Place	Huntington Village	complete	rent	no	3	0	3	0
32 East 6th street	32 East 6th street	Huntington Station	complete	own	no	2	1	1	2
Above Lemon Tree	328 Main Street	Huntington Village	under cons	rent	no	2	0	2	0
next to Sip Tea Lounge	288 New York Avenue	Huntington Village	complete	rent	no	2	0	2	0
over Red Restaurant	417 New York Avenue	Huntington Village	complete	rent	no	2	0	2	0
126 East 10th Street	126 East 10th Street	Huntington Station	complete	own	no	1	1	0	1



*Highland Green*



## Huntington Housing Horizons 2030

### Appendix C: Proposed or approved housing

name	street	Neighborhood	status	own v rent	senior only	Total units	# own	# rent	# affordat	55+
Oheka Castle	East Gate Drive	Cold Spring Harbor	approved	own	yes	190	190	0	0	190
Fountaingate Gardens (Gurwin)	Commack Road/ 68 Happaugue Road	Commack	proposed	rent	yes	176	0	176	0	176
Matinecock Court	Elwood & Pulaski Road	Greenlawn	approved	own	no	146	76	70	146	0
The Preserve at Indian Hills	BreezeHill Road	Northport	proposed	own	yes	98	98	0	0	98
Manors at Commack	Happaugue Road	Commack	proposed	own	yes	86	86	0	17	86
Delalio Sod Farm	652 Deer Park Avenue	Dix Hills	proposed	own	yes	86	86	0	17	86
Classic Galleries	11 Stewart Avenue/235 Main St	Huntington Village	proposed	rent	no	84	0	84	0	0
Kensington Estates (Hunt. only)	border w Oyster Bay	West Hills	proposed	own	yes	66	66	0	9	66
Melville Crossing	New Highway	Melville	proposed	rent	no	57	0	57	10	0
Renaissance Artists Residences	New York Avenue	Huntington Station	proposed	rent	no	49	0	49	9	0
Stone Ridge Estates 3	Deer Park Avenue	Dix Hills	approved	own	yes	40	40	0	5	40
Corner Ann Taylor Loft	263 Main Street	Huntington Village	proposed	rent	no	36	0	36	0	0
Valencia Tavern	236 Wall Street	Huntington Village	proposed	rent	no	24	0	24	4	0
Sobel Vacuum	431 New York Avenue	Huntington Village	proposed	rent	no	20	0	20	4	0
Brenna Estates	302 Bread & Cheese Hollow Rd	Fort Salonga	proposed	own	no	18	18	0	0	0
Country Hollow Estates	320 Old Country Road	Melville	proposed	own	no	17	17	0	0	0
131 Spring Road	131 Spring Road	Huntington Village	proposed	rent	no	14	0	14	0	0
71 New Street	71 New Street	Huntington Village	proposed	rent	no	14	0	14	0	0
Creekside by the Harbor II	Creek Road	Huntington Village	proposed	rent	no	14	0	14	2	0
211 New York Avenue	211 New York Avenue	Huntington Village	proposed	rent	no	12	0	12	2	0
Red Barn Estates	154 Vernon Valley Road	East Northport	proposed	own	no	11	11	0	0	0
30 Prospect Street	30 Prospect Street	Huntington Village	proposed	rent	no	11	0	11	0	0
110 New York Avenue	110 New York Avenue	Halesite	proposed	rent	no	10	0	10	0	0
Clear Creek @ Melville	27 Melville Road	Huntington Station	proposed	rent	no	10	0	10	0	0
Super Runners, Vitamin store	355 New York Avenue	Huntington Village	proposed	rent	no	10	0	10	0	0
356 New York Avenue, corner Elm	356 New York Avenue	Huntington Village	proposed	rent	no	9	0	9	0	0
Abatiello/ Spin LLC	Mill Lane and NY Avenue	Huntington Village	proposed	rent	no	9	0	9	0	0
Noyes Lane Estates	Noyes lane	Halesite	proposed	own	no	8	8	0	0	0
280 New York Avenue	280 New York Avenue	Huntington Village	proposed	rent	no	8	0	8	0	0
Former La Note	15 New Street	Huntington Village	proposed	rent	no	5	0	5	0	0
Medical building	444 New York Avenue	Huntington Village	proposed	rent	no	5	0	5	0	0
Manor Road Estates	92 Manor Road	Elwood	proposed	own	no	4	4	0	0	0
Eric Estates	Broadway/ Greenlawn Road	Greenlawn	proposed	own	no	4	4	0	0	0
Quimby Veterans Housing	106 Depot Rd/ East 9th Street	Huntington Station	proposed	rent	no	4	0	4	4	0
20 Creek Road	20 Creek Road	Huntington Village	proposed	rent	no	4	0	4	0	0
RAR Realty	445 New York Avenue	Huntington Village	proposed	rent	no	4	0	4	0	0
Windy Hill Farms	15 Vanderbilt Parkway	Dix Hills	proposed	own	no	3	3	0	0	0
Huntington Enterprises	New York Ave between 13-14th	Huntington Station	proposed	own		2				
Old Chinese restaurant	Round Swamp Road/Jericho Tpke	West Hills	proposed	rent	no	2	0	2	0	0



## Huntington Housing Horizons 2030

### Appendix D: Discussion of selected developments

There are several significant projects that are in the proposed and planning stages. These include:

**The Seasons at Elwood** – The Seasons at Elwood are condominiums limited to homeowners who are 55 years of age and better.<sup>52</sup> The Seasons has added 34 units to our affordable housing stock.

**The Preserve at Indian Hills**<sup>53</sup> – The Preserve at Indian Hills has submitted a plan to the Town of Huntington to preserve the Indians Hills Country Club in perpetuity. The plan calls for the preservation of 120 out of a total of 143 acres. The 55 and older Townhomes will be situated in three separate areas that will not impact the vistas of the Club from Breeze Hill Road and Fresh Pond Road. The alternative plan, for an as-of-right single-family subdivision for over 100 single-family homes, would severely impact the entire area and force a closure of the golf course. The Preserve plans for no affordable housing.

**Matinecock Court** – First proposed in 1978, and the subject of a U.S. Supreme Court case, this development at the corner of Pulaski and Elwood Roads will have 146 affordable units in two-story, LEED Silver-certified buildings with varied exteriors.

#### **Renaissance Downtowns projects**

- ***Gateway Plaza***- Located at 1000-1026 New York Avenue, this mixed use building currently under construction will contain approximately 16,000 sq. ft. of retail, with 33 studio apartments, 33 one-bedroom apartments and built-in parking for residential and retail
- ***Artists Residences***- located across New York Avenue from Gateway plaza in the far end of the LIRR lot, these 49 units will have both galleries and living space for artists, similar to the ArtSpace concept. Still to be built, the Town needs to make sure it does get built as this building has most of the affordable units in the Renaissance project
- ***Northridge***- Located at the corner of Northridge Street and New York Avenue, this recently-completed building has approximately 6200 sq. ft. of retail and 16 one-bedroom apartments, with parking in the rear.

While these projects have no units defined as affordable under HUD guidelines, their provision for studios and one-bedroom units at market rates well below rental units in Huntington village are “affordable by design” and will add a range of housing options currently absent from the Huntington market.

**Huntington Village parking structure**- Plans have been submitted to the Town, at least one of which had a housing component, but the Town has tabled this issue for several years citing budget reasons. It needs to be revived.

**Melville Employment Center (MEC) master plan**- The Town has held community hearings and produced a draft plan. Proposals mooted so far could contain 500-660 units of housing, much of it centered

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<sup>52</sup> The Seasons at Elwood web page, <http://seasonsatelwood.com/>

<sup>53</sup> The Preserve at Indian Hills web site, <http://northwindgroup.com/preserve-indian-hills/>



## Huntington Housing Horizons 2030

around the Huntington Quadrangle which would be converted to mixed use. However, we are not certain there will be an affordable element unless there is a change in current affordable zoning requirements. We believe the zone should have a 20 percent set-aside for workforce housing.

**Kensington Estates**<sup>54</sup> - Kensington Estates is a 55-and-over luxury gated townhouse community located in West Hills and it is currently under construction. The 18.6 acre parcel is partially located in both Nassau and Suffolk counties, in the Towns of Oyster Bay and Huntington respectively. Kensington Estates plans a total of 83 residences. The site plan includes over six acres of green space that preserve the existing natural vegetation on the site. Our survey only counts those units that would be on the Huntington side of the line. This should add nine affordable units on the Huntington side.



*Gateway Plaza under construction*

*The author would like to thank the members of the HTHC steering Committee for their support during the development of this report. In particular, I'd like to thank Lourdes Peña for her extensive efforts in editing.*

*We'd also like to thank D&F Development Group for the photo of Highland Green.*

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<sup>54</sup> Kensington estates website, <http://triangleequities.com/kensingtonestates/>



## Huntington Housing Horizons 2030

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