



Huntington Township Housing Coalition



League of Women Voters of Huntington



Keeping Our Young People in Huntington: The Need for Affordable Rental Housing and Downtown Revitalization

A Huntington Community Summit on Affordable Rental Housing

**Co-Sponsored By
Huntington Township Housing Coalition
League of Women Voters of Huntington**

**Saturday, November 19, 8:30 AM to 12:00 PM
Cinema Arts Centre**

Welcome to our summit on how we can keep young people in Huntington through the creation of affordable rental housing and downtown revitalization. A recent study found that today more young people under the age of 35 are living with their parents than ever before in American history. Why? Because they are debt burdened and are not earning enough money to afford their own rental apartments.

Closer to home, a 2014 study found “a huge exodus of young people, especially from mostly white, higher-income Long Island neighborhoods [like much of Huntington],” due to the lack of affordable rental housing. There were 15% fewer 25-to-34-year olds in 2009 than there were in 2000. Even more disturbing, the senior population in Huntington is growing at a faster rate than any other age group, raising the question, “Who will be here to purchase our homes when we are ready to sell?”

Long Island is the MOST expensive place to live in the US. In 2016, the median sale price of a home in Huntington was \$575,000. To be affordable – i.e., for the cost to be 30% of income – a family would have to earn \$191,000 a year to afford this home. Two thirds of Huntington families earn under \$150,000 a year, making the median-priced home unaffordable to them. This is why Suffolk has one of New York State’s highest foreclosure rates.

The alternative to home ownership for young people is rental housing. In order to afford the 2016 median rental of \$2,900 a Huntington family must earn \$104,400 a year (again using the standard that 30% of family income should be spent for housing costs.) Because Huntington rental apartments are scarce and therefore expensive, 54.1% of Huntington renters pay “unaffordable” rents that are more than 30% of their income.

A 2013 study concluded, “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.” This is why we gather today to reflect on why we need affordable rental housing and downtown revitalization to keep our young people in Huntington. Through this summit, we hope to:

- Continue the Town-wide conversation on the need for affordable rental housing ;
- Mobilize Huntingtonians (young professionals, senior groups, faith groups, community-service, civic and business organizations) to deepen their awareness of the need for rental housing;
- Strategize next steps to secure support for affordable rental housing.

Enjoy the program and please commit to working with us for more affordable rental housing in Huntington on behalf of our economic security, our shared future and our young people.

Richard Koubek, PhD, President
Roger Weaving, Vice President
Huntington Township Housing Coalition

Colette Knuth, President
Judie Gorenstein, Vice President
League of Women Voters of Huntington

PROGRAM

Registration and Breakfast: (8:30-9:00AM)



Opening Plenary: *Cool Downtowns Are Needed and Possible*

(9:00-10:00 AM)

- **Keynote Speaker:** Hon. Paul Pontieri, Mayor of the Village of Patchogue, on the success of Patchogue's revitalization with its emphasis on affordable housing
- **Reaction Panel:**
 - **Moderator:** Richard Koubek, President, Huntington Township Housing Coalition
 - Hon. Frank Petrone, Huntington Town Supervisor
 - Russell Albanese, The Albanese Organization (developers of Wyandanch Rising)
 - Jennifer Cassidy, Board Member, Huntington Township Housing Coalition
 - Peter Elkowitz, President, LI Housing Partnership
 - Mitchell Pally, Chief Executive Officer, LI Builders' Institute
 - Brian Yudewitz, Huntington Chamber of Commerce

Workshops (10:10-11:10 AM)



Workshop #1: *Youth Flight from Huntington: Who Will Be Here to Buy Our Homes?*

- **Moderator:** Roger Weaving, Vice President, Huntington Township Housing Coalition
- Hon. Jennifer Casey, Chair, Suffolk County Planning Commission
- Alex Borg, Huntington Chamber Young Professionals
- Courtney Bynoe, Huntington Chamber Young Professionals
- Richard Haas, President, HHH Teacher's Association
- James Kaden, South Huntington School District Board of Education



Workshop #2: *Political and Decision-making Resources for Creating Affordable Rental Housing in Huntington*

- **Moderator:** Judy White, Steering Committee, Huntington Township Housing Coalition
- Anthony Alosio, Town of Huntington Planning Department
- Andrea Bonilla, Latin Quarter/ Renaissance Downtowns
- Joan Cergol, Town of Huntington Community Development Agency
- Jill Rosen Nikoloff, Community Development Corporation of LI



Workshop #3: *Density and Multifamily Housing: Coping with Sewage, Traffic and Water Conservation*

- **Moderator:** Ken Christensen, Steering Committee, Huntington Township Housing Coalition
- Siela Bynoe, Huntington Housing Authority
- Jared Hershkowitz, Water for Long Island
- Elissa Kyle, Vision LI
- Sarah Lansdale, Director, Suffolk County Planning Department
- Hon. William Spencer, Suffolk County Legislator

Closing Plenary: *Hope for the Future and Next Steps* (11:15AM - 12:00PM)

- ***Myths and Realities about AvalonBay at Huntington Station*** Chris Capece, AvalonBay
- ***An Action Plan for Huntington:*** Roger Weaving, Vice President, Huntington Township Housing Coalition