

COMMENT L-1 (Demographics):

I also protest very strongly of the use of the data from the 2000 Census in the DEIS. It shows that the writers of this document are just trying to mislead the public. We have very different economic realities since the economic rises of 2008. This DEIS contains bogus employment and demographic data which is just not worth anybody reading. It makes me wonder if the writers of the document are even on the same planet as us.

Ms. Pat Tracy, resident, Public Hearing Transcript, City of Glen Cove Planning Board Meeting, June 25, 2009; Section 105, lines 6-14; pp. 93-94 and letter dated July 16, 2009.

RESPONSE L-1 (Demographics):

The US Census Bureau data is the industry standard for use in documenting basic demographic information. The DEIS reviewed the Census 2000 data, as well as data from the Census Bureau's 2005-2007 American Community Survey and the 2002 Economic Census. The 2010 Census data sets are currently being released in phases. Basic population and housing characteristics for Glen Cove were recently released and indicate that the City had a total population of approximately 26,964 people in 2010 and approximately 10,352 housing units. This represents a 342-person population increase and a 618-unit housing increase since 2000.

COMMENT L-2 (Demographics):

It is targeted to the wealthy, who, whoever they are, may be wealthy no longer when our faltering economy tanks altogether. Because of our development over the last century, we are looking at a looming depression worse than the debacle of the 1920s and 30s. Young professional families are already leaving.

Susan Kotta, email dated July 17, 2009.

The second disturbing factor is the very costly housing that is planned. The type of person attracted to such a place would be newcomers with deep pockets. I don't believe we should be building another haven for the wealthy. After all, the rich can afford to live anywhere. What we need to address are the many Glen Covers who pay high rents for below standard housing. Proper thoughtful planning should bring relief to those who already dwell here and bring down housing costs across the board. Every person residing in our fair city deserves to live in affordable yet comfortable housing that they can be proud of.

Ralph Cioffi, letter dated July 16, 2009

RESPONSE L-2 (Demographics):

The project includes a variety of housing types designed to offer alternatives to the traditional suburban development paradigm which, as noted in the City's Master Plan (See Response L-3 below), is not responsive to the housing needs of a changing population (e.g., empty nesters, smaller households, young families). The project also includes 86 units of workforce housing that would be targeted to provide a housing resource for local community service providers (e.g., teachers, emergency service volunteers, firemen, police, and other municipal employees) or young, first-time home buyers who would otherwise be challenged to find appropriate and more affordable housing alternatives.

COMMENT L-3 (Demographics):

Even the ill-paid workers will not be able to afford the housing the project is slated to provide for them.

Susan Kotta, email dated July 17, 2009.

The cost of the workforce housing is too steep for most workers in the area. We have seen luxury apartments of the Avalon filled with Section 8 renters to fill unwanted apartments. I am not opposed to section 8 housing but we here in the Landing already have our fair share of section 8 housing and absentee landlords. I see absentee landlords buying up your new housing and then renting as they do in the Landing today.

Linda Thompson, letter dated July 20, 2009.

RESPONSE L-3 (Demographics):

The project includes 86 units of workforce housing that would be targeted to provide a housing resource for local community service providers (e.g., teachers, emergency service volunteers, firemen, police, and other municipal employees) or young, first-time home buyers who would otherwise be challenged to find appropriate and more affordable housing alternatives. The administration of the program would be managed by the Long Island Housing Partnership or other housing advocacy group on behalf of the City. Eligibility requirements for these units would be established in consultation with the City, but it is anticipated that the likely target would be households with incomes ranging between 80-130% of the area median income.

One of the Glen Cove's Master Plan objectives is to "accommodate a diverse population by providing a range of housing options, in terms of type and affordability."

The Master Plan goes on to note:

The traditional suburban paradigm of single-family home-ownership houses on lots worked phenomenally when the nation was rapidly suburbanizing with young families; but the paradigm increasingly proves problematic in suburbs that now have a far more diverse population: empty nesters, divorcees, and in particular seniors as well as young adults starting out in life. The Avalon Glen Cove South and North developments are two local examples of market-rate rental residential complexes, and illustrate the demand for alternatives to the single-family home.

The proposed project would increase the diversity of housing types available in the City and would provide an alternative that can help accommodate the shifting demographic and housing preference trends. As described above, the project is not targeted to Section 8 eligible households (In general, Section 8 eligibility is limited to families whose incomes do not exceed 50% of the area median income). The Applicant believes that there is strong market demand for the unique housing opportunities that will be offered at the site.

COMMENT L-4 (Demographics):

The League of Women Voters is a nonprofit, nonpartisan organization dedicated to promoting active, informed participation by citizens and government. The League does not support or

oppose any political party or candidate, but does take positions and act on certain governmental issues after thorough study. The Nassau County League of Women Voters has a position on affordable workforce, next generation housing. The League believes that in order to meet the current and future housing need of residents, regardless of economic circumstances, there should be a diversity of affordable housing opportunities and types. Affordable housing is essential for the economic vitality of Nassau County. Accordingly, we support that at least 20 percent of the residents in the Glen Cove Mixed-Use Waterfront Development be affordable units. We also urge that the affordable units be built at the beginning of the development process. The need is great now and the affordable housing units should not be either delayed or put off to a later time. Provisions should be included to make sure this does not happen. The Planning Board has to act to protect the present the economic smart growth of Glen Cove and the future of Nassau County. Thank you.

Ms. Marion Schurade, the League of Women Voters of Nassau County, Public Hearing Transcript, City of Glen Cove Planning Board Meeting, June 25, 2009; Section 109, lines 16-25; Section 110, lines 1-25, pp. 97-98

RESPONSE L-4 (Demographics):

See Response L-3. The project includes 10% of its units as workforce housing. The 10% factor is a commonly utilized percentage for inclusionary zoning. It is also consistent with recent State legislation. In addition, the project includes a variety of housing types designed to offer alternatives to the traditional suburban development paradigm which, as noted in the City's Master Plan is not responsive to the housing needs of a changing population (e.g., empty nesters, smaller households, young families).

The Applicant recognizes the importance of workforce housing and its value to the community. As indicated in the Phasing Plan, Blocks F and G (which contain the workforce housing) are anticipated to be constructed relatively early in the phasing sequence.