



LONG ISLAND
COMMUNITY FOUNDATION



HOUSING DATA PROFILE 2014

MANORHAVEN

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.



6,584 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

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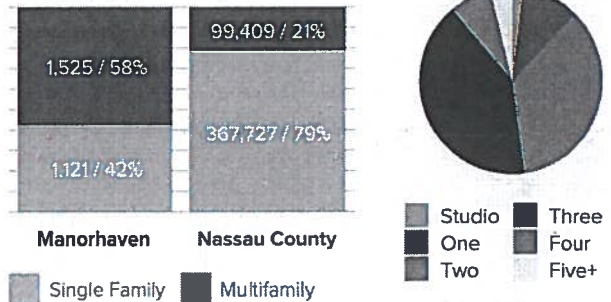
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HOUSING INVENTORY

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.

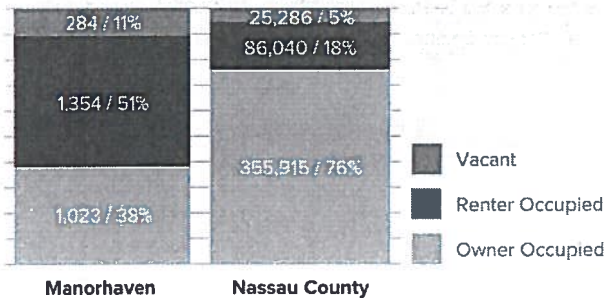
Housing Supply

source: 2009-13 American Community Survey



Housing Tenure

source: 2009-13 American Community Survey



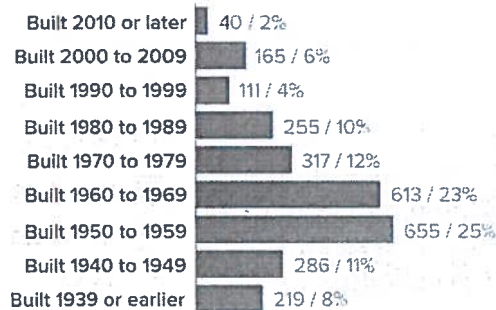
Federally Subsidized Housing

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

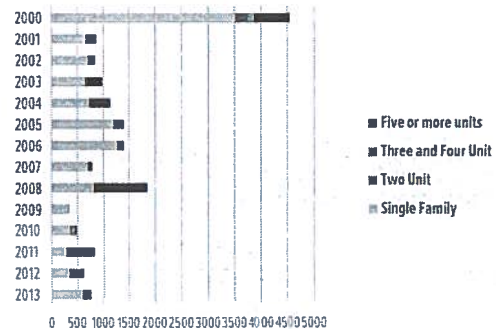
source: 2009-13 American Community Survey



Housing Permits

source: Census, Building Permits Survey 2000-2013

Housing Permits in Nassau County



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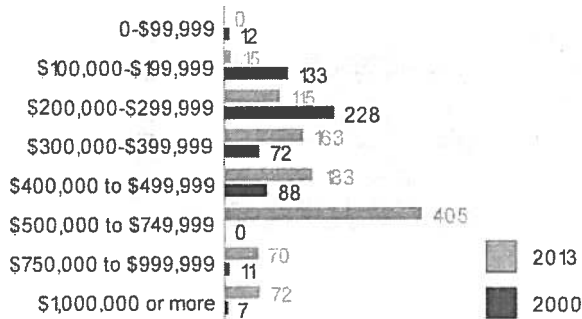
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OWNER OCCUPIED HOUSING

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

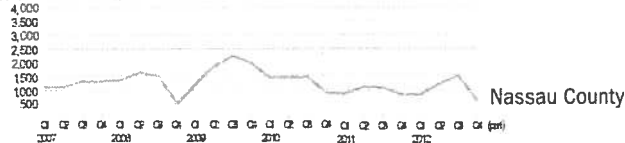
source: 2009-13 American Community Survey, 2000 Census¹
note: values are not inflation adjusted



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

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

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

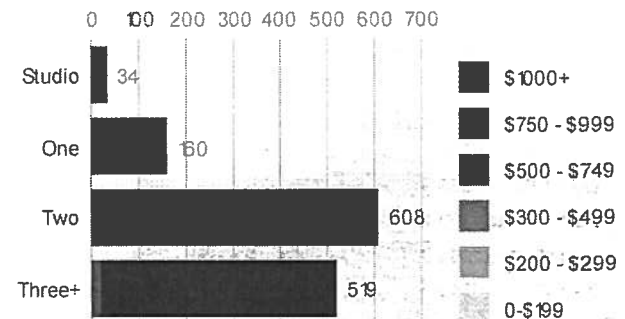
Renter Households

source: 2009-13 American Community Survey

Renter median income	\$64,853
Median income of all households	\$71,446
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



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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	6,584
Households	2,377
Average household size	2.77
Proportion of residents that live in families	85.4%
Average family size	3.37
Proportion of residents that live alone	13.5%
Proportion of households	
with someone under 18 in 2013	39.2%
with someone under 18 in 2000	33.3%
with someone over 65 in 2013	28.8%
with someone over 65 in 2000	21.2%

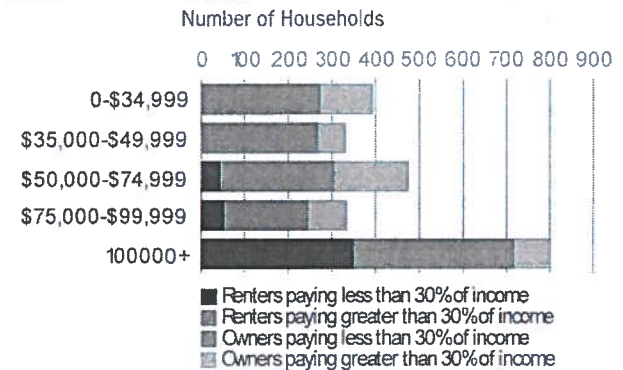
Area Median Household Income

source: 2014 HUD HOME 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



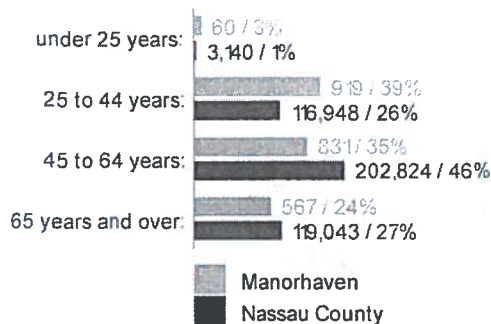
Race + Ethnicity

source: 2009-13 American Community Survey

Percent White, non Hispanic	61.3%
Percent Black, non Hispanic	1.5%
Percent Asian, non Hispanic	10.4%
Percent Hispanic	24.5%
Percent American Indian	0.0%

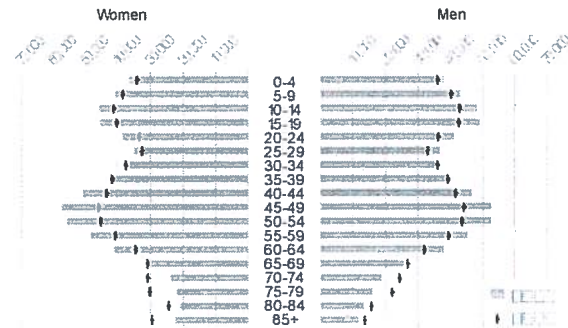
Age of Heads of Household

source: 2009-13 American Community Survey



Population Projections

source: Cornell Program on Applied Demographics, 2011





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INCOME AND JOBS ON LONG ISLAND 2015

There are many individuals and families on Long Island who struggle to afford housing. America's first suburb has gone from being one of the most affordable places to settle and raise a family to one of the least. Individuals from across many different occupations face unaffordable housing costs: many occupations garner incomes that are significantly less than the \$30.44 per hour wages necessary to afford a typical two bedroom apartment; many other jobs offer salaries that are less than Long Island's median household income of \$89,000. Using data from the New York State Occupational Employment Statistics (OES) survey this document provides a snapshot of jobs and wages on Long Island and demonstrates how these wages translate into housing affordability. For example, home health aides on average make \$23,380 per year or roughly \$11.24 per hour. This is only 26% of the income necessary to afford a typical two bedroom apartment on Long Island. In order to spend no more than 30% of their income on housing—the standard threshold for affordability—an individual employed as a home health aide must spend no more than \$585 per month on housing costs.

Percent of Long Island Median Household Income	Occupation	Median Annual Income	Average Hourly Wage*	Percent of Long Island Median Household Income	Affordable Monthly Housing Costs**
0% to 30%	Waiters and Waitresses	\$20,170	\$9.70	23%	\$504
	Home Health Aides	\$23,380	\$11.24	26%	\$585
	Retail Salespersons	\$23,470	\$11.28	26%	\$587
	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	\$26,430	\$12.71	30%	\$661
	Teacher Assistants	\$27,470	\$13.21	31%	\$687
	Building and Grounds Cleaning and Maintenance Occupations	\$28,890	\$13.89	32%	\$722
	Nursing Assistants	\$36,400	\$17.50	41%	\$910
	Bookkeeping, Accounting, and Auditing Clerks	\$43,550	\$20.94	49%	\$1,089
	Arts, Design, Entertainment, Sports, and Media Occupations	\$45,800	\$22.02	51%	\$1,145
	Community and Social Services Occupations	\$52,240	\$25.12	59%	\$1,306
30% to 50%	Carpenters	\$54,810	\$26.35	62%	\$1,370
	Executive Secretaries and Executive Administrative Assistants	\$69,040	\$33.19	78%	\$1,726
50% to 80%	Plumbers, Pipefitters, and Steamfitters	\$74,240	\$35.69	83%	\$1,856
	Architecture and Engineering Occupations	\$76,580	\$36.82	86%	\$1,915
	Accountants and Auditors	\$80,970	\$38.98	91%	\$2,024
80% to 100%	Registered Nurses	\$83,900	\$40.34	94%	\$2,098

*Assumes 40 hour work week and 52 week year

**Based on standard threshold of housing affordability of 30% of income

INCOME AND JOBS ON LONG ISLAND 2015

Occupation	Median Annual Income	Percent of Long Island Median Household Income	Average Hourly Wage*	Percent of Long Island's Housing Wage	Affordable Monthly Housing Costs**	Number of Jobs as Share of Total Jobs on Long Island
Combined Food Preparation and Serving Workers, Including Fast Food	\$19,420	22%	\$9.34	31%	\$486	0.7%
Dishwashers	\$19,640	22%	\$9.44	31%	\$491	0.1%
Cashiers	\$20,290	23%	\$9.75	32%	\$507	0.8%
Food Preparation and Serving Related Occupations	\$21,140	24%	\$10.16	33%	\$529	2.7%
Packers and Packers, Hand	\$21,950	25%	\$10.55	35%	\$549	0.1%
Stock Clerks and Order Fillers	\$22,890	26%	\$11.00	36%	\$572	0.6%
Food Preparation Workers	\$24,140	27%	\$11.61	38%	\$604	0.2%
Personal Care and Service Occupations	\$25,340	28%	\$12.18	40%	\$634	1.4%
Personal Care Aides	\$25,720	29%	\$12.37	41%	\$643	0.5%
Laborers and Freight, Stock, and Material Movers, Hand	\$26,690	30%	\$12.83	42%	\$667	0.4%
Receptionists and Information Clerks	\$29,860	34%	\$14.36	47%	\$747	0.5%
Sales and Related Occupations	\$29,930	34%	\$14.39	47%	\$748	3.8%
Office Clerks, General	\$30,050	34%	\$14.45	47%	\$751	0.8%
Production Occupations	\$32,160	36%	\$15.46	51%	\$804	1.4%
Healthcare Support Occupations	\$33,500	38%	\$16.11	53%	\$838	1.2%
Transportation and Material Moving Occupations	\$35,070	39%	\$16.86	55%	\$877	1.8%
Customer Service Representatives	\$38,050	43%	\$18.29	60%	\$951	0.6%
Office and Administrative Support Occupations	\$38,070	43%	\$18.30	60%	\$952	6.5%
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	\$38,480	43%	\$18.50	61%	\$962	0.9%
Protective Service Occupations	\$39,160	44%	\$18.83	62%	\$979	0.8%
Maintenance and Repair Workers, General	\$44,700	50%	\$21.49	71%	\$1,118	0.3%
Installation, Maintenance, and Repair Occupations	\$48,680	55%	\$23.40	77%	\$1,217	1.1%
First-Line Supervisors of Retail Sales Workers	\$49,740	56%	\$23.91	79%	\$1,244	0.3%
Licensed Practical and Licensed Vocational Nurses	\$53,300	60%	\$25.63	84%	\$1,333	0.2%
Heavy and Tractor-Trailer Truck Drivers	\$56,100	63%	\$26.97	89%	\$1,403	0.2%
Education, Training, and Library Occupations	\$59,410	67%	\$28.56	94%	\$1,485	2.7%
Construction and Extraction Occupations	\$59,550	67%	\$28.63	94%	\$1,489	1.5%
First-Line Supervisors of Office and Administrative Support Workers	\$60,080	68%	\$28.88	95%	\$1,502	0.5%
Life, Physical, and Social Science Occupations	\$61,600	69%	\$29.62	97%	\$1,540	0.3%
Sales Representatives, Services, All Other	\$66,910	75%	\$32.17	106%	\$1,673	0.2%
Business and Financial Operations Occupations	\$71,930	81%	\$34.58	114%	\$1,798	1.4%
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	\$72,020	81%	\$34.63	114%	\$1,801	0.4%
Computer and Mathematical Occupations	\$78,550	88%	\$37.76	124%	\$1,964	0.6%
Healthcare Practitioners and Technical Occupations	\$79,460	89%	\$38.20	125%	\$1,987	2.1%
First-Line Supervisors of Mechanics, Installers, and Repairers	\$79,580	89%	\$38.26	126%	\$1,990	0.1%
Legal Occupations	\$82,290	92%	\$39.56	130%	\$2,057	0.3%
Supervisors of Construction and Extraction Workers	\$84,240	95%	\$40.50	133%	\$2,106	0.1%
Software Developers, Applications	\$85,030	96%	\$40.88	134%	\$2,126	0.1%
Computer Systems Analysts	\$86,770	97%	\$41.72	137%	\$2,169	0.1%

*Assumes 40 hour work week and 52 week year

**Based on standard threshold of housing affordability of 30% of income

Sources: Occupations and Wages: New York State Department of Labor. 2015. *Occupational Employment Statistics Survey*.

Housing Wage: National Low Income Housing Coalition. 2015. *2-Bedroom Housing Wage. Out of Reach: New York*.

Median Household Income: American Community Survey. 2013. 1 Year Estimates.