



## Housing Fact Sheet

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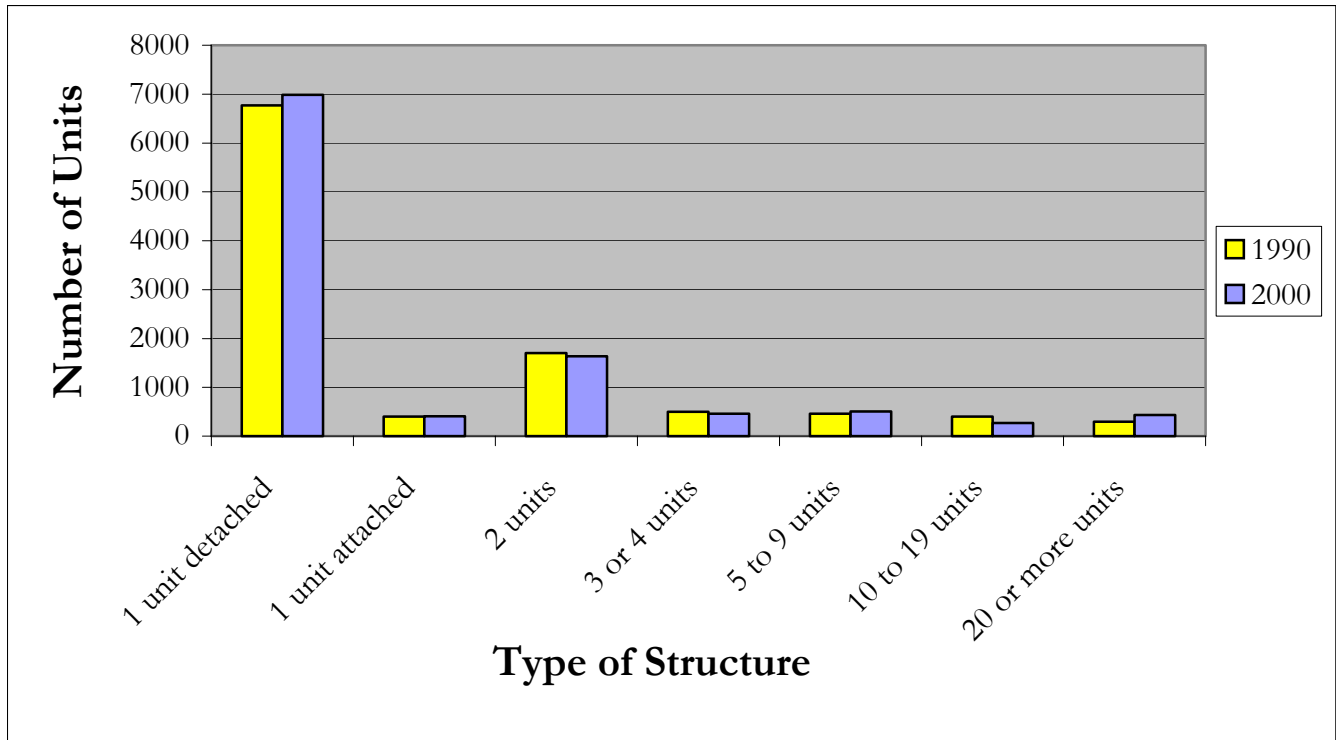
### **Relevant Governmental Entities:**

Nassau County  
Town of North Hempstead  
Village of Baxter Estates  
Village of Flower Hill  
Village of Manorhaven  
Village of Plandome Manor  
Village of Port Washington North  
Village of Sands Point

## Housing

- In 2000, there were 10,708 **housing units** on the Port Washington Peninsula, with an **occupancy rate** of 97.6 percent.
- The majority of the occupied housing units, 66 percent, were **owner-occupied** and 34 percent were **rented**.
- Figure 1.1 shows there was an **increase in the number of both single and multi-unit housing** on the Port Washington Peninsula between 1999 and 2000.

**Figure 1.1 Changes in Housing Units 1990 - 2000**



- However, the overall number of housing units on the Port Washington Peninsula **increased less than 1 percent** between 1990 and 2000.
- Since 2000, there has been an **increase in the number of housing units** on the Port Washington Peninsula.

## Subdivisions

- **A subdivision occurs** when a lot with one house is subdivided into a lot with more than one house.
- The **number of subdivisions has increased** in the past 10 years on the Port Washington Peninsula.
- Subdividing a property and adding more houses can **increase demand for services** from the water, sewer, fire, police districts.
- Port Washington North felt that the growth of subdivisions was such a developing problem that they imposed a **one-year moratorium** on subdividing property.<sup>1</sup>

## Reasonably-Priced Housing Options

- **Lack of reasonably-priced housing** options is a problem that faces all of Long Island including the Port Washington Peninsula.
- Renters
  - Over one-quarter of renters on the Port Washington Peninsula paid over **35 percent of their income on housing** in 2000.<sup>2</sup>
  - The **median rent** on the Port Washington Peninsula was \$1,315 in 2000 and over 70 percent of renter-occupied housing units rented **for over \$1,000**.<sup>3</sup>
- Homeowners
  - The **median home value** in Port Washington in 2000 was \$439,700 which is more than twice the national average.<sup>4</sup>
  - Currently, the **median listing price of a house** is \$695,000 a 17 percent increase from three years ago.<sup>5</sup>
  - Currently, the **average listing price** of a house is \$930,784.<sup>6</sup>
- Housing prices have become so high that **young professionals and senior citizens** have trouble finding a home they can afford.
  - While there has been an increase in the available senior housing, there is still very little workforce/transitional housing for young professionals.

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<sup>1</sup> Bob Weitzner, Mayor, Port Washington North.

<sup>2</sup> US Census 2000 Summary File 1 (SF 1) 100-Percent Data. DP-1 Profile of General Housing Characteristics. - 11050 zip code.

<sup>3</sup> ibid

<sup>4</sup> ibid

<sup>5</sup> Long Island Multiple Listing Service – aggregate average of years 2004 and 2005. Summary information provided by Stephanie Joaquin, Office Manager, Prudential Douglas Elliman, 551 Port Washington Blvd., Port Washington. The Long Island Multiple Listing Service is a licensed proprietary software of the Long Island Board of Realtors (LIBOR).

<sup>6</sup> ibid