

Original Message -----

From: [Fred Gorman](#)

To: ErnestFE@aol.com

Sent: Sunday, September 26, 2004 12:18 PM

Subject: Re: LIMBA mtg recap 9/24

Dear Ernie,

Roger is not only right when he explains it is unfair for the judiciary to force middle class Long Islanders to support tax advantaged NYC property owners. It is equally unfair to ask one LI community to donate the money it is giving to its children to another community that is less fortunate. This is nothing more than the NYS judicial social engineering court system joining with a NYC dominated state legislature to turn the **Albany- NYC Revenue Stream** in to a raging river.

Another important issue is workforce housing wrongfully forced on Long Island. It is not racists to disagree it is classists!

The LIA numbers are skewed and don't even take into account that low interest is the driving factor in increased value of homes. The monthly payment is the determining factor for homeowners. and a \$300,000 home at 8% costs \$2,202.00 per month and a \$400,000 at 5.25% (\$2212.00).

Workforce housing is defined as housing that a family of four at or below 80 percent of Long Island's average income can afford for 30 years. Currently, that 80 percent figure stands at \$67,000.

- At 2.5 times salary the town must provide homes at a cost of \$167,500.
- At 35% of income below 80% of average income (\$23,450.00) with an interest rate 5.25% minus \$7000 of property taxes (\$16,450 .00 net of taxes) and a 10% down payment the an affordable home would be \$ 276,650.00
- At an 8% interest rate the same affordable home would be \$190,385.
- As rental properties the rents would be \$23,450.00 per year.

The bill gives Long Island's local governments one year to adopt a local law or ordinance specifying how they will comply with the bill, what procedures they will use, and how they will provide density bonuses. Those local ordinances must ensure that the workforce housing eventually is 25% of town housing and remains affordable under the 80 percent of median income standard for at least 30 years.

The bill also requires a town to set up a super trust fund to buy land and or supplement the building of workforce housing. Thus Workforce housing is subsidized housing developed in areas that:

- 1) Do not have adequate public transportation;
- 2) Have environmental and saturation concerns;
- 2) Will require a disproportionate school and town services;
- 3) Disproportionately raise town taxes over the next thirty years to keep subsidized housing affordable;
- 4) must considers rental properties as workforce housing
- 5) Do not recognize that Suffolk county towns are all different.
- 6) Does not address what happens to homeowners or renters if their earnings exceed 80% of average town income.

Our children will not move into low income housing for two reasons. Minorities will have precedence. Our kids will not move into gang infested developments. Gordon Heights, Hunting Station, Central Islip and the Ocean View affordable housing are perfect examples of what I'm writing about.

Furthermore Long Islanders that do not want drive buys on their block are no racists.

Fred Gorman

----- Original Message -----

From: ErnestFE@aol.com

To: info@limba.net

Sent: Friday, September 24, 2004 4:06 PM

Subject: LIMBA mtg recap 9/24

Members and Friends

Our speaker, Roger Tilles, began with a very humorous story and then went on to discuss some serious issues.

Roger explained the law suit that resulted in Long Island residence being asked to help fund NYC schools. The inequity according to Mr. Tilles is that there are schools right here on Long Island that are starved for cash. Why should we neglect the underserved schools on Long Island while funding NYC schools? Mr. Tilles rightfully points out that the taxes in NY City are low relative to Long Island, and that's where the money should come from first.

Another important issue is workforce housing, which is wrongfully resisted on Long Island. Part of the controversy is that the issue brings out the racist instincts in some people. The argument can also be made that by resisting workforce housing we undermine the labor base that makes the region function. Moreover we undermine the ability for our own children to claim home ownership.

Mr. Tilles spent some time on discussing the arts, and the importance of this segment of Long Island activity has on us, and what we perceive as quality of life. Theater dance and musical presentations at the Tilles Center and other Long Island venues are as good or better than almost anywhere in the country. A second class arts entity is not what we are, but we perceive ourselves as less than the best. It's kind of a group inferiority complex.

In the Q&A we asked numerous questions on the topics discussed, and it was lively as usual.

Next week and the week after that is Oct 1, and Oct 8th there will be no meeting. On the 15th we will have John Waffenschmitt, from American Refuels. That meeting will be held at the dining room at NYIT in Central Islip. I'll have more on that later, including directions. Meanwhile have a nice weekend

Ernie Fazio