

**APPENDIX A**  
**MARKET-RELATED DOCUMENTS**

**Appendix A-1**  
**Limited Scope Market Study**

GAR Associates, LLC

*6-23-2017*

**LIMITED SCOPE MARKET STUDY**  
**PROPOSED FAMILY/WORKFORCE HOUSING DEVELOPMENT**  
**221 EAST MAIN STREET**  
**CITY OF RIVERHEAD, SUFFOLK COUNTY, NY 11901**

**DATE OF ANALYSIS: May 30, 2017**  
**DATE OF SITE INSPECTION: May 30, 2017 <sup>(1)</sup>**

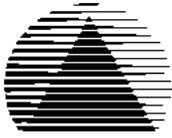
**CLIENT:** Ms. Alexandra Giorgos  
Georgica Green Ventures, LLC  
50 Jericho Quadrangle  
Suite 200  
Jericho, NY 11753

**ANALYST:** GAR Associates LLC  
2399 Sweet Home Road  
Amherst, New York 14228

M. Scott Allen-Analyst  
Principal-Housing/Market Analysis

**GAR FILE NO.:** 2017305

<sup>(1)</sup> Note that no site visit was undertaken at the current time. We had previously toured the site when work was issued in 2014 related to the initial analysis, and have also prepared other, more recent work in the City of Riverhead and as such, are familiar with the area and economics influencing the region.



## **GAR ASSOCIATES LLC**

*Real Estate Appraisers and Consultants*

June 23, 2017

Ms. Alexandra Giorgos  
Georgica Green Ventures, LLC  
50 Jericho Quadrangle  
Suite 200  
Jericho, NY 11753

Re: Limited Scope Market Study  
Proposed Family/Workforce Housing Development  
221 East Main Street  
Town of Riverhead, Suffolk County, NY 11901  
GAR File No. 2017305

Dear Ms. Giorgos:

At your request we have undertaken analysis necessary to gather appropriate documentation related to the above-mentioned project. The goal of this analysis is to provide documentation outlining critical variables related to the market support, and supply/demand that will influence the prospective family/workforce housing development. The intention is to provide a concise analysis of critical documentation for decision-making purposes by the development group and participating agencies/financial institutions reviewing the project. The context of the report includes detailed analysis that typifies a more comprehensive report and analysis, but the results will be presented in a limited scope document summarizing the key variables.

The analysis has been based on the anticipated unit mix and rent structure associated with the development as it advances through the financing process. We have reviewed pro-forma documentation, layouts, renderings and an overall summarization of the project that has been used as part of the document. The analysis applies specifically to the information provided to us in conjunction with the intended project.

***The context of the market analysis components of this report applies specifically to a limited scope analysis, not a comprehensive study consistent with NCHMA guidelines. We have followed the requirements of NCHMA in regards to limited scope analysis of this nature.***

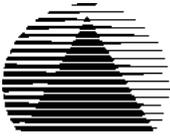
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Ms. Alexandra Giorgos  
June 23, 2017

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The work effort associated with this assignment has included the following as our scope:

- Identification of a market draw area and obtaining appropriate demographic data that applies. We have prepared a market area map consistent with what we identify as a PMA (primary market area). We will present the detailed HISTA data (demographics) as part of the addendum material and also present the census tracts that we have used for the PMA.
- Identification of comparable developments within proximity to the subject including some in/around Riverhead but also outlying areas to the west of Riverhead in Suffolk County. We have adopted achievable market rents based on some general assumptions for the project as intended and we will discuss achievable tax credit rents.
- Analysis of demand and support for the intended unit mix and rent structure. This is a mixed-income project that will have some units at or below 60% AMI, others at the state tax credit thresholds of 90% AMI and some of the units at 130% AMI levels – the middle income housing program which basically mirrors the market rent. We have specifically used, analyzed and considered the rent structure presented to us by the development group in conjunction with the advancement of the financing through the various agencies and financial institutions. If there are discrepancies, we will discuss such variables within the context of the analysis.
- Compare and contrast achievable market rents to achievable tax credit rents.
- Determine overall likelihood of project support and estimate a lease-up/absorption for the family/workforce units.

As indicated, for this limited scope report, we have not retoured the site. When we prepared preliminary work in 2014 we did complete a site visit, and as indicated, we subsequently completed additional work in the Riverhead area in 2016 and as such, also reviewed and toured the area and economics influencing this portion of Suffolk County.

Hopefully this information assists in the preparation of your application and please if give us a call if there is any additional data that you require or any expansion of the analysis presented.

Respectfully,

**GAR ASSOCIATES LLC**

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M. Scott Allen-Analyst  
Principal-Housing/Market Analysis

MSA:nw

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ADDENDUM

    MARKET RATE COMPARABLES

    AFFORDABLE COMPARABLES

    ADDITIONAL DEMOGRAPHIC DATA

    ADDITIONAL HISTA

    DEMAND GLOSSARY

    SUFFOLK-NASSAU COUNTY AREA DATA

    QUALIFICATIONS OF THE ANALYST

The context of this document will outline details that lead the reader to conclusions, including:

***Overall Project Support:***

Project support for the development as intended is evident by consideration of the following key variables:

- Rent structure which is supported for the middle-income housing units, and favorable for the State Tax Credit units and the Low Income Housing Tax Credit units.
- The rent advantage for the 60% AMI units will exceed 25% for application to each unit type, and even for the State Tax Credit units at 90% AMI, there is a rent advantage ranging from around 13% to almost 16%. The 130% rents are at market.
- Rent increases in the Riverhead area based on historical work completed by GAR Associates; data shows since 2014 rents have increased on average 3% per year even while new middle-income housing/workforce housing has been developed in the area.
- Supported lease up and absorption at other recently-built middle-income/mixed--income developments.
- Demand modeling that indicates favorable capture rates. The weighted average for the entire project is 10.13% and each of the individual capture rates for all unit types and all rent structures falls below 20%.

***Local Rental Market***

As indicated above, the local rental market has remained sound and favorable. In the last decade there have been a number of developments undertaken including some mixed income/moderate income projects that offer market rate units, and a couple of market rate developments. Affordable housing development in Riverhead has been well supported, and the economic changes within the Riverhead area have supported rent structures that increased consistent with general median income levels throughout the area.

In regards to other mixed-income/mixed-use projects that have been supported not only in Riverhead but in other portions of Suffolk County in areas offering somewhat similar economics. The product concept is successful because of the desirability of many of these residential areas, proximity to transit and places of work.

***Supportable Unit Mix and Rent Structure***

The project will offer three different unit types (studios, one-bedroom and two-bedroom), and three different rent tiers for each unit type. This will allow the development to target the different income bands and income-qualified households that are evident within the Riverhead market; some households earning very limited incomes but others earning more moderate incomes, and some fairly high income households. The middle-income/mixed-income developments have been successful within the Riverhead area and other portions of Suffolk, and as referenced, will be supported in the *Supply* analysis. A summarization of the projects intended unit mix and rent structure is outlined below.

**SUMMARY OF KEY FINDINGS**

UNIT MIX / RENT SUMMARY														
Unit Type	# of Units	(1) % AMI	Sq.Ft.	Net Tenant Rents	(2) Tenant Paid Utilities	Total Gross Rents	Gross Rents/ Sq.Ft.	(3) Tax Credit Maximums	(4) HUD FMR	(5) Unrestricted Market Averages	(5a) Achievable Market Rent/Adj	(6) % Disc to TC MAX	(7) % Disc to MKT Averages	(8) % Disc to ADJ MKT Averages
Studio – Tax Credit	25	60%	489	\$976	\$24	\$1,000	\$2.04	\$1,164	\$1,230	\$1,300	\$1,350	14.09%	23.08%	25.93%
Studio – State Tax Credit	4	90%	489	\$1,126	\$24	\$1,150	\$2.35	\$1,746	\$1,230	\$1,300	\$1,350	34.14%	11.54%	14.81%
Studio – MIHP	2	130%	489	\$1,326	\$24	\$1,350	\$2.76	\$2,522	\$1,230	\$1,300	\$1,350	46.47%	-3.85%	0.00%
1 BRM – Tax Credit	44	60%	706	\$1,210	\$36	\$1,246	\$1.76	\$1,247	\$1,533	\$1,559	\$1,675	0.08%	20.08%	25.61%
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2 BRM – Tax Credit	18	60%	975	\$1,452	\$45	\$1,497	\$1.54	\$1,497	\$1,878	\$2,025	\$2,000	0.00%	26.07%	25.15%
2 BRM – State Tax Credit	4	90%	975	\$1,655	\$45	\$1,700	\$1.74	\$2,245	\$1,878	\$2,025	\$2,000	24.28%	16.05%	15.00%
2 BRM – MIHP	5	130%	975	\$1,955	\$45	\$2,000	\$2.05	\$3,243	\$1,878	\$2,025	\$2,000	38.33%	1.23%	0.00%

- (1) this is the % AMI that the rent falls at or below
- (2) Estimated tenant paid utilities based on provided data
- (3) Tax credit max at 50% or 60% AMI based on the 2017 AMI levels
- (4) 2017 HUD FMR Effective as of 10/16
- (5) Equal to street rents, these are un-adjusted for location, quality, etc - they are simple averages.
- (6) The % that the intended subject rent is below the tax credit maximum allowable levels.
- (7) The % that the intended subject rent is below the average unrestricted market rent in the area before adjustments to achievable
- (8) The % that the intended subject rent is below the average unrestricted market rent in the area post adjustments to achievable.

Some notes evident by review of the rent data include:

- Tenants will be responsible for payment of electric but ownership will cover the cost of providing heat.
- The market averages are simple averages prior to adjustments (5) above. The Achievable market rents are post consideration of adjustments (5a).
- There will be on-site parking available to the development but only for 55 spaces. The other residents will have to park in downtown lots which are available nearby.
- There will be common area and community space offered as part of the development including a community room, lounge space, children’s recreation area, exercise facility, and community laundry facilities available on each floor level.

***Workforce Housing Initiative***

The general initiative for the project will and should concentrate on a workforce housing approach. There are multiple reasons for this including:

- The demographics of the area.
- Riverhead’s location in Suffolk County within proximity to some of the upper income areas of the Hamptons and portions of the county which utilize a significant proportion of low-to-moderately paid workforce.
- The comprehensive plan for the community in Riverhead’s interest in and desire to attract and provide workforce housing for the easterly portion of Suffolk County.
- The locational influences of the property and some of the ongoing economic development activity within this portion of Riverhead.

Within the context of the report, we will present some documentation from the Town of Riverhead's Comprehensive Plan. Although this is now somewhat dated from November of 2003, it appears to remain the intention of the community to continue to expand and attract/target housing and workforce housing. The community has spent a significant amount of money upgrading and enhancing the appeal of their waterfront area creating greater recreational amenities and attractions. This in turn should continue to help stimulate redevelopment and new development efforts within the Riverhead area and this portion of Suffolk will continue to become more popular as a locational setting for workforce orientated households.

### ***Important Demographic Statistics and Assumptions***

When reviewing this report there are many critical variables to recognize, and all data forms an accumulation of findings that correlate and point towards reasoning for our conclusions. However, there are some important demographic factors to recognize, and some key assumptions that must be understood as the reader progresses through the report. Some of the critical variables have that been the basis for our conclusions include:

- While there is an adequate pool of income qualified households in the market, the demographic data will indicate limited change is anticipated over the next five years. Actually when eliminating seniors (not part of the target market for this type of housing) from the analysis, the household and population counts actually decline slightly based on census projections; a decrease of 1.57% for the household count and 1.27% for the population.
- The ratio of renters in the area is fairly typical for Suffolk County at 26.78%, although the ratio of renters is slightly higher in the subject census tract at over 35%. The fairly limited number of renters in the PMA is an indication that a good proportion of the area workforce lives in an area that is outside of the PMA.
- Moderate income area indicating mixed income objectives would be reasonably supported. A total of only 17% of the renter households earn under \$20,000 a year or less, and 23% earn \$30,000 a year or less (renters only), indicating that a good proportion earn higher incomes. This is supported by way of the median income which is over \$69,000 in the market draw area.
- The median income in the subject's census tract falls below the market draw area as a whole. This is an indication that within the immediate Riverhead area, it would be recommended to keep a certain ratio of units within tax credit compliance. The median in the subject's census tract is \$61,151 compared to the PMA at almost \$69,667.
- There is a wide range of income characteristics in the area as evident by a map that will be shown in the text. The incomes change dramatically with areas to the east of the subject reflecting thresholds above \$80,000 and an area just to the south and west of the subject of over \$100,000. Meanwhile, the census tract that is immediately to the north and west of the subject shows a median income of less than \$41,000. This is typical of this portion of Suffolk County and is an indication of the extremes in regards to the types of households that locate/reside in the area.

***Capture Rate/Demand Conclusions***

We previously presented a general summary of the demand ratios. Demand modeling has been based on HCR guidelines but in this case given the mixed-income objectives, we have established a low income qualification ratio at 40% of the low-end rent not 48%, and we do utilize the maximum allowable incomes within the tax credit guidelines. Based on the demand modeling presented, the following occurred:

- A weighted average capture of 10.13%.
- Capture rates that range from a low of 3.54% to a high of 17.44%; the high-end reflects the one-bedroom middle-income housing units. One of the reasons that this occurs is because of the fairly narrow income qualification that applies to the middle-income units and the other variables that are presented within the demand modeling given that these units reflect consistency with market orientated variables.

Even though there is a range of income qualification and capture rate for the individual unit types, all them fall below 20% and based on the number of units that will apply to each of the individual brackets/rent tiers, general support is evident for each of the individual units.

The demand modeling and review of area competition indicates that there will be support for the studio units. First off, the development of the studio units will allow the project operator to offer some units at lower rent thresholds which will be attractive. One of the downsides of the studio units is they will target only one-person households, and given the fairly limited/narrow income band applicable to this household size, there are some constraints related to income qualification ratios; the statistics in the demand model indicate that of the total income qualified pool 50.55% would comply, but the demographics in this area indicate that a fairly narrow group earns between this threshold. As such, there are some constraints on this section of the analysis but at a capture rate of 12.49%, we are anticipating project support especially given the rent levels and the rent advantage.

## SUMMARY OF KEY FINDINGS

### Project Support:

**Analysis** - Based on the unit mix and rent structure that we will be presenting, project support is evident. Not only is there a significant rent advantage for the tax credit specific units, but the Demand Models under this scenario correlates to favorable capture rates at favorable thresholds. Typically any capture rates that are at or below 20% are indicative of likely project support and the lower the capture rate the better. There are a number of reasons for the recommendation of a mixed income development including:

- It spreads the income qualified pool and allows for contribution by a wide number of households in the area.
- It allows for some funding objective through allocation of tax credits, but also some market support for the more moderate income households who are part of the workforce environment in this Suffolk County community and area.

### Absorption/Lease-up

We are anticipating a lease-up ratio ranging from 10 to 12 units per month on average from completion. This is based on the recent lease up of similar mixed income projects in the area/region as supported by the chart below. If we assume a 15% pre-leasing/ pre-commitment prior to completion, this would require a lease-up of 99 units. At the recommended pace, the lease-up would be between 8 and 10 months. In part, this lease-up was based on the absorption patterns for area developments. The mixed income nature of this project has been accounted for in the lease up estimates.

Complex	Type of Project	Location	Year Built	# of Units	Average Absorption
<b>Boroughs/ NYC Area</b>					
Rochester Avenue Apts	Special Needs	Brooklyn, NY	2010	65	32 units per month from CO
MacDougal Street Apts	Special Needs	Brooklyn, NY	2011	65	22 units per month from CO
The Brook	Special Needs	Bronx, NY	2010	189	32 units per month from CO
Twin Oaks - Nassau	Family Tax Credit	Hempstead/Nassau	2011	94	18-20/month
Arbor House	Family Tax Credit	Bronx, NY	2012	124	9-10/Month
The Jefferson @ Farmingdale	Market Rate	Suffolk Co, NY	2014	154	6 units per month while 2nd building still under construction
New Village @ Patchogue	Market Rate	Suffolk Co, NY	2014	291	11-12/Month
Woolworh Apartments	Family Tax Credit	Riverhead, NY	2015	19	Filled upon completion
Wyandanch Village	Family Tax Credit	Suffolk Co, NY	2014	177	15-20/Month; affordable quicker than market
Brooklyn Warehouse Apartments	Market Rate	Brooklyn, NY	2014	127	10-11/Month
BKLYN Air	Market Rate	Brooklyn, NY	2014	255	28/29/Month
Giovanni	Market Rate	Brooklyn, NY	2015	205	15/17/Month
The Abor -( Locust Manor I)	Family Tax Credit	Jamaica/Queens,	2014	53	13 / Month
<b>Westchester County</b>					
Highland Ave Senior - Westchester	Senior Tax Credit	Yonkers, NY	2009	87	9-10 per month
97 Main St, Westchester Co.	Market Rate	Ossining, NY	2007	14	2-3 per month
330 Riverdale	Family Tax Credit	Yonkers, NY	2011	137	9-10 per month
Roudtop @ Montrose	Family Tax Credit	Montrose, NY	2012	91	20 +/- /Month (Lottery-filled at open)
Grant Park @ Croton Heights	Family Tax Credit	Yonkers, NY	2011	100	Filled upon completion
Park Terrace	Senior Tax Credit	Yonkers, NY	2011	49	Filled upon completion
Mews at Baldwin Place	Senior Tax Credit	Somers, NY	2011	72	18 per month (Lottery-filled at open)
Bridleside Apts	Family Tax Credit	North Salem, NY	2013	64	5 per month (each building was completely leased 30 day after completion)

**Rents:**

In regards to rents there are some critical aspects to recognize including:

**Achievable Tax Credit Rent:**

Generally in Suffolk County, we do feel that the 60% tax credit rent thresholds are supported. However, when evaluating achievable tax credit rents, a two-staged approach must be undertaken; one is to compare and contrast the market rents to maximum tax credit thresholds, but then the second is to apply it to demand. The development group is anticipating placing the 60% units at maximum allowable thresholds. Based on the breakdown of the different unit types, it is clear that there is adequate demand to support the project based on the number of units intended.

For the State Tax Credit units, the recommended rents are well below the maximum allowable, since the maximum allowed is well above market. We are placing the State Tax Credit rents at a reasonable level below market, but above the 60% units.

There is no comparison for achievable tax credit standards to the 130% units, as these are basically consistent with market levels.

**Rent Advantage:**

There is significant rent advantage for the tax credit and state tax credit units as follows:

- 60% LIHTC Units: 25.15% to 26%
- 90% State Tax Credit Units: 13.4% to 16.25%
- Middle-Income Housing Units: 130% AMI: basically at market.

**Achievable Market Rent:**

We have established achievable market rents for application to the analysis on a **gross basis** (inclusive of all utilities) as follows:

- Studio Units: \$1,350*
- One-bedroom Units: \$1,675*
- Two-bedroom Units: \$2,000*

***Overview/Current Market Condition:***

Currently, the apartment market is considered to be reflective of stable economic characteristics. This is evident by the following:

- Average occupancy at market rate projects at 99%.
- Consistent rent increases; averaging 3% per year since 2014.
- No concessions required.
- Support for recently-built/new construction including projects like Summer Wind, and the initial lease-up of the ongoing development of Peconic Crossing.
- Although there has been some mixed-income housing built in the community, there is limited recent market rate development that has occurred and overall there have only been a handful of projects built/developed in the last five years.

Some Market aspects to consider:

***Stable Status for Affordable Projects:***

Review of the affordable housing developments in the area indicates that deep subsidy and tax credit specific projects are all well occupied on a consistent basis with waiting lists. This applies to both senior and family units, and it should be noted that there are very few non-deep subsidy apartments within the area; the development being built by Conifer/Peconic Crossing is the newest and most significant project with 48 units targeting families specifically. Some general notes related to affordable developments include:

- The average occupancy for the affordable units that we reviewed is 99%.
- As indicated, the recent/new development affordable or mixed-income housing in the area has been supported. This includes:
  - The **Woolworth Apartments** at 128 East Main Street which offer some units at 50% and 60% AMI as well as some at state tax credit levels. This project is now fully occupied with waiting lists.
  - The **Peconic Crossing** development is still under construction with leasing scheduled to begin in December 2016 and the project coming online in March 2018. The project will offer units at 50%/60% and 80% AMI; state tax credit units.
- The other affordable family projects in the Riverhead area are deep subsidy in orientation and include the Doctors Path Apartments and River Point. Each of these is full Project Based Assistance/HUD supported, or the tenants pay rents based on 30% of their adjusted gross income.

***Locational Attributes:***

The subject property is well located to attract market interest. Critical factors include:

- The subject property is well located in Riverhead along its Main street, near other recent and ongoing development activity. It is down the road from the Treasure Cove Marina and the Hyatt Place Hotel (recently built), and is just to the north of the rehabilitated/renovated waterfront area for Riverhead, which includes redone/rehabilitated promenade and walking areas. It is also within proximity to area restaurants, community services and commercial conveniences. While grocery and large big box retail is somewhat removed from the downtown area of Riverhead, it is hoped that through additional economic stimulus and attention to the Comprehensive Plan that continued gentrification and rehabilitation occurs within and around the downtown area.

We will touch more on the neighborhood orientated details within the specific context of the report.

***Conclusion***

Development of a mixed income project targeting families and workforce housing in Riverhead and the surrounding area will be supportable and viable. This conclusion is based specifically on the assumptions that we have applied within this report, which would call for a mixed income project offering multiple rent tiers for Studio, one and two-bedroom units. The remainder of this analysis will present some of the supporting documentation and additional details pertaining to the recommendations.



Aerial Photograph  
Courtesy of: Pictometry

Outlined below is a summarization of the development's intended unit mix and rent structure as it will be presented to the various agencies and institutions looking at and reviewing the project. Following the summary of the unit mix and rent structure, we will provide a brief description of the project as proposed presented to us followed then by some exhibits that apply.

UNIT MIX / RENT SUMMARY														
Unit Type	# of Units	(1) % AMI	Sq.Ft.	Net Tenant Rents	(2) Tenant Paid Utilities	Total Gross Rents	Gross Rents/Sq.Ft.	(3) Tax Credit Maximums	(4) HUD FMR	(5) Unrestricted Market Averages	(5a) Achievable Market Rent/Adj	(6) % Disc to TC MAX	(7) % Disc to MKT Averages	(8) % Disc to ADJ MKT Averages
Studio – Tax Credit	25	60%	489	\$976	\$24	\$1,000	\$2.04	\$1,164	\$1,230	\$1,300	\$1,350	14.09%	23.08%	25.93%
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Some notes evident by review of the rent data include:

- Tenants will be responsible for payment of electric but ownership will cover the cost of providing heat.
- The market averages are simple averages prior to adjustments (5) above. The Achievable market rents are post consideration of adjustments (5a).
- There will be on-site parking available to the development but only for 55 spaces. The other residents will have to park in downtown lots which are available nearby.
- There will be common area and community space offered as part of the development including a community room, lounge space, children's recreation area, exercise facility, and community laundry facilities available on each floor level.

**Product Concept / Physical Features**

Data was provided to us that summarizes some of the amenities and features of the project. Floor layouts and renderings follow. A general summary of some of the key variables to recognize include:

- This will be an urban-type project typical of other developments that target workforce. It will be an elevator building, with units that are adequately sized but not extensively large. Only a handful of units will have outdoor space; namely the fourth upper floors will have small outside terraces with some offering balconies facing the interior courtyard; 15 total. Others will have what appear to be Juliet balconies.
- On-site **secure parking** for 61 vehicles. The on-site parking will not be adequate to accommodate a one to one ratio. As such, about half of the occupants will have to find parking in other portions of Riverhead if they have vehicles, and/or they will have to utilize public transportation. We have accounted for the lack of a one-to-one ratio of parking within the analysis of rents presented.

- A multi-story building with elevator, and common area hallways providing access to the individual units. Main entryways will be centered within the project, and residential units will be located on the second through fourth floor.
- The ground floor of the project will offer/provide community and common area space as well as retail and commercial endeavors. The ground floor layouts indicate the following will be applicable to the project:
  - Two restaurants at either end of the building; however there is potential that most of the retail/commercial will be occupied by the YMCA.
  - A retail user located adjacent to one of the restaurants
  - Exercise room/facility
  - A lounge with small kitchen
  - Mailroom
  - Management and maintenance offices
  - A children's play area
  - Mechanical equipment
  - Storage for the tenants
  - Gender restrooms
  - A package room, which is now commonplace and popular for projects of this nature allowing residents to obtain a secure delivery of packages.
  - The units are typical and reasonable in size but they are too small to allow for inclusion of washer and dryer hookups. The development group anticipates provision of laundry equipment on each floor level of the residential portion of the building; coin operated laundry will be provided.
- In regards to the unit layouts, they will be presented on the following pages. Some general notes include:
  - Floor layouts typical for urban type projects of this nature
  - Most of the units will have walk-thru/open kitchens with a breakfast bar providing an eating area and delineation of the kitchen from the living space. Some of the kitchens however are open against the wall, very loft in orientation.
  - Kitchen equipment will include:
    - Refrigerator
    - Stove and oven
    - Double basin sink
    - Microwave
    - Dishwasher
  - Bedrooms will have either a small walk-in closet (for the studios and some of the other unit types) or adequate size closet space.
  - Finishes will be typical of urban projects of this nature including composite or hardwood type floors, modern designs, open loft feel and high ceiling clearance.
  - As far as baths, the studio and one-bedroom units will be one full bath but the two-bedroom units will offer two full baths. Most of the units appear to have tubs and showers but we do understand that for the two-bedroom units one of the baths will have a tub and shower and the other will have a stall shower only.

- We are anticipating that the project will be fully secured including cameras on the lower levels.

**Income & Rent Restrictions:**

The subject development is located in Suffolk County, and we outline below the income and rent maximums that will influence the tax credit units. The data has been based on the four person AMI level for 2017 in Suffolk County (Nassau/Suffolk metro area), which is **\$110,800**.

SUFFOLK COUNTY MAXIMUM INCOMES *				
	50% AMI	60% AMI	90% AMI	130% AMI
One Person	\$38,800	\$46,560	\$59,840	\$100,880
Two Persons	\$44,350	\$53,220	\$79,830	\$115,310
Three Persons	\$49,900	\$59,880	\$89,820	\$129,740
Four Persons	\$55,400	\$66,480	\$99,720	\$144,040

\* 2017 median income is \$110,800

SUFFOLK COUNTY MAXIMUM RENTS*				
	50% AMI	60% AMI	90% AMI	130% AMI
Studio	\$970	\$1,164	\$1,745	\$2,522
One-bedroom	\$1,039	\$1,247	\$1,995	\$2,882
Two-bedroom	\$1,247	\$1,497	\$2,245	\$3,243

\* 2017 Statistics

For additional review, reference and consideration, we offer a summary of the historical AMI levels within this portion of Long Island. This documentation is important as the AMI levels set the maximum rent and income thresholds and the changes have been somewhat variable over the past few years. Other reasons for the limited increases/slight declines relates to a change in the formula and the inclusion of the 2010 Census and American Community Survey data within the AMI calculations. Moving forward there may be an expectation for more typical increases consistent with historical thresholds.

AMI History – Suffolk County		
Year	AMI Level	Percent Change
2009	\$101,800	-----
2010	\$103,600	+1.77%
2011	\$106,100	+2.41%
2012	\$107,500	+1.32%
2013	\$105,900	-1.49%
2014	\$105,100	-.75%
2015	\$109,000	+3.71%
2016	\$106,200	-2.57%
2017	\$110,800	+1.65%

RENDERINGS

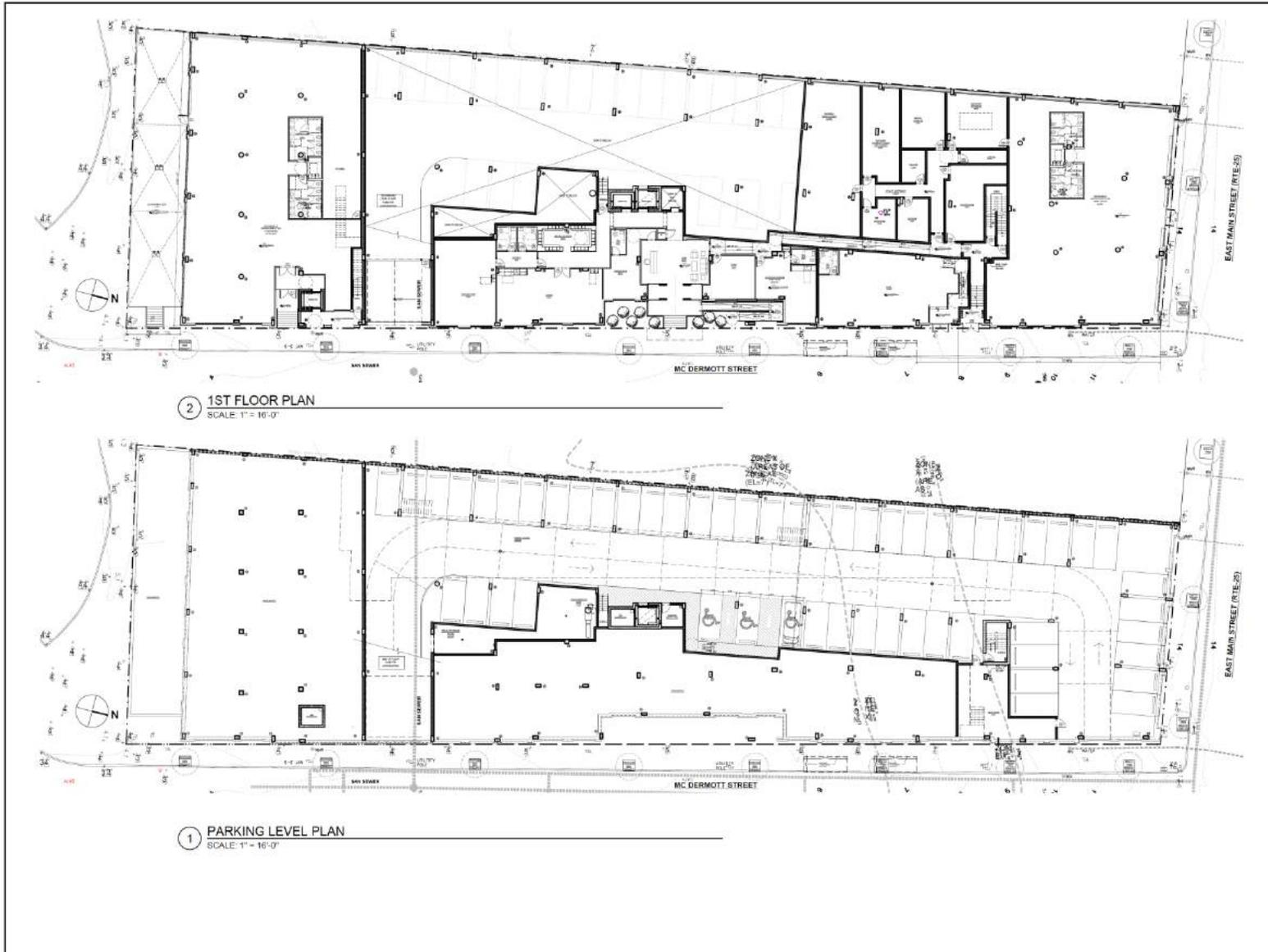




RENDERINGS

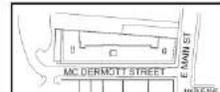


# 1<sup>ST</sup> FLOOR PLAN



2 1<sup>ST</sup> FLOOR PLAN  
SCALE: 1" = 10'-0"

1 PARKING LEVEL PLAN  
SCALE: 1" = 10'-0"



**KEY PLAN**

06/09/17	SITE PLAN REVIEW - SRC SUBMISSION
02/17/17	SITE PLAN REVIEW - 2ND SUBMISSION
01/24/17	SPECIAL PERMIT
12/19/16	SITE PLAN REVIEW

Architect:  
**The Stephen B. Jacobs Group, P.C.**  
 381 Park Avenue South  
 New York, N.Y. 10016  
 212-421-3712  
 © 2016

Structural Engineer:  
**Wexler Associates**  
 12 West 52nd Street, 8th Floor  
 New York, New York, N.Y. 10011  
 212-643-1500  
 © 2016

Civil Engineer:  
**Gallt Engineering, P.C.**  
 35 Pinelawn Road - Suite 200E  
 Melville, New York 11747  
 631-272-9292  
 © 2016

MEP Engineer:  
**Sideris Kefalas**  
 217-22 Northern Boulevard  
 Bayside, New York 11361  
 718-224-9891  
 © 2016

Owner:  
**Georgica Green Ventures LLC**  
 50 Jericho Quadrangle - Suite 200  
 Jericho, New York 11753  
 (516) 488-5000  
 © 2016

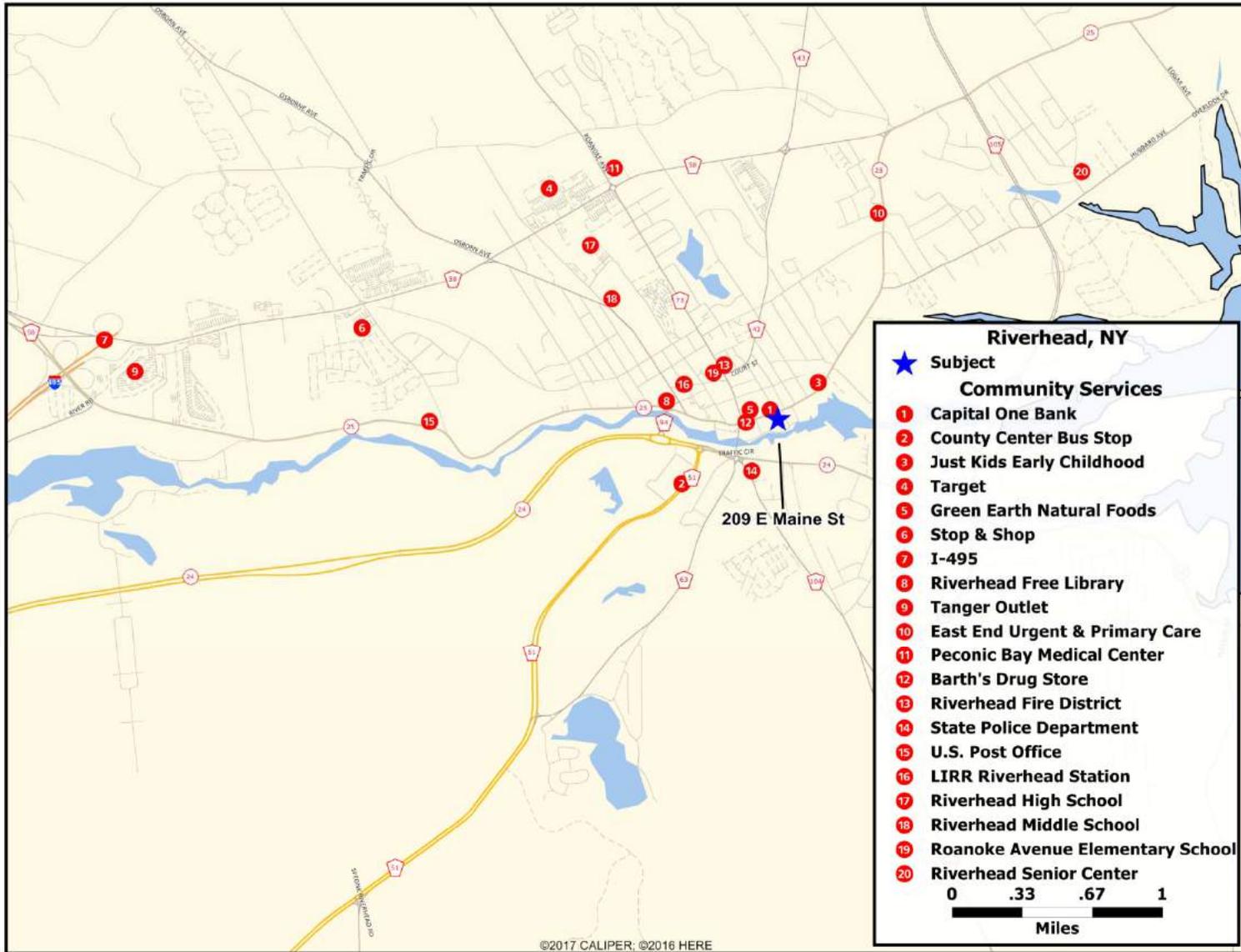
**221 East Main Street  
 Riverhead, NY**

Drawing Title:  
**PARKING LEVEL PLAN  
 1<sup>ST</sup> FLOOR PLAN**

SEA & COMPANY	DATE: 08-27-18
	PROJECT: 221 EAST MAIN ST
	DRAWING NO.: A-013.00
	NO. OF: 1
	SCALE: AS SHOWN © 2018 SEA & COMPANY







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## ANALYSIS OF THE AREA & THE IMMEDIATE NEIGHBORHOOD

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Outlined on the following page is a brief analysis of the subject area, and the specific neighborhood characteristics. This will be followed by a detailed analysis of the local market providing a demographic overview and referencing detailed supply and demand variables. An overview of Suffolk County region was previously presented.

### *The Area*

The subject site is located in the Town of Riverhead, New York, which is a town on the north shore of Long Island. Riverhead is the county seat for Suffolk County and contains the smaller hamlet of Riverhead, which included the town's principal commercial downtown.

The north town line is delineated by Long Island Sound with Connecticut on the opposite shore. The east town line is the border of the Town of Southold. The town is partly on the North Fork of the county. The eastern terminus of the Long Island Express way is in Riverhead. Recent demographics relating to Suffolk County, the Town of Riverhead and the hamlet of Riverhead (CDP) are outlined in the chart below:

<b>Population Patterns</b>				
	<b>2000</b>	<b>2010</b>	<b>% Change 2000 to 2010</b>	<b>2015*</b>
Riverhead Town	27,680	33,506	21.05%	33,769
Riverhead CDP	10,513	13,299	26.50%	14,258

*\*2010 - 2014 ACS 5-Year Estimates*

The Riverhead CDP experienced a population increase of 26.50% between year 2000 and 2010. Conversely, the Town of Riverhead saw a population increase of 21.05% from the 2000 count of 27,680 to the 2010 rate of 33,506.

***Economics / Employment:***

Residents of the Town of Riverhead rely on the remainder of the Suffolk County and the Greater New York area for places of work. There are some employment centers and opportunities within Riverhead, but generally residents commute to their workplaces. The unemployment rate in Riverhead has historically been around 4%; it peaked in 2012 at 8.4% due to the recessionary climate of that time. The unemployment rate has been decreasing since with the most current rate of 4.7% in 2016 being a decrease from 5.2% in 2015. There was a slight decrease year to date in the rate from 4.4% in April 2016 to 4.3% in April 2017. The number of employed persons increased slightly annually from 15,200 in 2015 to 15,300 in 2016. Year to date there was no change from 15,300 in April 2016 which remained the same in April 2017.

**Unemployment Rate – Riverhead Town**

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann Avg
2017	5.9%	6.3%	5.3%	4.3%									
2016	6.0%	6.1%	5.8%	4.4%	3.9%	3.9%	4.2%	4.3%	4.6%	4.1%	4.3%	4.7%	4.7%
2015	6.9%	7.1%	6.9%	5.3%	4.8%	4.3%	4.5%	4.0%	4.3%	4.5%	4.8%	4.9%	5.2%
2014	7.8%	8.3%	7.5%	5.8%	5.2%	5.2%	5.4%	5.3%	5.0%	4.8%	5.2%	5.3%	5.9%
2013	9.4%	9.3%	8.3%	6.9%	6.5%	6.5%	6.5%	6.2%	6.4%	6.3%	6.2%	6.3%	7.1%
2012	10.5%	10.7%	9.8%	8.2%	8.0%	7.8%	8.0%	7.8%	7.6%	7.2%	7.5%	7.9%	8.4%
2011	10.3%	10.2%	9.7%	7.8%	7.0%	7.3%	7.5%	7.3%	7.3%	7.4%	7.9%	8.4%	8.2%
2010	9.8%	9.9%	9.4%	7.7%	7.2%	7.2%	7.6%	7.6%	7.5%	7.4%	8.3%	8.6%	8.2%
2009	7.5%	8.2%	7.8%	6.4%	6.5%	6.7%	6.6%	6.4%	6.7%	7.0%	7.3%	7.9%	7.1%
2008	5.3%	5.6%	5.0%	4.0%	4.3%	4.3%	4.6%	4.7%	4.6%	4.8%	5.4%	6.1%	4.9%
2007	4.8%	4.7%	4.1%	3.4%	3.3%	3.4%	3.7%	3.5%	3.7%	3.6%	3.9%	4.2%	3.9%
2006	4.9%	5.1%	4.6%	4.2%	3.7%	3.6%	4.1%	3.7%	3.6%	3.2%	3.7%	3.5%	4.0%
2005	5.7%	5.7%	4.6%	4.1%	4.0%	3.9%	4.1%	3.8%	4.0%	3.7%	4.0%	3.9%	4.3%
2004	6.3%	6.3%	6.3%	4.7%	4.3%	4.3%	4.3%	4.1%	3.8%	3.8%	4.2%	4.7%	4.8%
2003	5.9%	5.8%	5.4%	4.3%	4.1%	4.4%	4.4%	4.2%	4.3%	4.3%	4.8%	4.9%	4.7%
2002	6.0%	6.0%	5.5%	4.5%	4.0%	4.1%	4.2%	4.1%	3.8%	3.7%	4.3%	4.5%	4.6%
2001	4.8%	4.7%	4.3%	3.4%	3.2%	3.3%	3.7%	3.8%	3.7%	3.7%	4.2%	4.7%	4.0%
2000	5.4%	5.3%	4.3%	3.5%	3.3%	3.4%	3.6%	3.6%	3.5%	3.3%	3.6%	3.5%	3.9%

**Employed – Riverhead Town**

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann Avg
2017	15,100	15,000	15,200	15,300									
2016	15,100	15,100	15,300	15,300	15,400	15,600	15,600	15,400	15,200	15,200	15,200	15,100	15,300
2015	15,000	14,900	15,100	15,200	15,400	15,600	15,500	15,400	15,200	15,200	15,200	15,300	15,200
2014	14,800	14,700	14,800	14,900	15,000	15,300	15,300	15,100	14,900	15,000	15,000	15,000	15,000
2013	14,600	14,600	14,700	14,900	15,000	15,300	15,300	15,100	14,900	14,800	14,900	14,900	14,900
2012	14,400	14,400	14,500	14,600	14,700	15,000	14,900	14,800	14,800	14,900	14,800	14,800	14,700
2011	14,400	14,300	14,500	14,600	14,600	14,800	14,800	14,800	14,600	14,600	14,600	14,600	14,600
2010	14,400	14,400	14,500	14,800	14,800	15,000	15,000	15,000	14,700	14,700	14,600	14,600	14,700
2009	16,200	16,000	16,100	16,200	16,200	16,500	16,500	16,300	16,000	16,000	15,900	15,800	16,100
2008	16,500	16,400	16,500	16,700	16,700	17,000	17,000	16,800	16,600	16,700	16,600	16,500	16,700
2007	16,400	16,300	16,400	16,400	16,400	16,800	16,800	16,600	16,400	16,500	16,600	16,500	16,500
2006	16,200	16,100	16,200	16,300	16,400	16,800	16,800	16,600	16,300	16,500	16,500	16,600	16,400
2005	15,800	15,800	15,900	16,100	16,200	16,500	16,600	16,500	16,200	16,300	16,300	16,400	16,200
2004	15,100	15,100	15,100	15,200	15,300	15,600	15,800	15,700	15,300	15,500	15,600	15,600	15,400
2003	14,500	14,500	14,600	14,700	14,700	14,900	14,900	14,800	14,500	14,700	14,800	14,800	14,700
2002	13,700	13,900	13,900	14,000	14,100	14,400	14,400	14,300	14,200	14,300	14,100	14,200	14,100
2001	13,500	13,400	13,500	13,500	13,500	13,800	13,800	13,600	13,400	13,600	13,500	13,600	13,600
2000	12,900	12,900	12,900	13,000	13,000	13,200	13,200	13,100	12,900	13,000	13,000	13,200	13,000

Source: <http://www.labor.ny.gov> (Updated 6/6/2017)

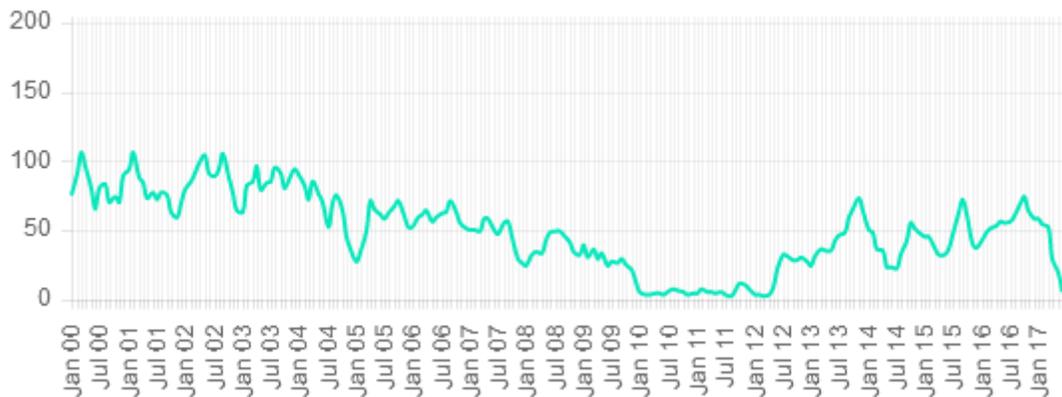
**Residential Patterns**

Recessionary economic conditions have impacted economic variables like residential home construction and home pricing. Below are charts from Trulia showing the median pricing and sales in Riverhead. The median sales pricing as of early 2016 is at \$340,000, the number of sales is at 22. The pricing has remained fairly consistent for this area over the past few years while transactions were low from 2010 through 2013; they leveled out in 2014 through present. The sales as of 2017 are priced between \$350,000 and \$400,000. The number of sales in 2017 were at around 50.

**Median Sales Price**



**Number of Sales**



Source: Trulia.com (Updated 6/6/2017)

**ANALYSIS OF THE AREA & THE IMMEDIATE NEIGHBORHOOD**

Building permits for the Town of Riverhead are summarized below. There has not been any major building activity in the Town of Riverhead since 2004. Building permits issued declined steadily from 620 in 2004 down to only 22 of total of permits issued in 2013. Despite a slight increase in 2015 to 51 permits issued the numbers are still low compared to the historical data. There were 22 permits issued in Riverhead in 2016. Note; the reporting data for recent years does not seem to be accurate as it does not show any multi-family when some have been permitted in the last couple of years.

**SOCDS Building Permits Database**

**Selected Jurisdictions**

Housing Unit Building Permits for: RIVERHEAD TOWN, NY (Suffolk County)												
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017*
<b>Total Units</b>	108	160	59	62	56	32	46	22	44	51	22	17
<b>Units in Single-Family Structures</b>	108	136	59	62	56	32	34	22	44	51	22	17
<b>Units in All Multi-Family Structures</b>	0	24	0	0	0	0	12	0	0	0	0	0
<b>Units in 2-unit Multi-Family Structures</b>	0	0	0	0	0	0	0	0	0	0	0	0
<b>Units in 3- and 4-unit Multi-Family Structures</b>	0	24	0	0	0	0	12	0	0	0	0	0
<b>Units in 5+ Unit Multi-Family Structures</b>	0	0	0	0	0	0	0	0	0	0	0	0

Source: Huduser.gov \*2017 Preliminary Data Through April(Updated 6/6/2016)

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## ANALYSIS OF THE AREA & IMMEDIATE NEIGHBORHOOD

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### ***The Immediate Neighborhood***

The property is located along Main Street which is otherwise identified as Route 25. The site is just to the west of its intersection with Peconic Avenue, and east of East Avenue.

Generally, the ***boundaries of the neighborhood*** (which do differ from the market draw area that we will be establishing) include:

- *Elton and Pulski Street to the north.*
- *Flanders Avenue and Route 24 to the south.*
- *Hubert Avenue and the intersection of Main Street to the east.*
- *The intersection of Raynor Avenue and West Main Street to the west.*

Generally the boundaries are consistent with the heart of downtown/Main Street Riverhead.

This area reflects a mix of economic characteristics. There is recent gentrification and new development including Riverhead's major recent economic development projects:

- The construction of a Hyatt Place Hotel near the Treasure Cove Marina and Long Island Aquarium just to the east of the subject area.
- The development of Summer Wind Apartment complex is on Peconic Avenue south of the intersection of Main Street.
- Development of Peconic Crossing on West Main street.

The other major economic development activity that has occurred in the area is the rehabilitation and renovation of the water frontage area off of McDermott Avenue. A boardwalk/river walk has been recreated with new sidewalks and river frontages. New lighting and street signage has been implemented. This updated/rehabilitated area has begun to generate some minor commercial and retail gentrification including some ice cream stands, coffee shops, etc. It has also enhanced the overall appeal of the neighborhood and area, in the hopes of stimulating additional economic development activity.

The properties that reflect ***surrounding uses*** to the subject site include:

<b>Surrounding Property Uses</b>	
Direction	Surrounding Use
<b>To the North:</b>	General commercial and retail along Main Street – typifying this portion of Riverhead.
<b>To the South:</b>	A parking lot followed then by McDermott Avenue and the newly revised walkway heading towards the Peconic River.
<b>To the East:</b>	Similar retail and commercial, including the Long Island Aquarium and the recently built Hyatt Place Hotel (a few blocks to the east).
<b>To the West:</b>	General retail and commercial, and then some community service including Suffolk County offices and courts. Also the Summer Wind new residential development project is located to the west/ south off of Peconic Avenue.

The development activity along East Main Street has been advancing, but at somewhat of a slow pace. There are still some vacancies evident, and no significant new major retailers have entered the marketplace. The users have been more traditionally local restaurateurs, and boutique type retailers which have helped to improve the image and appeal of the district. The main national franchise evident along Main Street in this area is the Subway restaurant, and there is also a CVS drug store on Main Street. The Peconic Crossing development is on West Main street; opposite side from Peconic.

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## ANALYSIS OF THE AREA & THE IMMEDIATE NEIGHBORHOOD

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More notably, major retail endeavors are located on the south side of the river, at the intersection of 24 and Peconic where there is a McDonald's restaurant, service stations and some other retail operations. The retail endeavors become more prevalent heading west of the subject area, towards the main ingress and egress to the Long Island Expressway 495. This has been the location of much of the development activity including the Tanger Outlet Mall area, big box retail and grocery, and other types of shopping and commercial conveniences. This area is around 1.5 miles from the subject area.

Examples of some of the other development activity on Main Street near the subject include:

- Chase Bank
- The Simple College of Culinary Arts
- A local restaurant and bar
- Local insurance agencies
- A Christian book store
- Health & Fitness Facilities
- Hyatt Place Hotel
- Treasure Cove Marina
- Salvation Army store
- United Methodist Church
- Capital One Bank

Community services include Riverhead Town Hall and the Suffolk County Court and County Hall complexes, both of which are within close proximity to the subject area. The Suffolk County Jail is also located in Riverhead at the southwest of the subject area on the opposite side of the Peconic River.

Other important neighborhood notes include:

- At 260 West Main Street is the redevelopment of an affordable project now known as Henry Perkins House. This is a special needs project targeting households with various forms of developmental disabilities, and all of the 50 apartment units are studio on nature.
- There is rail access just to the north of the subject area; technically in walking distance is the LIRR Station for Riverhead. Residents must transfer in Ronkonkoma, and the commute from Riverhead to Penn Station is about 2 hours each way. There is a public bus system that provides access along Main Street. Highway accessibility is available within close proximity as there is a means of ingress/ egress to the Long Island Expressway just to the east by about 2 miles.

Outlined below is a summarization of schools that apply to the area.

***Schools:***

The property is located in part of the Riverhead Central School District. The schools that are within closest proximity include:

<b><i>Elementary School (K-4):</i></b>	Roanoke Avenue School 549 Roanoke Ave., Riverhead, NY Riverhead Central – Public Grades PK- 4
<b><i>Elementary School (5-6):</i></b>	Pulaski Street Elementary School 300 Pulaski St, Riverhead, NY Riverhead Central – Public Grades 5-6
<b><i>Middle School:</i></b>	Riverhead Middle School 600 Harrison Ave, Riverhead, NY Riverhead Central – Public Grades 7-8
<b><i>High School:</i></b>	Riverhead High School 700 Harrison Ave, Riverhead, NY Riverhead Central – Public Grades 9-12

The Riverhead Central School District is ranked 682nd (of 764 districts) in New York State by [schooldigger.com](http://schooldigger.com).

## ANALYSIS OF THE AREA & THE IMMEDIATE NEIGHBORHOOD

Below is a summarization of local trade services and their proximity/distance to the subject. Many of these were previously presented on the map overviewed/issued.

Please note that the photographs outlined on the following pages were taken in 2014 when we previously toured the site. Some of these seemed maybe indicative of current development patterns but there may be some changes. Either way, we did feel the presentation of the data from 2014 was worthy of reference and consideration.

COMMUNITY SERVICES		
COMMUNITY SERVICES	NAME	TRAVEL DISTANCE* FROM SITE (IN MILES)
MAJOR HIGHWAY(S)	I-495	4
PUBLIC BUS STOP	County Center Bus Stop	0.7
SUBWAY/RAIL STATION	LIRR Riverhead Station	0.6
MAJOR EMPLOYERS / EMPLOYMENT CENTERS	Tanger Outlet	3.5
PHARMACY	Barth's Drug Store	0.1
GROCERY: NEAREST MARKET	Green Earth Natural Foods	0.1
NEAREST LARGE MARKET	Stop & Shop	2.4
DISCOUNT DEPARTMENT STORE	Target	1.9
SCHOOLS:		
ELEMENTARY	Roanoke Avenue Elementary School	0.4
MIDDLE / JUNIOR HIGH	Riverhead Middle School	1.1
HIGH	Riverhead High School	1.4
HOSPITAL	Peconic Bay Medical Center	1.6
URGENT CARE	East End Urgent & Primary Care	1.2
POLICE	State Police Department	0.4
FIRE	Riverhead Fire District	0.4
POST OFFICE	U.S. Post Office	1.8
BANK	Capital One Bank	0.1
SENIOR CENTER	Riverhead Senior Center	2
DAY CARE	Just Kids Early Childhood	0.3
LIBRARY	Riverhead Free Library	0.6

\* CALCULATED ALONG DEDICATED ROADWAYS

**Note- Walkscore 75**

NEIGHBORHOOD PHOTOGRAPHS



Main Street Facing East



Main Street Facing West



Neighboring Commercial Building



Commercial Buildings Just to the West



Main Street Development Activity



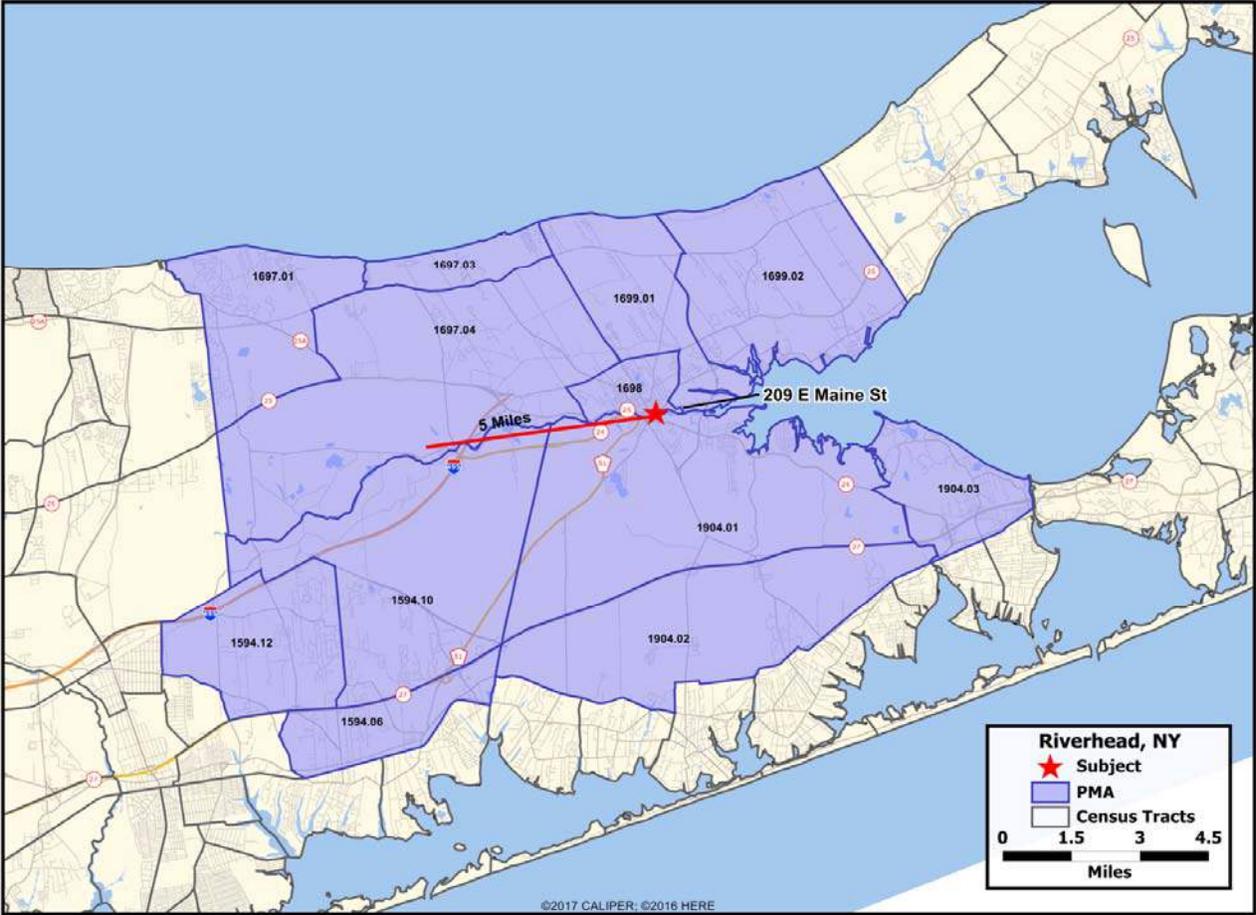
Main Street Development Activity

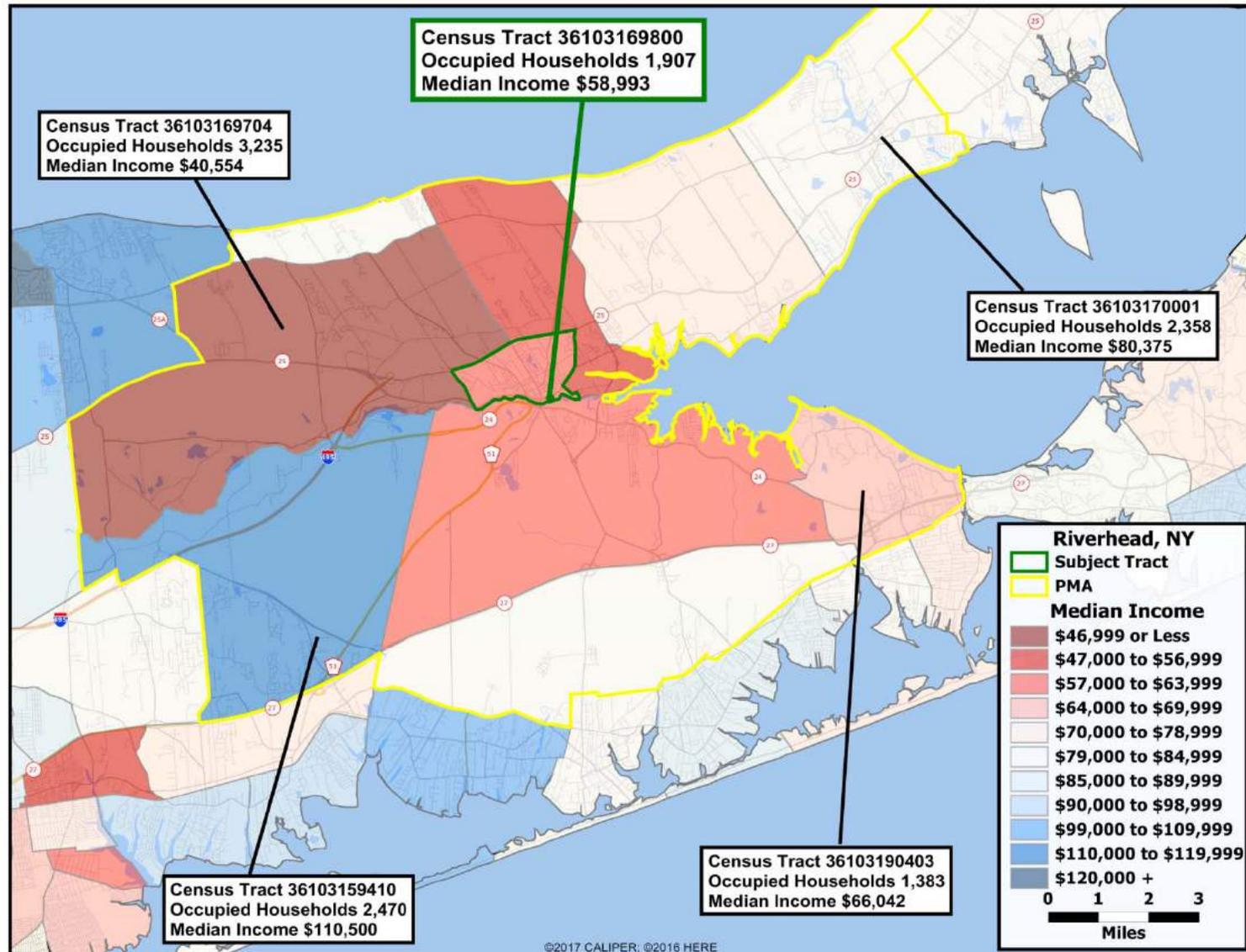


Service Station & Commercial Activity Next to the Hyatt Place Hotel

MARKET AREA MAP

Market Area Map- 155.02 Sq Miles





***Market Draw Area***

In order to analyze demographics that will impact the project in question, it is critical that an appropriate market draw area be established. This is one of the more complicated and difficult tasks associated with market studies of this nature, and we have reviewed psychological, physical and perceived barriers that limit resident mobility within the area.

The market draw area was based on the following factors:

- Conversations with operators of existing projects throughout the area, as to where the predominate tenant base is provided from.
- Review where available of actual tenant information from previous locations.
- Review of physical barriers of entry to the marketplace.
- Review of commuter patterns, areas of employment, and access to highway linkages.
- Review of general residential patterns for homeowners, which are often fairly similar to patterns and trends impacting rental markets.

We have established a market draw area which is the region that will generate around 60% to 70% of the tenant pool. We have considered the areas where residents will relocate from based on geographic patterns, mobility patterns, places of employment, and availability of services.

***Market Draw Area:***

The market draw area and census tracts included are outlined below. The *square mileage* of the market draw area that we have referenced totals about 155 square miles.

<b>CENSUS TRACTS</b>				
<b>Census Tract</b>	<b>County</b>	<b>Municipality</b>	<b>Zip Code</b>	<b>Zip Name</b>
36103169704	Suffolk County	Riverhead town	11933	Calverton
36103169703	Suffolk County	Riverhead town	11933	Calverton
36103169800	Suffolk County	Riverhead town	11901	Riverhead
36103169901	Suffolk County	Riverhead town	11901	Riverhead
36103190401	Suffolk County	Southampton town	11901	Riverhead
36103190402	Suffolk County	Southampton town	11942	East Quogue
36103190403	Suffolk County	Southampton town	11946	Hampton Bays
36103159410	Suffolk County	Brookhaven town	11949	Manorville
36103169902	Suffolk County	Riverhead town	11901	Riverhead
36103170001	Suffolk County	Southold town	11952	Mattituck

***HISTA Data / Demographics***

As indicated previously, GAR Associates utilizes a database known as HISTA, which stands for Households by Income, Size, Tenure and Age. This database is useful for market analysts as it advances the census data a few steps above typical documentation. The availability of this data is particularly useful for affordable projects, as it breaks out income by household size, and we can isolate households based on size contribution and the different unit types available at the subject.

In addition to the household data presented by HISTA, we also have obtained some documentation applicable to population statistics, which will be presented and discussed.

A summarization of the 2017 projections for the HISTA Data is outlined on the followings pages. Outlined below is a general summarization of these projections. Note that the documentation below applies to the demographic set that is been used for application to the analysis; under age 62. Even though there is an elevator, this will be a workforce project and we are not anticipating significant occupancy by households age 62 and above. They will not be precluded from occupancy but this is not the general intent of the development and we felt it was more reasonable to consider, evaluate and analyze the demographics that apply to the households in the market area under age 62.

<b>Demographic Summary PMA – HISTA Data *</b>					
	<b>2008 **</b>	<b>2017</b>	<b>% Change</b>	<b>2022</b>	<b>% Change</b>
Total Renter Households:	3,486	3,350	-3.90%	3,322	-0.84%
Owner Occupied Households:	<u>9,223</u>	<u>9,160</u>	-0.68%	<u>9,029</u>	-1.43%
Total Households:	12,709	12,510	-1.57%	12,351	-1.27%
% of Renters	27.43%	26.78%		26.90%	
<b><u>2017 Data:</u></b>					
Renters Earning \$30,000 or Less:	23.31%				
Renters Earning \$20,000 or Less:	16.48%				
Ratio of Renters with 3 or more persons	48.15%				
2017 Estimated Median Income Market Draw Area:	\$69,667				
Median Income Subject Census Tract:	\$61,151				

\* All data applies to under age 62 only

\*\* The 2006-2010 ACS data has been used as the basis in the demographic summary for the equivalent of the 2008 household statistics.

<b>Population Under Age 62</b>		
<b>Year</b>	<b>Population</b>	<b>% Change</b>
2010 (1)	42,320	N/A
2017 (2)	43,461	2.70%
2022 (3)	43,669	0.48%

- 1) Census
- 2) Current Year Estimate
- 3) 5-yr Projection

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## MARKET AREA & DEMOGRAPHICS

Notes evident by review of the different data sets include:

- The population accounts only for households under aged 62; we did not include 62+, since there was no breakdown available by renters/owner. This data shows a minor increase in population over the next five years.
- The household count shows minor declines in the last few years and minor changes anticipated over the next five years.
- The ratio of renters is typical for this part of Suffolk County at 26.78%.
- The mixed income/moderate income nature of the area is evident by the fact that only 23.31% of the households who rent earn \$30,000 a year or less. This is an indication that there is a good proportion of households earning greater ratios, indicative of the likely support for a mixed income project.
- Median incomes also support this contention; the median in the market draw area is just less than \$70,000. The subject census tract shows a lower median statistic, but still supportive of a more moderate income area at \$61,000±.

A map showing the various income levels/AMI thresholds for the different census tracts was also outlined. The median income map is shown in order to demonstrate the significant variations in the median income that occurs quickly moving in various directions from a site like the subject location in Riverhead. The median income just to the south and west of the subject area exceeds \$110,000, while the area just to the west to the subject abutting the subject census tract is only \$40,554, and areas to the north/east just over \$80,000. The disparities are typical for Suffolk County and Long Island, as there are quick fundamental changes depending on the portion of the community being evaluated. These various income levels are an indication of the need for affordable housing in certain sectors of the county.

A summarization of the HISTA data that we have used for application to the analysis is outlined on the following pages.

HISTA 2.2 Summary Data

Market Area

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Renter Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	59	154	14	50	5	282
\$10,000-20,000	44	42	33	12	4	135
\$20,000-30,000	50	19	40	69	21	199
\$30,000-40,000	14	92	130	75	109	420
\$40,000-50,000	317	57	12	15	27	428
\$50,000-60,000	44	65	159	1	60	329
\$60,000-75,000	84	81	18	7	54	244
\$75,000-100,000	4	37	56	1	150	248
\$100,000-125,000	5	92	27	15	6	145
\$125,000-150,000	1	46	3	41	25	116
\$150,000-200,000	1	5	5	7	118	136
\$200,000+	2	95	2	3	6	108
<b>Total</b>	<b>625</b>	<b>785</b>	<b>499</b>	<b>296</b>	<b>585</b>	<b>2,790</b>

Renter Households						
Aged 55 to 61 Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	85	3	3	6	4	101
\$10,000-20,000	13	17	1	1	2	34
\$20,000-30,000	18	4	0	4	4	30
\$30,000-40,000	36	4	3	19	3	65
\$40,000-50,000	26	4	19	42	5	96
\$50,000-60,000	37	5	1	13	1	57
\$60,000-75,000	3	4	22	1	4	34
\$75,000-100,000	20	1	1	20	8	50
\$100,000-125,000	2	14	1	7	4	28
\$125,000-150,000	1	2	0	9	4	16
\$150,000-200,000	1	1	2	0	5	9
\$200,000+	21	5	0	12	2	40
<b>Total</b>	<b>263</b>	<b>64</b>	<b>53</b>	<b>134</b>	<b>46</b>	<b>560</b>

Renter Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	90	10	10	3	7	120
\$10,000-20,000	264	63	5	4	9	345
\$20,000-30,000	193	49	6	2	14	264
\$30,000-40,000	151	139	5	6	12	313
\$40,000-50,000	71	26	6	2	10	115
\$50,000-60,000	21	14	1	3	11	50
\$60,000-75,000	68	19	5	5	13	110
\$75,000-100,000	16	34	5	1	13	69
\$100,000-125,000	20	8	15	2	9	54
\$125,000-150,000	30	23	3	3	9	68
\$150,000-200,000	16	9	4	2	14	45
\$200,000+	28	15	6	2	10	61
<b>Total</b>	<b>968</b>	<b>409</b>	<b>71</b>	<b>35</b>	<b>131</b>	<b>1,614</b>

Renter Households						
All Age Groups						
Year 2017 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	234	167	27	59	16	503
\$10,000-20,000	321	122	39	17	15	514
\$20,000-30,000	261	72	46	75	39	493
\$30,000-40,000	201	235	138	100	124	798
\$40,000-50,000	414	87	37	59	42	639
\$50,000-60,000	102	84	161	17	72	436
\$60,000-75,000	155	104	45	13	71	388
\$75,000-100,000	40	72	62	22	171	367
\$100,000-125,000	27	114	43	24	19	227
\$125,000-150,000	32	71	6	53	38	200
\$150,000-200,000	18	15	11	9	137	190
\$200,000+	51	115	8	17	18	209
<b>Total</b>	<b>1,856</b>	<b>1,258</b>	<b>623</b>	<b>465</b>	<b>762</b>	<b>4,964</b>

HISTA 2.2 Summary Data

Market Area

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Owner Households						
Age 15 to 54 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	40	20	72	21	22	175
\$10,000-20,000	7	21	39	9	45	121
\$20,000-30,000	32	38	61	89	83	303
\$30,000-40,000	24	113	25	42	2	206
\$40,000-50,000	93	25	54	37	98	307
\$50,000-60,000	53	27	27	34	46	187
\$60,000-75,000	37	129	91	167	185	609
\$75,000-100,000	146	163	255	259	102	925
\$100,000-125,000	54	117	213	273	157	814
\$125,000-150,000	19	142	48	202	138	549
\$150,000-200,000	37	168	220	243	417	1,085
\$200,000+	39	189	306	268	410	1,212
<b>Total</b>	<b>581</b>	<b>1,152</b>	<b>1,411</b>	<b>1,644</b>	<b>1,705</b>	<b>6,493</b>

Owner Households						
Aged 55 to 61 Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	46	18	11	1	2	78
\$10,000-20,000	44	7	4	8	2	65
\$20,000-30,000	43	59	22	6	4	134
\$30,000-40,000	37	99	0	9	9	154
\$40,000-50,000	53	62	5	30	13	163
\$50,000-60,000	83	87	25	13	1	209
\$60,000-75,000	82	148	10	1	2	243
\$75,000-100,000	109	171	44	25	3	352
\$100,000-125,000	17	236	5	56	14	328
\$125,000-150,000	34	93	49	28	21	225
\$150,000-200,000	4	185	104	47	48	388
\$200,000+	62	130	51	76	9	328
<b>Total</b>	<b>614</b>	<b>1,295</b>	<b>330</b>	<b>300</b>	<b>128</b>	<b>2,667</b>

Owner Households						
Aged 62+ Years						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	169	77	15	5	3	269
\$10,000-20,000	592	137	10	7	4	750
\$20,000-30,000	529	371	16	9	4	929
\$30,000-40,000	275	290	26	59	5	655
\$40,000-50,000	228	211	52	5	2	498
\$50,000-60,000	115	357	45	6	4	527
\$60,000-75,000	160	374	124	18	4	680
\$75,000-100,000	97	343	145	16	13	614
\$100,000-125,000	49	322	44	12	28	455
\$125,000-150,000	96	217	80	39	8	440
\$150,000-200,000	48	178	50	8	6	290
\$200,000+	71	281	24	14	46	436
<b>Total</b>	<b>2,429</b>	<b>3,158</b>	<b>631</b>	<b>198</b>	<b>127</b>	<b>6,543</b>

Owner Households						
All Age Groups						
Year 2017 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	255	115	98	27	27	522
\$10,000-20,000	643	165	53	24	51	936
\$20,000-30,000	604	468	99	104	91	1,366
\$30,000-40,000	336	502	51	110	16	1,015
\$40,000-50,000	374	298	111	72	113	968
\$50,000-60,000	251	471	97	53	51	923
\$60,000-75,000	279	651	225	186	191	1,532
\$75,000-100,000	352	677	444	300	118	1,891
\$100,000-125,000	120	675	262	341	199	1,597
\$125,000-150,000	149	452	177	269	167	1,214
\$150,000-200,000	89	531	374	298	471	1,763
\$200,000+	172	600	381	358	465	1,976
<b>Total</b>	<b>3,624</b>	<b>5,605</b>	<b>2,372</b>	<b>2,142</b>	<b>1,960</b>	<b>15,703</b>

POPULATION DATA

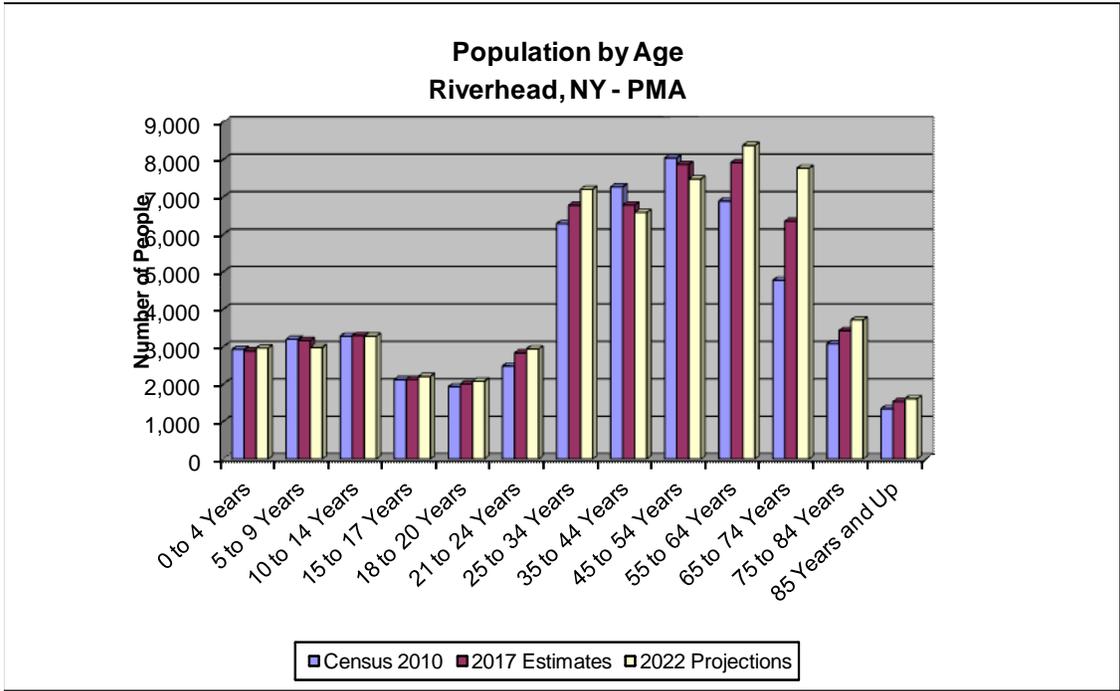
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Population by Age & Sex Riverhead, NY - PMA											
Census 2010				Current Year Estimates - 2017				Five Year Projections - 2022			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	1,562	1,365	<b>2,927</b>	0 to 4 Years	1,494	1,395	<b>2,889</b>	0 to 4 Years	1,526	1,439	<b>2,965</b>
5 to 9 Years	1,647	1,552	<b>3,199</b>	5 to 9 Years	1,661	1,502	<b>3,163</b>	5 to 9 Years	1,533	1,447	<b>2,980</b>
10 to 14 Years	1,721	1,557	<b>3,278</b>	10 to 14 Years	1,705	1,592	<b>3,297</b>	10 to 14 Years	1,720	1,561	<b>3,281</b>
15 to 17 Years	1,115	1,006	<b>2,121</b>	15 to 17 Years	1,140	986	<b>2,126</b>	15 to 17 Years	1,158	1,047	<b>2,205</b>
18 to 20 Years	1,111	820	<b>1,931</b>	18 to 20 Years	1,106	898	<b>2,004</b>	18 to 20 Years	1,132	945	<b>2,077</b>
21 to 24 Years	1,493	990	<b>2,483</b>	21 to 24 Years	1,556	1,276	<b>2,832</b>	21 to 24 Years	1,615	1,327	<b>2,942</b>
25 to 34 Years	3,520	2,767	<b>6,287</b>	25 to 34 Years	3,865	2,916	<b>6,781</b>	25 to 34 Years	4,056	3,149	<b>7,205</b>
35 to 44 Years	3,770	3,499	<b>7,269</b>	35 to 44 Years	3,619	3,167	<b>6,786</b>	35 to 44 Years	3,574	3,015	<b>6,589</b>
45 to 54 Years	4,092	3,951	<b>8,043</b>	45 to 54 Years	4,001	3,869	<b>7,870</b>	45 to 54 Years	3,834	3,648	<b>7,482</b>
55 to 64 Years	3,297	3,593	<b>6,890</b>	55 to 64 Years	3,869	4,046	<b>7,915</b>	55 to 64 Years	4,120	4,261	<b>8,381</b>
65 to 74 Years	2,195	2,580	<b>4,775</b>	65 to 74 Years	2,903	3,451	<b>6,354</b>	65 to 74 Years	3,560	4,210	<b>7,770</b>
75 to 84 Years	1,330	1,750	<b>3,080</b>	75 to 84 Years	1,524	1,905	<b>3,429</b>	75 to 84 Years	1,648	2,066	<b>3,714</b>
85 Years and Up	460	883	<b>1,343</b>	85 Years and Up	548	988	<b>1,536</b>	85 Years and Up	589	1,024	<b>1,613</b>
<b>Total</b>	<b>27,313</b>	<b>26,313</b>	<b>53,626</b>	<b>Total</b>	<b>28,991</b>	<b>27,991</b>	<b>56,982</b>	<b>Total</b>	<b>30,065</b>	<b>29,139</b>	<b>59,204</b>
62+ Years	n/a	n/a	11,306	62+ Years	n/a	n/a	13,521	62+ Years	n/a	n/a	15,535
		<b>Median Age:</b>	<b>40.7</b>			<b>Median Age:</b>	<b>42.2</b>			<b>Median Age:</b>	<b>43.1</b>

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC  
www.ribbondata.com  
Tel: 916-880-1644



Source: Nielsen Claritas; Ribbon Demographics

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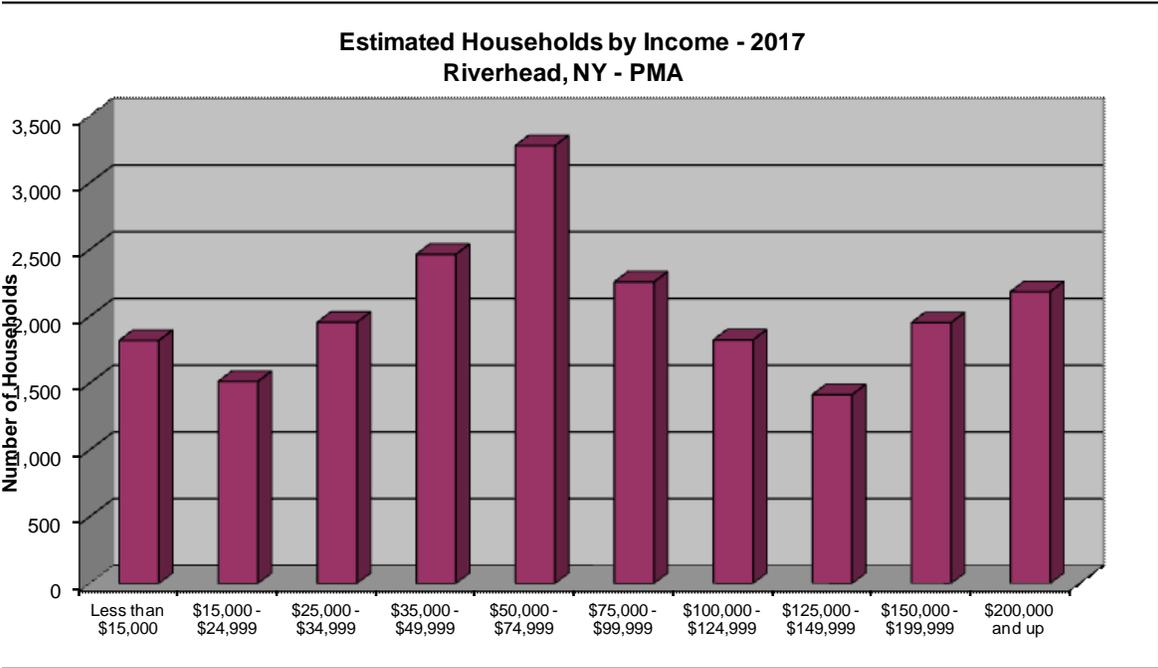
HOUSEHOLD DATA

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Households by Income and Age Riverhead, NY - PMA Current Year Estimates - 2017										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	31	174	159	188	276	356	396	240	1,820	8.8%
\$15,000 - \$24,999	86	98	86	142	214	363	355	169	1,513	7.3%
\$25,000 - \$34,999	22	208	198	203	275	493	387	170	1,956	9.5%
\$35,000 - \$49,999	78	246	253	404	543	522	306	113	2,465	11.9%
\$50,000 - \$74,999	78	286	337	668	767	729	321	93	3,279	15.9%
\$75,000 - \$99,999	8	293	384	488	546	357	146	36	2,258	10.9%
\$100,000 - \$124,999	73	166	263	457	472	275	86	32	1,824	8.8%
\$125,000 - \$149,999	15	135	212	303	319	289	103	38	1,414	6.8%
\$150,000 - \$199,999	23	193	463	542	519	156	50	7	1,953	9.4%
\$200,000 and up	7	199	590	524	482	290	79	14	2,185	10.6%
<b>Total</b>	<b>421</b>	<b>1,998</b>	<b>2,945</b>	<b>3,919</b>	<b>4,413</b>	<b>3,830</b>	<b>2,229</b>	<b>912</b>	<b>20,667</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.0%</b>	<b>9.7%</b>	<b>14.2%</b>	<b>19.0%</b>	<b>21.4%</b>	<b>18.5%</b>	<b>10.8%</b>	<b>4.4%</b>	<b>100.0%</b>	

Source: Nielsen Claritas; Ribbon Demographics



Source: Nielsen Claritas; Ribbon Demographics

HOUSEHOLD DATA

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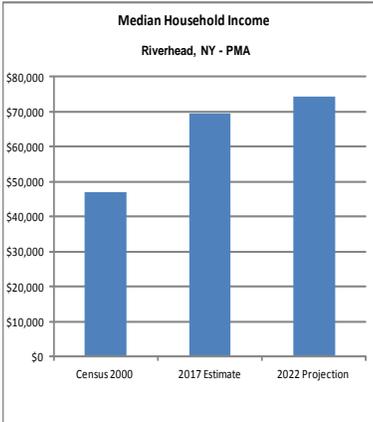
Median Household Income by Area				
Riverhead, NY - PMA				
Geography ID	Census 2000	2017 Estimate	2022	
			Projection	
36103169704	\$35,095	\$57,830	\$62,568	
36103169703	\$81,071	\$84,004	\$88,900	
36103169800	\$39,199	\$61,151	\$66,452	
36103169901	\$32,591	\$54,723	\$60,714	
36103190401	\$39,648	\$57,059	\$58,849	
36103190402	\$49,019	\$79,974	\$81,159	
36103190403	\$49,625	\$61,373	\$65,789	
36103159410	\$75,364	\$117,123	\$121,978	
36103169902	\$60,476	\$76,262	\$83,837	
36103170001	\$56,466	\$91,798	\$95,833	

HOUSEHOLD DATA

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Median Household Income Riverhead, NY - PMA		
Census 2000	2017 Estimate	2022 Projection
\$46,834	\$69,667	\$74,236



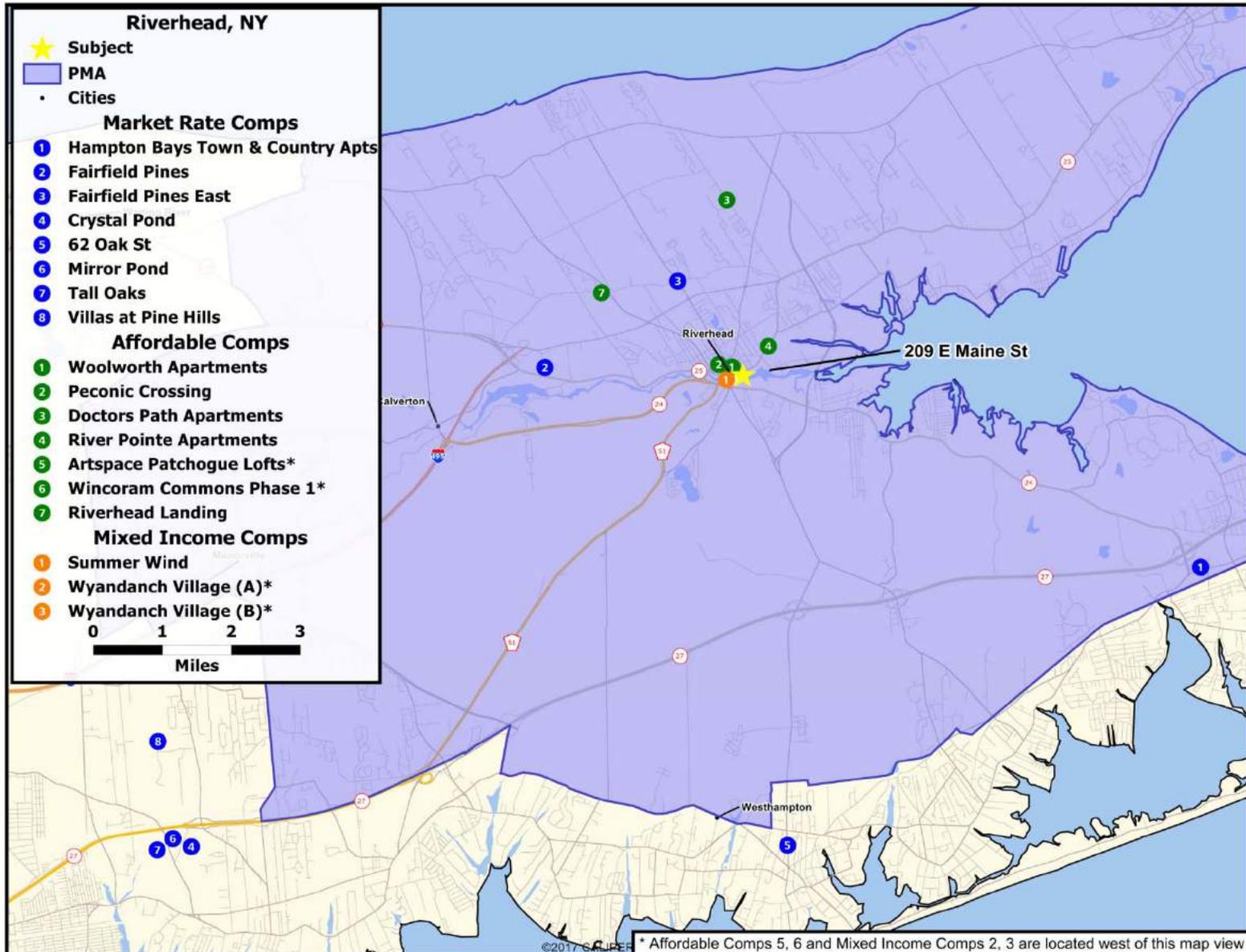
A summarization of competitive supply is outlined on the following pages. Comparable projects will be presented in detail in the addendum – a summary is issued in this section, followed by a map and then an analysis of the local market conditions. Some aspects of the supply that are important to recognize include:

- In regards to affordable housing product we have reviewed tax credit specific developments but since they are limited, we also reviewed HUD specific deep subsidy developments and housing authority projects. Most of the developments that we referenced are within the PMA but we have referenced and analyzed some that fall outside of the boundaries of our market draw area since they do offer similar development options for one of the product concepts, and are within fairly close proximity. Since we initially worked on the project in 2014 however, there have been some new developments that reflect what really are now the primary comparables from a tax credit specific standpoint:
  - ***Peconic Crossing***, which is a family tax credit development offering mixed rent levels just to the west of the subject area. This project remains in a lease up stage.
  - ***The Woolworth Apartments*** which is a similar development that offers different AMI tiers located in very close proximity to the subject at 128 East Main St.
  - The build-out and now stabilized occupancy at ***Summer Wind***, this is a more market orientated development with some of the units at 80% AMI.
- In regards to market orientated apartment complexes, we will be referencing a number of developments located around the subject area. Again, the majority of these are located in, but some are outside of the PMA. We have also references the Summer Wind development as a quasi market rate project; many of the units are market in orientation but there are some state tax credit/affordable units associated with this development.
- In addition to the primary comparables, we will also be referencing classifieds in the subject area that are important to recognize and consider. Many of the apartment units and rental apartments within the area are located within smaller properties with less than 20 units (as reviewed by the census data in the addendum). This is the reason for the importance of the classified consideration. Even though these smaller units reflect a large/significant portion of the local residential population, the identification of the classifieds was somewhat difficult/limited based on our Internet research; it is not clear why but our typical sources did not reveal many properties within the specific subject area even though based on the census data, it is clear that there is a significant ratio of these smaller units that are rented.

Outlined on the map which follows is a summarization of the comparables that we have referenced. This map demonstrates the market rate complexes, and the affordable/mixed-income developments that we have analyzed.

Note that in this case, we will present all the comparable data in the addendum of the report as opposed to presenting the detailed comp sheets in the narrative. We will present a summary of the market rate and the affordable units, but we refer the reader to the addendum for the set of comparable data.

COMPETITOR MAP – MARKET RATE & AFFORDABLE



**MARKET ANALYSIS/COMPETITIVE SUPPLY**

Overviewed below is a summarization of the various unit types reflecting market rents that would apply for the project based on review of area facilities. The market rents are followed by the intended rents for the subject project based on **tenant's responsibility for electricity**. The averages account for only the unit types impacting the pending development of the subject.

<b>Rent Analysis *</b>			
<b>Unit Type</b>	<b>Avg. Rent</b>	<b>Avg. Sq.Ft. (1)</b>	<b>Rent/Sq.Ft.</b>
Studio– Market Averages	\$1,300	525	\$2.47
Studio – Classifieds	\$1,580	N/A	N/A
<b>Studio – Subject Tax Credit 60% AMI</b>	<b>\$1,000</b>	<b>489</b>	<b>\$2.04</b>
<b>Studio – Subject State Tax Credit</b>	<b>\$1,150</b>	<b>489</b>	<b>\$2.35</b>
<b>Studio – Subject 130%/MIHP / Market</b>	<b>\$1,250</b>	<b>489</b>	<b>\$2.56</b>
1 BRM – Market Averages	\$1,559	724	\$2.15
1 BRM – Classifieds	\$1,542	N/A	N/A
<b>1 BRM – Subject Tax Credit 60% AMI</b>	<b>\$1,246</b>	<b>706</b>	<b>\$1.76</b>
<b>1 BRM – Subject State Tax Credit</b>	<b>\$1,450</b>	<b>706</b>	<b>\$2.05</b>
<b>1 BRM – Subject 130%/MIHP/Market</b>	<b>\$1,675</b>	<b>706</b>	<b>\$2.37</b>
2 BRM – Market Averages	\$2,025	1,037	\$1.95
2 BRM – Classifieds	\$2,234	N/A	N/A
<b>2 BRM – Subject Tax Credit 60% AMI</b>	<b>\$1,497</b>	<b>975</b>	<b>\$1.54</b>
<b>2 BRM – Subject State Tax Credit</b>	<b>\$1,675</b>	<b>975</b>	<b>\$1.72</b>
<b>2 BRM – Subject 130%/MIHP/Market</b>	<b>\$1,900</b>	<b>975</b>	<b>\$1.95</b>

Additional comments pertaining to the previous chart include:

- Clearly, the projections for the subject Tax Credit rents are all well below the market averages and the classifieds. The subject State Tax Credit rents are closer to the market averages, but below classifieds and the market rate units are consistent with the achievable market rent post adjustment, but higher than the market averages prior to adjustment.
- The MIHP units are basically at market/consistent with market evidence.
- We have converted all rents in the chart above to gross basis inclusive of utilities for direct comparison and reference.

**Rent Summary:**

Outlined on the following page is a summary of the rental data for the market rate projects previously presented. The summary presents averages based on adjustments for utilities only, and can be used to compare and contrast the subject's gross rent to the market.

We have used utility adjustments reflecting total for heat and electric based on information available from the region. Our averages total:

One-bedroom Units:     \$110 for heat and electric  
 Two-bedroom Units:     \$130 for heat and electric

These utility adjustments reflect levels that might be slightly higher than the projections for the subject. We need to compare and contrast varying styles of apartments, ages of development, and efficiencies and these averages are fairly reflective of what might be expected for comparison of either older or newer developments.

**MARKET ANALYSIS/COMPETITIVE SUPPLY**

**Rent Summary**

Job #: 2017305  
 Proj. Name: RIVERHEAD DEVELOPMENT  
 Description: MARKET STUDY

Rent Summary for Market Rate Projects

Unit Type: 1 Bedroom										
Property Name	Municipality	Yr. Built	Occ.(Avg)	Utils*	Sq. Ft.	Rent Range	Rent(Mid)	\$/SF(Mid)	Gross Rent	Gross \$/SF
Summer Wind	Riverhead	2012	100%			\$1310	\$ 1,310.00		\$ 1,420.00	
Summer Wind	Riverhead	2012				\$1095	\$ 1,095.00		\$ 1,205.00	
Wyandanch Village (A)	Wyandanch	2015	98%	H	730	\$1600	\$ 1,600.00	\$ 2.19	\$ 1,628.00	\$ 2.23
Wyandanch Village (B)	Wyandanch	2014-2015	99%	H	720	\$1620	\$ 1,620.00	\$ 2.25	\$ 1,648.00	\$ 2.29
Hampton Bays Town & Country Apts	Hampton Bays	1966	99%	H	641	\$1479	\$ 1,479.00	\$ 2.31	\$ 1,514.00	\$ 2.36
Hampton Bays Town & Country Apts	Hampton Bays	1966		H	830	\$1599	\$ 1,599.00	\$ 1.93	\$ 1,634.00	\$ 1.97
Fairfield Pines	Calverton	1969	100%	H	847	\$1625 - \$1700	\$ 1,662.50	\$ 1.96	\$ 1,697.50	\$ 2.00
Fairfield Pines	Calverton	1969		H	847	\$1635 - \$1710	\$ 1,672.50	\$ 1.97	\$ 1,707.50	\$ 2.02
Fairfield Pines East	Riverhead	1968/Rehab 1990's	100%	H	647	\$1510 - \$1585	\$ 1,547.50	\$ 2.39	\$ 1,582.50	\$ 2.45
Fairfield Pines East	Riverhead	1968/Rehab 1990's		H	854	\$1640 - \$1715	\$ 1,677.50	\$ 1.96	\$ 1,712.50	\$ 2.01
Crystal Pond	Manorville	1988	98%	H	869	\$1629 - \$1709	\$ 1,669.00	\$ 1.92	\$ 1,704.00	\$ 1.96
Tall Oaks	Moriches			H	576	\$1334 - \$1404	\$ 1,369.00	\$ 2.38	\$ 1,404.00	\$ 2.44
Tall Oaks	Moriches			H	864	\$1509 - \$1639	\$ 1,574.00	\$ 1.82	\$ 1,609.00	\$ 1.86
Villas at Pine Hills	Manorville	1976	99%	H	558	\$1349 - \$1399	\$ 1,374.00	\$ 2.46	\$ 1,409.00	\$ 2.53
Villas at Pine Hills	Manorville	1976		H	576	\$1379 - \$1419	\$ 1,399.00	\$ 2.43	\$ 1,434.00	\$ 2.49
Villas at Pine Hills	Manorville	1976		H	576	\$1489 - \$1519	\$ 1,504.00	\$ 2.61	\$ 1,539.00	\$ 2.67
Villas at Pine Hills	Manorville	1976		H	728	\$1619 - \$1639	\$ 1,629.00	\$ 2.24	\$ 1,664.00	\$ 2.29
<b>1 Bedroom Averages:</b>			99%		724.2		\$ 1,516.53	\$ 2.09	\$ 1,559.53	\$ 2.15

Unit Type: 2 Bedroom										
Property Name	Municipality	Yr. Built	Occ.(Avg)	Utils*	Sq. Ft.	Rent Range	Rent(Mid)	\$/SF(Mid)	Gross Rent	Gross \$/SF
Summer Wind	Riverhead	2012	100%			\$1559	\$ 1,559.00		\$ 1,689.00	
Wyandanch Village (A)	Wyandanch	2015	98%	H	1000	\$2100	\$ 2,100.00	\$ 2.10	\$ 2,136.00	\$ 2.14
Wyandanch Village (B)	Wyandanch	2014-2015	99%	H	940	\$2250	\$ 2,250.00	\$ 2.39	\$ 2,286.00	\$ 2.43
Fairfield Pines	Calverton	1969	100%	H	999	\$1975 - \$2050	\$ 2,012.50	\$ 2.01	\$ 2,057.50	\$ 2.06
Fairfield Pines East	Riverhead	1968/Rehab 1990's	100%	H	950	\$1895 - \$1970	\$ 1,932.50	\$ 2.03	\$ 1,977.50	\$ 2.08
Fairfield Pines East	Riverhead	1968/Rehab 1990's		H	950	\$1920 - \$1995	\$ 1,957.50	\$ 2.06	\$ 2,002.50	\$ 2.11
Crystal Pond	Manorville	1988	98%	H	1216	\$1969 - \$2064	\$ 2,016.50	\$ 1.66	\$ 2,061.50	\$ 1.70
62 Oak St	Westhampton Beach	1960/2013	100%			\$1700	\$ 1,700.00		\$ 1,830.00	
Mirror Pond	Moriches	2001	99%	H	1195	\$2249	\$ 2,249.00	\$ 1.88	\$ 2,294.00	\$ 1.92
Mirror Pond	Moriches	2001		H	1195	\$2149	\$ 2,149.00	\$ 1.80	\$ 2,194.00	\$ 1.84
Tall Oaks	Moriches			H	1152	\$1804 - \$1924	\$ 1,864.00	\$ 1.62	\$ 1,909.00	\$ 1.66
Villas at Pine Hills	Manorville	1976	99%	H	854	\$1889	\$ 1,889.00	\$ 2.21	\$ 1,934.00	\$ 2.26
Villas at Pine Hills	Manorville	1976		H	958	\$1919	\$ 1,919.00	\$ 2.00	\$ 1,964.00	\$ 2.05
<b>2 Bedroom Averages:</b>			99%		1,037.2		\$ 1,969.08	\$ 1.90	\$ 2,025.77	\$ 1.95

Unit Type: 3 Bedroom										
Property Name	Municipality	Yr. Built	Occ.(Avg)	Utils*	Sq. Ft.	Rent Range	Rent(Mid)	\$/SF(Mid)	Gross Rent	Gross \$/SF
Wyandanch Village (A)	Wyandanch	2015	98%	H	1230	\$2500	\$ 2,500.00	\$ 2.03	\$ 2,547.00	\$ 2.07
Wyandanch Village (B)	Wyandanch	2014-2015	99%	H	1185	\$2550	\$ 2,550.00	\$ 2.15	\$ 2,597.00	\$ 2.19
<b>3 Bedroom Averages:</b>			99%		1,207.5		\$ 2,525.00	\$ 2.09	\$ 2,572.00	\$ 2.13

Unit Type: Studio										
Property Name	Municipality	Yr. Built	Occ.(Avg)	Utils*	Sq. Ft.	Rent Range	Rent(Mid)	\$/SF(Mid)	Gross Rent	Gross \$/SF
Summer Wind	Riverhead	2012	100%			\$950	\$ 950.00		\$ 1,040.00	
Summer Wind	Riverhead	2012				\$1137	\$ 1,137.00		\$ 1,227.00	
Wyandanch Village (B)	Wyandanch	2014-2015	99%	H	480	\$1450	\$ 1,450.00	\$ 3.02	\$ 1,469.00	\$ 3.06
Hampton Bays Town & Country Apts	Hampton Bays	1966	99%	H	641	\$1379	\$ 1,379.00	\$ 2.15	\$ 1,409.00	\$ 2.20
Fairfield Pines East	Riverhead	1968/Rehab 1990's	100%	H	589	\$1450 - \$1525	\$ 1,487.50	\$ 2.53	\$ 1,517.50	\$ 2.58
Villas at Pine Hills	Manorville	1976	99%	H	392	\$1109	\$ 1,109.00	\$ 2.83	\$ 1,139.00	\$ 2.91
<b>Studio Averages:</b>			99%		525.5		\$ 1,252.08	\$ 2.38	\$ 1,300.25	\$ 2.47

\* Utils: (H)eat, (E)lectric Paid by Landlord

***Vacancy/Occupancy:***

Our survey indicates that the average occupancy and conversely vacancy at market rate developments and affordable/subsidized developments reflects a stable market. The following was evident (stable/complete projects):

<b><i>Average Market Rate Occupancy:</i></b>	<b><i>99%</i></b>
<b><i>Average Occupancy Affordable Units:</i></b>	<b><i>99%</i></b>
<b><i>Market Occupancy Average:</i></b>	<b><i>99%</i></b>

In addition to the sound occupancy, review of the affordable subsidized developments indicates that there are significant waiting lists at each of the projects in the area.

Vacancy is consistent for newer, more recently developed market rate and affordable housing projects as it is for the older more dated units in the market; indicating general strength in the area.

Also, concessions are not being offered at any of the developments that we have referenced.

***Classifieds***

Given the number of smaller 2 to 12 unit type complexes for this portion of Suffolk County, and also the great extent of co-ops and condominiums that rent units, we did feel that it was critically important to reference area classifieds in order to obtain an understanding of additional units that compete and should be considered as part of the supply. The data outlined in the chart below was obtained from various websites and public informational sources that are available and also via direct contact and calls to area operators. The census data on the next two pages demonstrates key variables including:

- Most of the rental units in the market area are in smaller single-family to 12 family type units/buildings.
- The rental units in the market area are older in nature.

B25032

**TENURE BY UNITS IN STRUCTURE**  
**Universe: Occupied housing units**  
**2011-2015 American Community Survey 5-Year Estimates**

**Note:** This is a modified view of the original table.

**Tell us what you think.** [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:  
**2015**  
**2014**  
**2013**  
**2012**  
**2011**  
**2010**  
**2009**

1  
-  
23  
of  
23

	Suffolk County, New York	Census Tract 1698, Suffolk County, New York	Riverhead CDP, New York
	Estimate	Estimate	Estimate
<b>Total:</b>	493,849	1,907	5,011
Owner-occupied housing units:	392,390	1,193	2,968
1, detached	352,757	1,093	2,259
1, attached	19,622	54	476
2	6,250	0	24
3 or 4	2,707	0	14
5 to 9	2,889	0	91
10 to 19	2,397	0	0
20 to 49	1,072	0	0
50 or more	1,585	0	0
Mobile home	3,111	46	104
Boat, RV, van, etc.	0	0	0
Renter-occupied housing units:	101,459	714	2,043
1, detached	42,117	451	608
1, attached	4,839	104	125
2	12,599	76	155
3 or 4	7,990	24	133
5 to 9	10,831	45	557
10 to 19	8,808	0	361
20 to 49	5,946	0	30
50 or more	7,414	0	60
Mobile home	788	0	0
Boat, RV, van, etc.	127	14	14

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

B25036

**TENURE BY YEAR STRUCTURE BUILT**  
**Universe: Occupied housing units**  
**2011-2015 American Community Survey 5-Year Estimates**

**Note:** This is a modified view of the original table.

**Tell us what you think.** [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

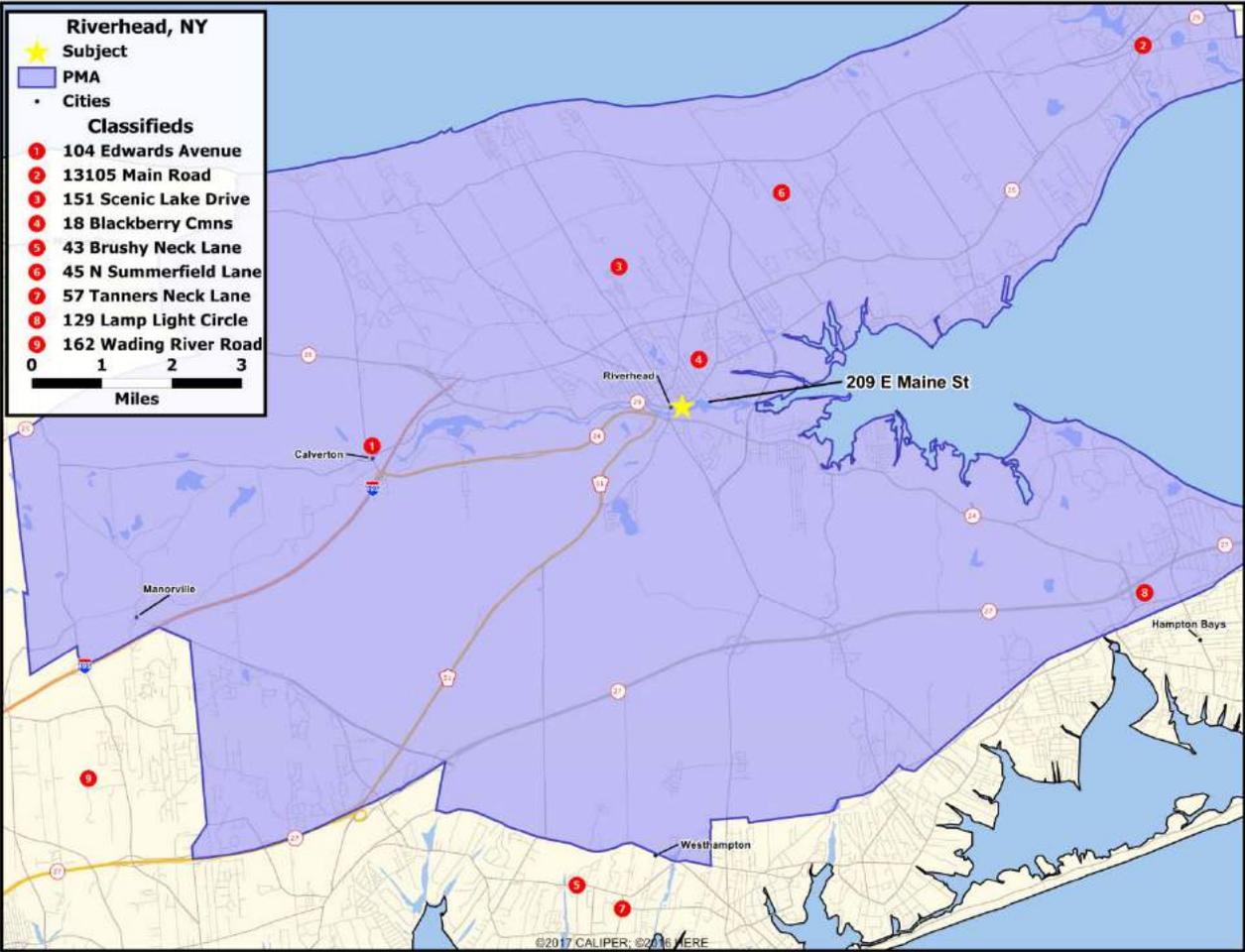
Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:  
**2015**  
**2014**  
**2013**  
**2012**  
**2011**  
**2010**  
**2009**

1 - 23 of 23	Suffolk County, New York	Census Tract 1698, Suffolk County, New York	Riverhead CDP, New York
	Estimate	Estimate	Estimate
Total:	493,849	1,907	5,011
Owner occupied:	392,390	1,193	2,968
Built 2014 or later	175	0	0
Built 2010 to 2013	1,603	12	19
Built 2000 to 2009	25,556	98	716
Built 1990 to 1999	31,164	19	435
Built 1980 to 1989	35,706	47	179
Built 1970 to 1979	71,011	97	223
Built 1960 to 1969	91,748	217	415
Built 1950 to 1959	80,982	315	491
Built 1940 to 1949	20,600	180	192
Built 1939 or earlier	33,845	208	298
Renter occupied:	101,459	714	2,043
Built 2014 or later	100	0	0
Built 2010 to 2013	611	0	52
Built 2000 to 2009	10,727	48	220
Built 1990 to 1999	11,778	0	475
Built 1980 to 1989	11,663	14	344
Built 1970 to 1979	18,489	41	84
Built 1960 to 1969	16,057	63	234
Built 1950 to 1959	15,477	146	176
Built 1940 to 1949	5,057	175	175

	Suffolk County, New York	Census Tract 1698, Suffolk County, New York	Riverhead CDP, New York
	Estimate	Estimate	Estimate
Built 1939 or earlier	11,500	227	283

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates



**MARKET ANALYSIS/COMPETITIVE SUPPLY**

<b>RIVERHEAD, NY- CLASSIFIEDS</b>						
<b>Location</b>	<b>Asking Rent</b>	<b>Gross Rents</b>	<b>Type of Rental <small>(Apt, TH, House, duplex)</small></b>	<b>Any Rehab or Recent Upgrades</b>	<b>Source</b>	<b>Additional Comment</b>
<b>Studio</b>						
104 Edwards Avenue - Calverton	\$1,650	\$1,740	House		Hotpads	Common Area with two baths
129 Lamp Light Circle - Hampton Bays	\$1,399	\$1,429	Apt		Hotpads	641 sqft, Includes access to Pine Hills Country Club, Heat, and water
57 Tanners Neck Lane - Westhampton	\$1,950	\$2,040	Condo		Hotpads	650 sqft, In unit laundry
162 Wading River Road - Manorville	\$1,079	\$1,109	Apt		Hotpads	392 sqft, Heat and water included
<b>Average</b>	<b>\$1,520</b>	<b>\$1,580</b>				
<b>1 Bedroom</b>						
129 Lamp Light Circle - Hampton Bays	\$1,474	\$1,509	Apt		Hotpads	637 sqft. Includes access to Pine Hills Country Club, Heat, and water
129 Lamp Light Circle - Hampton Bays	\$1,579	\$1,614	Apt		Hotpads	831 sqft. Includes access to Pine Hills Country Club, Heat, and water
162 Wading River Road - Manorville	\$1,349	\$1,384	Apt		Hotpads	588 sqft, Loft style, Heat and water included
162 Wading River Road - Manorville	\$1,489	\$1,524	Apt		Hotpads	576 sqft, Heat and water included
43 Brushy Neck Lane - Westhampton	\$1,650	\$1,760	Condo	Updated kitchen and bath	Hotpads	Granite Kitchen, Laundry in unit
13105 Main Road - Mattituck	\$1,350	\$1,460	Condo		Hotpads	
<b>Average</b>	<b>\$1,482</b>	<b>\$1,542</b>				
<b>2 Bedroom</b>						
162 Wading River Road - Manorville	\$1,799	\$1,844	Apt		Hotpads	854 sqft, 1 Bath, Heat and water included
18 Blackberry Cmns - Riverhead	\$2,100	\$2,230	Condo		Hotpads	2 Baths, Fireplace
151 Scenic Lake Drive - Riverhead	\$2,400	\$2,530	Condo		Hotpads	2 Baths
45 N Summerfield Lane - Riverhead	\$2,200	\$2,330	Condo		Hotpads	2 Baths, Fireplace
<b>Average</b>	<b>\$2,125</b>	<b>\$2,234</b>				

Date: 5/31/2017

**Note:**

- Gross is with all uts and is needed as utility structure differ.
- Typically, there are no concessions offered from the classifieds although it does depend.
- These are the asking rents assumed with no concessions or discounts.

**MARKET ANALYSIS/COMPETITIVE SUPPLY**

**Achievable Market Rents:**

We have chosen the most similar complexes for direct comparison and analysis. The results of our analysis are outlined on the following page. In addition to the various comparables we also used the classifieds and the market averages within this chart.

Given the preliminary nature of this analysis, we will not go into details related to the assumptions/variables applied for adjustment considerations. We have accounted for typical variables such as locational differences, the condition and appeal of the subject compared to other developments post completion, amenity packages, the size of the different apartments and utilities. For utilities all rents have been converted to a gross basis for comparison.

**Achievable Market Rents- Gross Rents**

<b>Studio 489 SF</b>	<b>Mkt Avg</b>	<b>Classifieds</b>	<b>Hampton Bay</b>	<b>Fairfield Pines E</b>	<b>Summerwind</b>	
<b>Rent</b>	\$ 1,300	\$ 1,580.00	\$ 1,409.00	\$ 1,518.00	\$ 1,227.00	
<b>Concessions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Location</b>	\$ (30.00)	\$ (158.00)	\$ (35.00)	\$ (35.00)	\$ -	
<b>Condition/Appeal</b>	\$ 60.00	\$ -	\$ 70.00	\$ 75.00	\$ -	
<b>Amenities</b>	\$ 60.00	\$ -	\$ 70.00	\$ 75.00	\$ -	
<b>Unit Size</b>	\$ (18.00)	\$ (150.00)	\$ (76.00)	\$ (50.00)	\$ -	
<b>Utilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>	\$ 1,372.00	\$ 1,272.00	\$ 1,438.00	\$ 1,583.00	\$ 1,227.00	\$ -
<b>Adopted Gross</b>	<b>\$ 1,350.00</b>					
<b>Net of Utilities</b>	<b>\$ 1,326.00</b>					

<b>1 BR 706 SF</b>	<b>Mkt Avg</b>	<b>Classifieds</b>	<b>Hampton Bay</b>	<b>Fairfield Pines</b>	<b>Fairfiled Pines E</b>	<b>Crystal Pond</b>	<b>Summerwind</b>
<b>Rent</b>	\$ 1,559	\$ 1,542.00	\$ 1,514.00	\$ 1,698.00	\$ 1,582.00	\$ 1,704.00	\$ 1,420.00
<b>Concessions</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Location</b>	\$ (35.00)	\$ -	\$ (35.00)	\$ (35.00)	\$ (35.00)	\$ (40.00)	\$ -
<b>Condition/Appeal</b>	\$ 80.00	\$ 75.00	\$ 75.00	\$ 85.00	\$ 80.00	\$ 85.00	\$ -
<b>Amenities</b>	\$ 80.00	\$ -	\$ 75.00	\$ 85.00	\$ 80.00	\$ 85.00	\$ -
<b>Unit Size</b>	\$ 23.00	\$ (50.00)	\$ -	\$ -	\$ -	\$ (150.00)	\$ -
<b>Utilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	\$ 1,707.00	\$ 1,567.00	\$ 1,629.00	\$ 1,833.00	\$ 1,707.00	\$ 1,684.00	\$ 1,420.00
<b>Adopted Gross</b>	<b>\$ 1,675.00</b>						
<b>Net of Utilities</b>	<b>\$ 1,565.00</b>						

<b>2 BR 975 SF</b>	<b>Mkt Avg</b>	<b>Classifieds</b>	<b>62 Oak</b>	<b>Fairfield Pines</b>	<b>Fairfiled Pines E</b>	<b>Crystal Pond</b>	<b>Summerwind</b>
<b>Rent</b>	\$ 2,025	\$ 2,234.00	\$ 1,830.00	\$ 2,058.00	\$ 1,977.00	\$ 2,061.00	\$ 1,689.00
<b>Concessions</b>	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Location</b>	\$ -	\$ -	\$ (45.00)	\$ (50.00)	\$ (50.00)	\$ (50.00)	\$ -
<b>Condition/Appeal</b>	\$ 100.00	\$ 110.00	\$ 91.00	\$ 100.00	\$ 95.00	\$ 100.00	\$ -
<b>Amenities</b>	\$ 100.00	\$ -	\$ 91.00	\$ 100.00	\$ 95.00	\$ 100.00	\$ -
<b>Unit Size</b>	\$ (17.00)	\$ (100.00)	\$ (100.00)	\$ (75.00)	\$ (75.00)	\$ (200.00)	\$ -
<b>Utilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	\$ 2,208.00	\$ 2,244.00	\$ 1,867.00	\$ 2,133.00	\$ 2,042.00	\$ 2,011.00	\$ 1,689.00
<b>Adopted Gross</b>	<b>\$ 2,000.00</b>						
<b>Net of Utilities</b>	<b>\$ 1,870.00</b>						

<b>Unit Type AMI Level</b>	<b>Subject TC</b>	<b>Achievable</b>	<b>Advantage(1)</b>
<b>Studio 60%</b>	\$ 1,000	\$ 1,350	25.93%
<b>Studio 90%</b>	\$ 1,150	\$ 1,350	14.81%
<b>Studio 130%</b>	\$ 1,350	\$ 1,350	0.00%
<b>1 BR 60%</b>	\$ 1,246	\$ 1,675	25.61%
<b>1 BR 90%</b>	\$ 1,500	\$ 1,675	10.45%
<b>1 BR 130%</b>	\$ 1,675	\$ 1,675	0.00%
<b>2 BR 60%</b>	\$ 1,497	\$ 2,000	25.15%
<b>2 BR 90%</b>	\$ 1,700	\$ 2,000	15.00%
<b>2 BR 130%</b>	\$ 2,000	\$ 2,000	0.00%

(1) The advantage applies to the estimated Tax Credit Rents only

**Planned/Proposed Complexes:**

A summarization of planned and proposed units in the Riverhead area are outlined in the chart below. Note that in the chart below there are a few developments referenced that will compete with the subject. They include:

- Peconic Crossing is referenced, as it is still under development/new construction. This is the project now being built on W. Main St. by conifer.
- The subject development is not referenced below.
- Perhaps most importantly is consideration of a proposed workforce project at 203-213 Main St. This development will be summarized below.

Planned or Proposed Projects												
Project Name	Location	Town / City / Village	New or Rehabbed	Project Type (Market Rate / Affordable)	Family or Senior	Number of Units	Anticipated Year in Service	Additional Comments	Contact Name	Contact Department	Contact Ph. No.	Article Link
Riverside's Major Redevelopment plan		Riverside	New	Mixed Income	Family	2,300		The project plans to transform the land now occupied by vacant industrial buildings into 2,300 housing units, 133,000 sq. ft. of retail space and 62,000 sq. ft. of professional offices.		Southampton Planning Department		<a href="https://therealdeal.com/issues_articles/a-green-light-for-riversides-major-revitalization-plan/">https://therealdeal.com/issues_articles/a-green-light-for-riversides-major-revitalization-plan/</a>
Georgia Green Dev.	E Main St	Riverhead	New	Market Rate/Affordable	Family	160		The newest apartment building proposal before the Riverhead IDA is from Georgia Green Ventures, in contract to buy the former McCabes/Dinosaur Walk building on E Main Street. 5-story proposal includes 160 apartment units and ground-level stores. It will also have workforce housing. A public hearing will likely be scheduled in June.		Riverhead Planning Department	(631)727-3200	<a href="http://www.georgiagreen.com/new-page-2/">http://www.georgiagreen.com/new-page-2/</a>
Peconic Crossing	West Main Street	Riverhead	New	Affordable	Family	45		The plan calls for the current Long Island Science Center building currently occupying the site to be demolished. A 5 story building with 45 affordable units would be built in its place.		Riverhead Planning Department	(631)727-3200	<a href="http://riverheadlocal.com/2016/03/04/peconic-crossing-gets-final-approval-for-five-story-45-unit-apartment-building-on-west-main-street-in-riverhead/">http://riverheadlocal.com/2016/03/04/peconic-crossing-gets-final-approval-for-five-story-45-unit-apartment-building-on-west-main-street-in-riverhead/</a>
Calverton manor	Middle Country Road and Manor Road	Calverton			Senior	135		Development of a 42-acre site would be developed into 135 units for senior living. 100 units would be independent living apartments and the remaining units would be reserved for assisted living. Waiting for a zoning change.		Riverhead Planning Department	(631)727-3200	<a href="http://riverheadlocal.com/2016/06/13/development-loses-seven-year-legal-battle-appeal-new-plan-senior-rental-apartments-assisted-living/">http://riverheadlocal.com/2016/06/13/development-loses-seven-year-legal-battle-appeal-new-plan-senior-rental-apartments-assisted-living/</a>
Speonk Commons	41 North Phillips Avenue	Speonk	New	Affordable	Family	38		The Southampton Town Board authorized the zone change that will allow the development of 38 affordable apartments. The project has to go before the Southampton Town Planning Board to get approval.		Riverhead Planning Department	(631)727-3200	<a href="https://patch.com/new-york/southampton/speonk-commons-affordable-housing-plan-gets-green-light">https://patch.com/new-york/southampton/speonk-commons-affordable-housing-plan-gets-green-light</a>
The Vistas at Baiting Hollow	2300 Fox Hill Drive	Baiting Hollow	New	Market Rate	Family	21		Two one-story townhouse buildings with 11 units and one two-story 10 unit building proposed to be built.		Riverhead Planning Department	(631)727-3200	<a href="http://www.townofriverheadny.gov/docview.aspx?doctype=agenda&amp;docid=20181">http://www.townofriverheadny.gov/docview.aspx?doctype=agenda&amp;docid=20181</a>
Premiant Dev.	Railroad Street	Riverhead	New	Mixed Income	Family	153		Plans for the project were submitted to the town. It is a mixed income/mixed use located near the Riverhead railroad station. The developer suggests that 80% of the units be offered at market rate and the remaining portion be used as workforce housing.		Riverhead Planning Department	(631)727-3200	<a href="http://riverheadnewsreview.timesreview.com/2016/05/73692/apartments-retail-stores-proposed-for-railroad-avenue/">http://riverheadnewsreview.timesreview.com/2016/05/73692/apartments-retail-stores-proposed-for-railroad-avenue/</a>
Date: 6/6/2017												
*The communities below that have been called are a sample of the main contributors to the market draw area, and they may or may not comprise all the entire												
Note: If any of the data fields are blank it means that the information was not available												

***Other Workforce Housing Development***

In the planned and proposed analysis, we present documentation on another workforce project that has been proposed for development at 203 213 Main St. This is a publicly recorded project and we are familiar with some of the documentation that may apply to the development. The specific status is not known, but the Planning Department indicated that it remains on the books and the development group is attempting to move it forward. If built as planned, the project could offer up to 110 units of mixed-income housing, somewhat similar to the anticipated subject development. As planned, the project would offer some low-income housing units, some tax credit specific units and some state tax credit units. This development has been accounted for within our analysis of the project eliminations, because of its competitive nature with the subject development

***Affordable Projects:***

In regards to affordable units, we have referenced a wide variety of projects including:

- Senior specific tax credit developments.
- Family tax credit developments.
- Deep subsidy HUD project based units.
- Public Housing.

As indicated, there are a couple of mixed-income developments and a recently built/ongoing tax credit project that competes directly with the development. Because of the somewhat limited number of tax credit specific projects, we have also referenced a handful of senior tax credit developments and some mixed income/tax credit projects in other parts of Suffolk County. These other developments such as Wyandanch Rising are a good indication of case studies that point towards the economic success and support for developments offering similar mixed income levels and mixed rent tiers as the subject. Again, details of each of the comparable projects summarized in the chart below will be offered in the addendum of the report for reference, review and consideration.

A summary of the developments is outlined below followed then by a brief analysis and additional information that is important to consider.

MARKET ANALYSIS/COMPETITIVE SUPPLY

Affordable Rent Summary

Job #: 2017305  
 Proj. Name: RIVERHEAD DEVELOPMENT  
 Description: MARKET STUDY

Rent Summary for Affordable Projects in the Area (Primary)

Unit Type: 1 Bedroom													
Property Name	Municipality	Proj. Type	AMI	Units: Type/Prjt†	Yr. Built	Wait List	Occ.(Avg)	Utilis*	Sq. Ft.	Gross Rent‡	Gross \$/SF‡		
River Pointe Apartments	Riverhead	HUD Sec. 8	50%	33 / 134	1965	1BR = 68 2BR = 116 3BR = 18	99%	H		\$ 1,417.00			
Artspace Patchogue Lofts	Patchogue	Family Tax Credit	50%	4 / 45	2011	50 +/- Applicants	98%		750	\$ 961.00	\$ 1.28		
Artspace Patchogue Lofts	Patchogue	Family Tax Credit	60%	16 / 45	2011	50 +/- Applicants			750	\$ 1,156.00	\$ 1.54		
Wincoram Commons Phase 1	Patchogue	Family Tax Credit	50%	5 / 98	2015	1BR = 310 2BR = 208 3BR = 259	100%	H	680	\$ 1,023.00	\$ 1.50		
Wincoram Commons Phase 1	Patchogue	Family Tax Credit	60%	25 / 98	2015	1BR = 310 2BR = 208 3BR = 259		H	680	\$ 1,215.00	\$ 1.79		
Wincoram Commons Phase 1	Patchogue	Family Tax Credit	90%	4 / 98	2015	1BR = 310 2BR = 208 3BR = 259		H	680	\$ 1,393.00	\$ 2.05		
Riverhead Landing	Riverhead	Senior Tax Credit	60%	108 / 200	1998	15 Applicants	100%		720	\$ 1,289.00	\$ 1.79		
<b>1 Bedroom Averages:</b>										99%	710.0	\$ 1,207.71	\$ 1.70

Unit Type: 2 Bedroom													
Property Name	Municipality	Proj. Type	AMI	Units: Type/Prjt†	Yr. Built	Wait List	Occ.(Avg)	Utilis*	Sq. Ft.	Gross Rent‡	Gross \$/SF‡		
Doctors Path Apartments	Riverhead	Family Tax Credit	60%	30 / 40	1982	60 Applicants	100%		1056	\$ 1,494.00	\$ 1.41		
River Pointe Apartments	Riverhead	HUD Sec. 8	50%	92 / 134	1965	1BR = 68 2BR = 116 3BR = 18	99%	H		\$ 1,615.00			
Artspace Patchogue Lofts	Patchogue	Family Tax Credit	50%	3 / 45	2011	50 +/- Applicants	98%		950	\$ 1,166.00	\$ 1.23		
Artspace Patchogue Lofts	Patchogue	Family Tax Credit	60%	15 / 45	2011	50 +/- Applicants			950	\$ 1,399.00	\$ 1.47		
Wincoram Commons Phase 1	Patchogue	Family Tax Credit	50%	6 / 98	2015	1BR = 310 2BR = 208 3BR = 259	100%	H	950	\$ 1,215.00	\$ 1.28		
Wincoram Commons Phase 1	Patchogue	Family Tax Credit	60%	35 / 98	2015	1BR = 310 2BR = 208 3BR = 259		H	950	\$ 1,446.00	\$ 1.52		
Wincoram Commons Phase 1	Patchogue	Family Tax Credit	90%	9 / 98	2015	1BR = 310 2BR = 208 3BR = 259		H	950	\$ 1,658.00	\$ 1.75		
Riverhead Landing	Riverhead	Senior Tax Credit	60%	92 / 200	1998	15 Applicants	100%		875	\$ 1,510.00	\$ 1.73		
<b>2 Bedroom Averages:</b>										99%	954.4	\$ 1,437.88	\$ 1.51

Unit Type: 3 Bedroom													
Property Name	Municipality	Proj. Type	AMI	Units: Type/Prjt†	Yr. Built	Wait List	Occ.(Avg)	Utilis*	Sq. Ft.	Gross Rent‡	Gross \$/SF‡		
Doctors Path Apartments	Riverhead	Family Tax Credit		n/a / 40	1982	60 Applicants	100%			\$ 1,761.00			
Doctors Path Apartments	Riverhead	Family Tax Credit	60%	10 / 40	1982	60 Applicants			1150	\$ 1,787.00	\$ 1.55		
River Pointe Apartments	Riverhead	HUD Sec. 8	50%	10 / 134	1965	1BR = 68 2BR = 116 3BR = 18	99%	H		\$ 1,826.00			
Artspace Patchogue Lofts	Patchogue	Family Tax Credit	50%	2 / 45	2011	50 +/- Applicants	98%		1400	\$ 1,346.00	\$ 0.96		
Artspace Patchogue Lofts	Patchogue	Family Tax Credit	60%	2 / 45	2011	50 +/- Applicants			1400	\$ 1,616.00	\$ 1.15		
Wincoram Commons Phase 1	Patchogue	Family Tax Credit	90%	2 / 98	2015	1BR = 310 2BR = 208 3BR = 259	100%	H	1230	\$ 1,906.00	\$ 1.55		
Wincoram Commons Phase 1	Patchogue	Family Tax Credit	50%	4 / 98	2015	1BR = 310 2BR = 208 3BR = 259		H	1230	\$ 1,395.00	\$ 1.13		
Wincoram Commons Phase 1	Patchogue	Family Tax Credit	60%	8 / 98	2015	1BR = 310 2BR = 208 3BR = 259		H	1230	\$ 1,662.00	\$ 1.35		
<b>3 Bedroom Averages:</b>										99%	1,273.3	\$ 1,662.38	\$ 1.31

Unit Type: Studio													
Property Name	Municipality	Proj. Type	AMI	Units: Type/Prjt†	Yr. Built	Wait List	Occ.(Avg)	Utilis*	Sq. Ft.	Gross Rent‡	Gross \$/SF‡		
Artspace Patchogue Lofts	Patchogue	Family Tax Credit	50%	2 / 45	2011	50 +/- Applicants	98%		670	\$ 907.00	\$ 1.35		
Artspace Patchogue Lofts	Patchogue	Family Tax Credit	60%	1 / 45	2011	50 +/- Applicants			670	\$ 1,086.00	\$ 1.62		
<b>Studio Averages:</b>										98%	670	\$ 996.50	\$ 1.49

† # of Units: this Unit Type / whole Project  
 \* Utilis: (H)eat, (E)lectric Paid by Landlord  
 ‡ Where there is a range of rents for a unit, the average is displayed

***Notes related to this data include:***

***Occupancy:***

The affordable projects in the area are all occupied to 99% averages.

***Waiting Lists:***

Waiting lists are significant at most of the developments referenced.

***Concessions:***

Affordable developments in this market area do not have to offer concessions; they achieve the tax credit rents that they anticipate/ask.

***Achievable Tax Credit Rent:***

Generally in Suffolk County, we do feel that the 60% tax credit rent thresholds are supported. However, when evaluating achievable tax credit rents, a two-staged approach must be undertaken; one is to compare and contrast the market rents to maximum tax credit thresholds, but then the second is to apply it to demand. The development group is anticipating placing the 60% units slightly below the maximum allowable thresholds. Based on the breakdown of the different unit types, it is clear that there is adequate demand to support the project based on the number of units intended.

For the State Tax Credit units, the recommended rents are well below the maximum allowable, since the maximum is well above market. We are placing the State Tax Credit rents at a reasonable level below market, but above the 60% units.

There is no comparison for achievable tax credit standards to the 130% units, as these are basically consistent with market.

***Tax Credit Rent Analysis***

Outlined in the chart below is a summary comparing the subject tax credit rents to other projects in the area. This data demonstrates the following:

- At the affordable level of 60% AMI, the maximum allowable thresholds are clearly evident.
- The 90% state tax credit units range and areas like Riverhead have lower market orientated thresholds therefore impacting the ability to generate at or near maximum levels under the state tax credit program.
- The 130% rents are consistent with market but again, different/vary depending on the location of the project and the market rents that apply to a particular neighborhood or area.

*Tax Credit Rent Analysis (all Gross Rents)*

<b>Project Name</b>	<b>1BR 60%</b>	<b>1BR 90%</b>	<b>2BR 60%</b>	<b>2BR 90%</b>
Woolworth Apartments	\$1,282	\$1,433	N/A	\$1,742
Peconic Crossing	\$1,026	\$1,169	\$1,225	\$1,573
Artspace Patchogue Lofts	\$1,156	N/A	\$1,399	N/A
Wincoram Commons Phase 1	\$1,215	\$1,393	\$1,446	\$1,658
Wyandanch Village (A)	\$1,182	\$1,504	\$1,419	\$1,692
Wyandanch Village (B)	\$1,218	\$1,627	\$1,462	\$1,953
Riverhead Landing	\$1,289	N/A	\$1,510	N/A
Average - Primary Comps	\$1,195	\$1,425	\$1,410	\$1,724
Subject Rents - GAR TC projections	\$1,246	\$1,450	\$1,497	\$1,675
Variation/ subject advantage (1)	-4.23%	-1.74%	-6.16%	2.82%

*(1) Where there are negatives, it means that the subject is higher than the average TC rents, and where it is positive, it means that there is an advantage.*

***Case Studies/Summary of Primary Comps***

Although details are presented in the addendum, it is important to recognize some examples of case study support for the intended project. We offer the following:

- ***Peconic Crossing.*** The most recently built/ongoing project offering mixed-income tiers. Similar to the subject this development will offer some units of tax credit levels and some at state tax credit levels. Some key notes include:
  - 48 units
  - Tax credit units at the 60% and 80% tax credit level.
  - Development is still under construction with leasing scheduled to begin in December 2016 and the project coming online in March 2018.
  - Mixed-use project with ground-floor commercial and retail similar to the subject and is located immediately west of the project area
- ***Woolworth Apartments:*** Located at 128 East Main St., this project was developed in 2014/2015. Notes include:
  - Small development with only 19 units.
  - Within very close proximity to the subject development.
  - Mixed use project with ground-floor commercial and retail.
  - Mixed-income development offering studios, one and two-bedroom units with rents that extend from 50% AMI up to 80% AMI.
  - The project is fully leased/absorbed and has maintained a stable occupancy.
- ***Summer Winds:*** Technically more similar to a market rate development, this project offers the following:
  - Mixed-income development with 52 units.
  - Built in 2012
  - Full occupancy on a consistent basis with a small waiting list.
  - 24 units at 80% AMI; 18 of the studio and 8 of the one-bedroom.
  - Other units are at 100% to 120% AMI.
- ***Wyandanch Rising:*** Referenced as a supported mixed-income development offering transit orientated design. The TOD aspect is not something that would benefit the subject property specifically and the Wyandanch Rising involves multiple phases which have met with economic success. Phase I and II are up and Phase III was just approved by the agency. The project offers a mix of rents that are at high-end levels, and generally exceeding the rents that are deemed achievable in Riverhead. The project occupancy is 98% for the first two phases, and the development group is anticipating quick and expeditious lease up for Phase III.

**Absorption**

A summarization of absorption levels and thresholds at regional and area developments are outlined on the following page. Some parameters that must be recognized when analyzing lease-up and absorption for the subject include:

- We are analyzing a mixed income development that will target different rent thresholds and rent tiers.
- Project support will be provided by workforce households, and seniors in the area.

Based on the information presented and our knowledge of lease-up and absorption for these types of developments in these types of locations, we are anticipating the following:

- 15% pre-commitment by the time the project is completed.
- Lease-up of 10 to 12 units per month on average over the remaining time frame.

Application of these variables to the number of units projected correlate to the following absorption/lease-up parameters.

**Absorption/Lease-up**

We are anticipating a lease-up ratio ranging from 10 to 12 units per month on average from completion. This is based on the recent lease up of similar mixed income projects in the area/region as supported by the chart below. If we assume a 15% pre-leasing/ pre-commitment prior to completion, this would require a lease-up of 99 units. At the recommended pace, the lease-up would be between 8 and 10 months. In part, this lease-up was based on the absorption patterns for area developments. The mixed income nature of this project has been accounted for in the lease up estimates.

Complex	Type of Project	Location	Year Built	# of Units	Average Absorption
<b>Boroughs/ NYC Area</b>					
Rochester Avenue Apts	Special Needs	Brooklyn, NY	2010	65	32 units per month from CO
MacDougal Street Apts	Special Needs	Brooklyn, NY	2011	65	22 units per month from CO
The Brook	Special Needs	Bronx, NY	2010	189	32 units per month from CO
Twin Oaks - Nassau	Family Tax Credit	Hempstead/Nassau	2011	94	18-20/month
Arbor House	Family Tax Credit	Bronx, NY	2012	124	9-10/Month
The Jefferson @ Farmingdale	Market Rate	Suffolk Co, NY	2014	154	6 units per month while 2nd building still under construction
New Village @ Patchogue	Market Rate	Suffolk Co, NY	2014	291	11-12/Month
Woolworh Apartments	Family Tax Credit	Riverhead, NY	2015	19	Filled upon completion
Wyandanch Village	Family Tax Credit	Suffolk Co, NY	2014	177	15-20/Month; affordable quicker than market
Brooklyn Warehouse Apartments	Market Rate	Brooklyn, NY	2014	127	10-11/Month
BKLYN Air	Market Rate	Brooklyn, NY	2014	255	28/29/Month
Giovanni	Market Rate	Brooklyn, NY	2015	205	15/17/Month
The Arbor -( Locust Manor I)	Family Tax Credit	Jamaica/Queens,	2014	53	13 / Month
<b>Westchester County</b>					
Highland Ave Senior - Westchester	Senior Tax Credit	Yonkers, NY	2009	87	9-10 per month
97 Main St, Westchester Co.	Market Rate	Ossining, NY	2007	14	2-3 per month
330 Riverdale	Family Tax Credit	Yonkers, NY	2011	137	9-10 per month
Roudtop @ Montrose	Family Tax Credit	Montrose, NY	2012	91	20 +/-Month (Lottery-filled at open)
Grant Park @ Croton Heights	Family Tax Credit	Yonkers, NY	2011	100	Filled upon completion
Park Terrace	Senior Tax Credit	Yonkers, NY	2011	49	Filled upon completion
Mews at Baldwin Place	Senior Tax Credit	Somers, NY	2011	72	18 per month (Lottery-filled at open)
Bridleside Apts	Family Tax Credit	North Salem, NY	2013	64	5 per month (each building was completely leased 30 day after completion)

***Capture Analysis / Demand Model***

Outlined on the following pages are some of the assumptions that are typical of an HCR Demand Model/Capture Analysis for an affordable project of this nature. We have based our assumptions on the preliminary data provided by the development group, which we understand could change dramatically. We did apply typical variables, many of which were outlined and summarized below. Obviously, as the project advances, we would have to evaluate and re-evaluate the variables that we apply.

The scenarios we have analyzed accounts for the following:

- The mixed-income objectives of the development. This means that we have separated the analysis to account for differences for income qualification and other variables in the modeling depending on whether or not we are analyzing a LIHTC unit (the 60% AMI units), units that operate at state tax credits, or market orientated units.
- Demand modeling has been based on income thresholds that account for the following:
  - Low-end affordability of 40% AMI.
  - Maximum allowable based on the LIHTC or state tax credit maximum thresholds.
- When analyzing a 9% transaction, the agency will require analysis at low-end affordability 48% of the gross rent with the maximum set at the lower of either 30% of the gross rent or the maximum allowable. When analyzing a mixed-income development of this nature however, it becomes more typical that we have to analyze the project as outlined above because of income qualification overlap and thresholds. We will discuss this further within the analysis.
- This is a net demand model and we eliminate all existing affordable housing from the analysis including those that apply under a state tax credit threshold analysis.
- The development will not have any specific age restrictions or requirements. However, we will not account for households aged 62 and above given that the project is looking to target families/workforce in the area.

Outlined below are some of the key notes applicable to the demand models:

***Age Qualification:***

As indicated above, only households under age 62 have been accounted for. The development will offer elevators and with studio and one-bedroom units, we are anticipating some support from seniors. However, when analyzing a development of this nature, it is more typical/probable that the occupants will be under age 62 given the purpose of the development to target area workforce.

***Income Qualification:***

Typical LIHTC analysis for application to a project of this nature calls for low-end affordability based on 48% of the gross rent and the maximum allowable at 30% of the gross rent or the tax credit maximum standards, whichever is lower. In this case, we modified these because of the mixed-income nature of the development to reflect more typical market orientated parameters which call for the following:

- Low-end affordability of 40% gross rent in order to allow for income qualification/affordability of the rent structure.
- Maximum allowable levels using tax credit standards.

*Income Qualification: (cont'd)*

- **Post completion/initial lease-up, the development will be able use tax credit maximum standards.**
- In regards to **state tax credit unit** standards, the following will apply:
  - Low-end affordability that will be set at a level above the 60% brackets. This is undertaken since it would not make fundamental sense to allow or account for income qualification for these higher rent thresholds at an income level where a tenant could qualify for 60% rent unit. For example, when analyzing the studio apartments, a tenant earning at or below \$46,560 would not be a likely qualified candidate for the rent level at \$1,150, since they income qualify for the 60% rent at \$1,000 (gross). As such, we have placed the tax credit low-end affordability level at a threshold that is at, or around/just above the maximum allowable under the 60% bracket. For the maximum allowable under the state tax credit analysis, we used the tax credit maximum thresholds at 90% AMI.
  - For the MIHP/130% units, we applied a similar theory. Low-end affordability cannot be below the state tax credit rent level, and the maximum uses the allowable thresholds under the 130% bracket.

***Income Qualification  
Analysis:***

We have undertaken two steps in the income qualification process. The first accounts for all households earning from zero up to the maximum allowable. This step is necessary in order to properly account for all subsidized or affordable units in the marketplace including deep subsidy HUD developments. Subsequent to eliminating the existing competition, we will apply the income bands set by the rent levels anticipated in order to equate to an income qualified ratio of the households that fall within the specific band achievable.

***Household Size:***

The household sizes are based on the unit types in question, and the allowances under tax credit and market regulations. We have applied the following household size contributions:

- Studio Units:*** One-person households only
- 1 BRM Units:*** Only/two one-person households
- 2 BRM Units:*** Two/three-person households

***Project Elimination:***

One of the key aspects of the demand modeling for HCR underwriting purposes is elimination of existing and planned competition. This is important, since a net demand model is necessary in order to show the lack of impact on existing affordable projects by development of a new tax credit specific facility. We have applied the project elimination by unit type, and stripped out all affordable housing that falls specifically within the boundaries of the market area; tax credit as well as deep subsidy projects such as HUD, Rural Development and other types of multi-family development. Notes associated with the elimination include:

- Studio units account for the same elimination as the one-bedroom apartment since they overlap in regards to the household counts.
- In this market there are some eliminations necessary for the state tax credit/MIHP units. A summarization of the projects that we have eliminated are outlined in the chart below.

Project Elimination														
Project Name	Type of Development	Year Built	st/1BR	st/1br	1BR	2BR	2BR	2BR	2BR	3BR	3BR	3BR	3BR	
			50%	60%	90%	130%	50%	60%	90%	130%	50%	60%	90%	130%
Doctors Path Apts	Tax Credit – Family	1982	0	0	0	0	0	30	0	0	0	10	0	0
River Pointe Apts	Section 8	1965	33	0	0	0	92	0	0	0	10	0	0	0
Woolworth Apts	Tax Credit – Work Force	2014/2015	3	8	5	0	0	0	3	0	0	0	0	0
Riverhead Planned Project- 203 Main St(1)	Mixed Income	Proposed	15	30	15	10	15	20	20	10	10	15	10	10
Premiant Dev. Project(1)	Mixed Income	Proposed	0	45	0	45	0	30	0	31	0	0	0	0
Peconic Crossing	Tax Credit – Work Force	2017	2	12	2	0	4	21	7	0	0	0	0	0
Summerwinds Apts	Tax Credit – Work Force	2012	0	0	49	0	0	0	0	3	0	0	0	0
<b>TOTAL HOUSING</b>			<b>53</b>	<b>95</b>	<b>71</b>	<b>55</b>	<b>111</b>	<b>101</b>	<b>30</b>	<b>44</b>	<b>20</b>	<b>25</b>	<b>10</b>	<b>10</b>

(1) For these two developments, the mix needed to be estimated. They remain planned so specifics were not available.

***Mobility:***

When analyzing the LIHTC units, the mobility factor applied on Line Item 15 will reflect 100%. This means that all remaining income qualified households after eliminating existing competition would be likely target candidates for subject occupancy. For the State Tax Credit and the market orientated units we have to apply a market mobility factor based on typical turnover ratios. It was felt that a 40% ratio is applicable based on review of standard turnover variables and factors.

***The Demand Model:***

We present the details of the Demand Model on the following page. The results of the capture rate analysis have previously been discussed and reflect the following:

***Weighted Average Capture:*** 10.13%  
***Individual Capture Rate Bands:*** 3.54% - 17.44% \*

\* See Demand Model

The capture rates indicate support for the development. There is no set or specific criteria that determines a specific supportable threshold but generally it is felt that the level of capture rate analysis must be at or below 20% for a project to advance. The capture rate in this case on a weighted average is well below 20% and each of the individual bands also falls below 20% thresholds. We refer the reader to the demand model on the next page for specific criteria.

**Demand Model**

**Summary Analysis Family**  
**Demand for S/1, 2, 3/4 Bedroom apartments**

Note: The numbers apply to the demand glossary in addendum.

	Studio – Tax Credit @ \$1,000	Studio – State Tax Credit @ \$1,150	Studio – MIHP @ \$1,350	1 BRM – Tax Credit @ \$1,246	1 BRM – State Tax Credit @ \$1,500	1 BRM – MIHP @ \$1,675	
1	Total Number of HH in the Market - 2017 (All HH)	20,667	20,667	20,667	20,667	20,667	
2	% of Renters	24.02%	24.02%	24.02%	24.02%	24.02%	
3	% of Owners	75.98%	75.98%	75.98%	75.98%	75.98%	
4	<b>Renter Mobility Contribution</b>						
5	Number of Renters based on HH size/Unit type(1)	1856	1856	1856	3114	3114	
6	Less Senior HH aged 62+: See narrative for details	-968	-968	-968	-1377	-1377	
7	Net Renter HH	888	888	888	1737	1737	
8	Estimated Rents for Target Market - Gross Rent(2)	\$1000	\$1150	\$1350	\$1246	\$1500	
9	Income Qual. Range: (3)-Specific Range based on rents	\$30,000 - \$46,560	\$45,000 - \$69,840	\$70,000 - \$100,880	\$37,380 - \$53,220	\$53,000 - \$79,830	
10	Income Range to account for elimination:	\$0 - \$46,560	\$0 - \$69,840	\$0 - \$100,880	\$0 - \$53,220	\$0 - \$79,830	
11	<b>Total Income Qualified HH (From 2017 HISTA)(4)</b>	<b>544</b>	<b>800</b>	<b>854</b>	<b>1107</b>	<b>1393</b>	
12	<b>Elimination of Existing/Planned Competitors</b>	<b>-148</b>	<b>-71</b>	<b>-55</b>	<b>-148</b>	<b>-55</b>	
13	<b>Net Demand</b>	<b>396</b>	<b>729</b>	<b>799</b>	<b>959</b>	<b>1457</b>	
14	<b>Income qual based on the specific band above</b>	<b>50.55%</b>	<b>38.75%</b>	<b>6.21%</b>	<b>44.35%</b>	<b>20.82%</b>	
15	<b>Mobility Factor</b>	<b>100%</b>	<b>40%</b>	<b>40%</b>	<b>100%</b>	<b>40%</b>	
16	<b>Net Demand</b>	<b>200</b>	<b>113</b>	<b>20</b>	<b>425</b>	<b>46</b>	
<b>3) Market Growth/Contraction</b>							
17	<b>Applicable Growth (2 of the 5 years)</b>	-	-	-	-	-	
18	<b>Total Demand By Unit Type</b>	<b>200</b>	<b>113</b>	<b>20</b>	<b>425</b>	<b>46</b>	
19	<b>Number of Units</b>	<b>25</b>	<b>4</b>	<b>2</b>	<b>44</b>	<b>5</b>	
20	<b>Capture for unit type</b>	<b>12.49%</b>	<b>3.54%</b>	<b>10.08%</b>	<b>10.34%</b>	<b>4.54%</b>	
21	<b>Ratio of total project (unit type compared to total)</b>	<b>21.7391%</b>	<b>3.4783%</b>	<b>1.7391%</b>	<b>38.2609%</b>	<b>4.3478%</b>	
22	<b>Weighted Average Market Capture(pro-rated by type)</b>	<b>10.13%</b>					

(1) 1 Person HH for studio, 1/2 person HH for the 1br, 2/3 person HH for 2br and 3/4 person HH for the 3br units, 4+ person HH for the 4br units. Renters only.

(2) Gross Rent is necessary in order to establish the income qualified range.

The totals reflect The projected asking rent post rehab

(3) Low end for affordability based on 40% of the income needed to pay rent (HCR standard)

The maximum is based on the tax credit maximum allowable

(4) The total here goes from 0-Max in order to eliminate competition from deep subsidy projects. We will apply a second income qual. Based on the contribution for our specific income band.

**DEMAND/CAPTURE ANALYSIS**

7

**Summary Analysis Family  
Demand for S/1, 2, 3/4 Bedroom apartments**

Note: The numbers apply to the demand glossary in addendum.

	2 BRM – Tax Credit @ \$1,497	2 BRM – State Tax Credit @ \$1,700	2 BRM – MHP @ \$2,000	
1	Total Number of HH in the Market - 2017 (All HH)	20,667	20,667	20,667
2	% of Renters	24.02%	24.02%	24.02%
3	% of Owners	75.98%	75.98%	75.98%
4	<b>Renter Mobility Contribution</b>			
5	Number of Renters based on HH size/Unit type(1)	1881	1881	1881
6	Less Senior HH aged 62+: See narrative for details	-480	-480	-480
7	Net Renter HH	1401	1401	1401
8	Estimated Rents for Target Market - Gross Rent(2)	\$1497	\$1700	\$2000
9	Income Qual. Range: (3)-Specific Range based on rents	\$44,910 - \$59,880	\$60,000 - \$89,820	\$90,000 - \$129,740
10	Income Range to account for elimination:	\$0 - \$59,880	\$0 - \$89,820	\$0 - \$129,740
11	<b>Total Income Qualified HH (From 2017 HISTA)(4)</b>	<b>878</b>	<b>1062</b>	<b>1245</b>
12	<b>Elimination of Existing/Planned Competitors</b>	<b>-212</b>	<b>-30</b>	<b>-44</b>
13	<b>Net Demand</b>	<b>666</b>	<b>1032</b>	<b>1201</b>
14	<b>Income qual based on the specific band above</b>	<b>31.21%</b>	<b>17.04%</b>	<b>23.61%</b>
15	<b>Mobility Factor</b>	<b>100%</b>	<b>40%</b>	<b>40%</b>
16	<b>Net Demand</b>	<b>208</b>	<b>70</b>	<b>113</b>
<b>3) Market Growth/Contraction</b>				
17	Applicable Growth (2 of the 5 years)	-	-	-
18	<b>Total Demand By Unit Type</b>	<b>208</b>	<b>70</b>	<b>113</b>
19	Number of Units	18	4	5
20	Capture for unit type	8.66%	5.69%	4.41%
21	Ratio of total project (unit type compared to total)	15.6522%	3.4783%	4.3478%

**22 Weighted Average Market Capture(pro-rated by type)**

- (1) 1 Person HH for studio, 1/2 person HH for the 1br, 2/3 person HH for 2br and 3/4 person HH for the 3br units, 4+ person HH for the 4br units. Renters only.
- (2) Gross Rent is necessary in order to establish the income qualified range.  
The totals reflect The projected asking rent post rehab
- (3) Low end for affordability based on 40% of the income needed to pay rent (HCR standard)  
The maximum is based on the tax credit maximum allowable
- (4) The total here goes from 0-Max in order to eliminate competition from deep subsidy projects. We will apply a second income qual. Based on the contribution for our specific income band.

## **ADDENDA**

- **COMPARABLE PROPERTIES**
- **ADDITIONAL CENSUS DATA**
- **ADDITIONAL HISTA DATA**
- **DEMAND GLOSSARY**
- **SUFFOLK-NASSAU COUNTY AREA DATA**
- **QUALIFICATIONS OF THE ANALYSTS**

## COMPARABLE PROPERTIES

## APARTMENT RENTAL No. 1

**Property Name:** Summer Wind  
**Street Address:** 40 Peconic Ave  
**City, State:** Riverhead, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Mixed Income  
**No. of Units:** 52  
**Year Built:** 2012  
**Occupancy Rate:** 100%  
**Rent Concessions:** No  
**Cond. Rating:** A-  
**Waiting List:**  
 Yes-see comments



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1	80%	8	N/A	\$1095	N/A
Studio	1	80%	18	N/A	\$950	N/A
2 Bedroom	1½	120%	3	N/A	\$1559	N/A
Studio, with loft	1	100%	11	N/A	\$1137	N/A
1 Bedroom	1	100%	12	N/A	\$1310	N/A

**Amenities:** Units have standard kitchen appliances (stove & refrigerator) and dishwashers. The units have a/c, stainless steel appliances, tile bathrooms and balconies. Most units have walk-in closets and there is a coin-op laundry facility on the first floor. There are views of the Peconic River and Grangebel Park. Hot water is included. Building is secure with surveillance cameras and punch codes for access.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** Riverside building offers studio, one and two-bedroom apartments. 26 units are rented to tenants with incomes up to 80% AMI. 23 units are available for households earning between 80% and 100% AMI. The remaining 3 are available for households earning at or below 120% AMI.

As of 06/01/2017-The administrator for EPIC Development (Eastern Property Investor Consultants) stated that this complex is currently fully occupied. It was also stated that the complex uses a 90 day waiting list to fill any vacancies. The list is purged at the end of the 90 day period. It was also stated that the tenants utilize a municipal parking lot adjacent to the complex, which has sufficient parking for all tenants. There is no additional cost for this parking. Utility Allowances are: Studio = \$46 1 BDRM = \$66 2 BDRM = \$83. The rents listed above are current rents as of June 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance:

#### Security Features:

#### Parking Features

**Surface:** Yes    **Enough for:** All

**Extra Cost:** No

**Garage:**

**Covered:**

**Verification:** Heidi Williams

**Contact Phone:** (631) 780-7008

**Verified On:** 06/01/2017

**Web Site:** <http://summerwind-square.com/>

## APARTMENT RENTAL No. 2

**Property Name:** Woolworth Apartments  
**Street Address:** 128 East Main Street  
**City, State:** Riverhead, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Family Tax Credit  
**No. of Units:** 19  
**Year Built:** 2014/2015  
**Occupancy Rate:** 100%  
**Rent Concessions:** No  
**Cond. Rating:** A



**Waiting List:**  
 Yes, exact numbers unknown

### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
Studio	1	50%	3	597	\$907	\$1.52
Studio	1	60%	2	597	\$987	\$1.65
Studio	1	80%	1	597	\$1015	\$1.70
1 Bedroom	1	60%	6	690	\$1247	\$1.81
1 Bedroom	1	80%	4	690	\$1398	\$2.03
2 Bedroom	1	80%	3	795	\$1697	\$2.13

**Amenities:** Units have stove, refrigerator, dishwasher and central A/C. On-site coin laundry and free surface parking.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Tenant Pays

**Comments:** Newer Tax Credit/Work Force Housing. Units are rent at 50%, 60% and 80% AMI levels. This is a mixed use building as well with ground floor commercial space that includes a Health Club with discounted rates for tenants. Lease up data was unavailable other than to say the units were all leased at completion.

As of 06/01/2017-the management stated that this complex is currently fully occupied. Management stated that they do have a waiting list, but did not specify on its numbers or length. It was also stated that tenants utilize a municipal parking area behind the complex. The complex does not manage this lot, but there are sufficient parking spaces for all tenants. The rents listed above are current rents as of June 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance: No

#### Security Features:

#### Parking Features

- Surface:** Yes    **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** Management - Allison

**Contact Phone:** (631) 435-4710

**Verified On:** 06/01/2017

**Web Site:**

## APARTMENT RENTAL No. 3

**Property Name:** Peconic Crossing  
**Street Address:** West Main Street  
**City, State:** Riverhead, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Family Tax Credit  
**No. of Units:** 45  
**Year Built:** Under Construction  
**Occupancy Rate:** N/A  
**Rent Concessions:** No  
**Cond. Rating:** A  
**Waiting List:**



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1	50%	2	725	\$952	\$1.31
1 Bedroom	1	60%	12	725	\$990	\$1.37
2 Bedroom	1	50%	4	950	\$1141	\$1.20
2 Bedroom	1	60%	21	950	\$1180	\$1.24
1 Bedroom	1	90%	2	725	\$1133	\$1.56
2 Bedroom	1	90%	7	950	\$1528	\$1.61

**Amenities:** Units will have stove, refrigerator, dishwasher and central A/C. Common laundry area, 34 off street parking spaces. There is a fitness room and community room.

**Utilities:** Heat: Landlord Pays      Electric: Tenant Pays

**Comments:** Family tax Credit project funded in 2014. Estimated completion date is March 2018, with marketing starting in September 2017 and leasing starting in December 2017. Project will have units at the 50%, 60% and 90% AMI levels.

Utility Allowances: 1BR = \$36 2BR = \$45

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type: Fitness Center
- Fireplace     Community Room
- Alarm System      Gated entrance: No

#### Security Features:

#### Parking Features

- Surface:** Yes    **Enough for:** Some
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** Conifer LLC - Arthur Krauer

**Contact Phone:** (631) 830-6402

**Verified On:** 06/06/2017

**Web Site:** <http://www.coniferllc.com/property-management/portfolio/entry/view/217-peconic-crossing>

## APARTMENT RENTAL No. 4

**Property Name:** Doctors Path Apartments  
**Street Address:** 641 Doctors Path  
**City, State:** Riverhead, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Family Tax Credit  
**No. of Units:** 40  
**Year Built:** 1982  
**Occupancy Rate:** 100%  
**Rent Concessions:** No  
**Cond. Rating:** B-  
**Waiting List:**  
 60 +/- Applicants



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
2 Bedroom	1	60%	30	1056	\$1564	\$1.48
3 Bedroom	1½	60%	10	1150	\$1819	\$1.58
3 Bedroom	1½		N/A	N/A	\$1792	N/A

**Amenities:** Units have standard kitchen appliances (stoves & refrigerators), carpeting and blinds. Project offers on-site coin laundry, free off-street surface parking, and a community room.

**Utilities:** Heat: Tenant Pays      **Electric:** Tenant Pays

**Comments:** This is a former HUD project that utilized tax credits for renovations in 2006. This is a Family Tax Credit Project; all units are covered by a Section 8 contract. Rents listed above reflect the current contract rents. Tenants pay rent based on 30% of their gross-adjusted monthly income. As of 6/2017, the building manager indicated that this project was fully occupied with an extensive waiting list (60+ Applicants). Utility Allowances: 2 BDM = \$184; 3 BDM = \$204-\$267.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
  
- Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance: No

#### Security Features:

#### Parking Features

- Surface:** Yes      **Enough for:** All
- Extra Cost:** No
- Garage:** No
  
- Covered:** No

**Verification:** LTD Mgmt - Valencia \*46

**Contact Phone:** (516) 437-0900

**Verified On:** 06/06/2017

**Web Site:**

## APARTMENT RENTAL No. 5

**Property Name:** River Pointe Apartments  
**Street Address:** 821 East Main Street  
**City, State:** Riverhead, NY  
**Date of Survey:** 11/2015  
**Type of Project:** HUD Sec. 8  
**No. of Units:** 134  
**Year Built:** 1965  
**Occupancy Rate:** 99%  
**Rent Concessions:** No  
**Cond. Rating:** B-



**Waiting List:**  
 1BR = 68 2BR = 116 3BR = 18

### Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent*	Rent/Sq. Ft.
1 Bedroom	1	50%	33	N/A	\$1368	N/A
2 Bedroom	1	50%	92	N/A	\$1560	N/A
3 Bedroom	1½	50%	10	N/A	\$1747	N/A

\* Refer to comments section for rent information

**Amenities:** Units have standard kitchen appliances (stoves & refrigerators). Flooring consists of either carpeting, hardwood, or tile. Some units have patios/balconies. Project offers a community room, two playgrounds, and gated off-street parking (no fee). Air-conditioning sleeves are provided, but tenants supply their own units.

**Utilities:** Heat: Landlord Pays      Electric: Tenant Pays

**Comments:** Rents reflect contract values; tenants pay rent based on 30% of their gross-adjusted monthly income. Monthly utility allowances are \$49 for 1-bedrooms, \$55 for 2-bedrooms, and \$79 for 3-bedrooms. As of 11/2015, there is 1 vacant unit within this project, there is a waiting list.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

#### Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type: Playgrounds
- Fireplace     Community Room
- Alarm System    Gated entrance: No

#### Security Features:

#### Parking Features

- Surface:** Yes    **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** Rental Agent - Kelly

**Contact Phone:** (631) 727-6766

**Verified On:** 11/17/2015

**Web Site:**

## APARTMENT RENTAL No. 6

**Property Name:** Artspace Patchogue Lofts  
**Street Address:** 22 Terry Street  
**City, State:** Patchogue, NY  
**Date of Survey:** 5/2017  
**Type of Project:** Family Tax Credit  
**No. of Units:** 45  
**Year Built:** 2011  
**Occupancy Rate:** 98%  
**Rent Concessions:** No  
**Cond. Rating:** A  
**Waiting List:**  
 50 +/- Applicants



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
Studio	1	50%	2	670	\$861	\$1.29
1 Bedroom	1	50%	4	750	\$905	\$1.21
2 Bedroom	1	50%	3	950	\$1081	\$1.14
3 Bedroom	1	50%	2	1400	\$1239	\$0.89
1 Bedroom	1	60%	16	750	\$1100	\$1.47
Studio	1	60%	1	670	\$1040	\$1.55
2 Bedroom	1	60%	15	950	\$1314	\$1.38
3 Bedroom	1	60%	2	1400	\$1509	\$1.08

**Amenities:** Units have standard kitchen appliances (stoves & refrigerator), blinds, and central A/C. Project offers an adjacent community garden, free off-street surface parking, and elevator access to tenants.

**Utilities:** Heat: Tenant Pays      Electric: Tenant Pays

**Comments:** Newer Family Tax Credit project that is geared towards, but not restricted to, artists. The units are loft style and provide an open living/work space. Units are rented at the 50% and 60% AMI levels. There are a total of three (3) studios, twenty (20) 1-bedroom units, nineteen (19) 2-bedroom units, and three (3) 3-bedroom units within this project. She noted that all apartments will be occupied by the end of the month. At this time, she noted that seven (7) tenants held Section 8 vouchers (16%). The first level of this complex contains 2,500 square feet of retail space, including galleries.  
 \*Photo used above is from a secondary source\*

As of 05/30/2017-the property manager stated that this complex is currently at 98% occupancy, with 1 vacant unit. She also noted that the waiting list consist of approximately 50 applicants. Utility Allowances: Studio = \$46; 1 BDM = \$56; 2 BDM = \$85; 3 BDM = \$107. The rents listed above are current rents as of May 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
  
- Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
  - Rec. Area - Type: Artist Gallery
  - Fireplace     Community Room
  - Alarm System      Gated entrance: No
- Security Features:**

#### Parking Features

- Surface: Yes    Enough for: All
- Extra Cost: No
- Garage: No
  
- Covered: No

**APARTMENT RENTAL No. 6**

**Artspace Patchogue Lofts, Continued...**

**Verification:** Property Mgr - Janet Meyerson

**Contact Phone:** (631) 293-2997

**Verified On:** 05/30/2017

**Web Site:** <http://www.artspace.org/our-places/artspace-patchogue-lofts>

## APARTMENT RENTAL No. 7

**Property Name:** Wincoram Commons Phase 1  
**Street Address:** 3700 400 Lamb Avenue  
**City, State:** Patchogue, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Family Tax Credit  
**No. of Units:** 98  
**Year Built:** 2015  
**Occupancy Rate:** 100%  
**Rent Concessions:** No  
**Cond. Rating:** A  
**Waiting List:**  
 1BR = 310 2BR = 208 3BR = 259



### Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom, 618-742 sf.	1	50%	5	680	\$995	\$1.46
1 Bedroom, 618-742 sf.	1	60%	25	680	\$1187	\$1.75
1 Bedroom, 618-742 sf.	1	90%	4	680	\$1365	\$2.01
2 Bedroom, 942-962 sf.	1	50%	6	950	\$1179	\$1.24
2 Bedroom, 942-962 sf.	1	60%	35	950	\$1410	\$1.48
2 Bedroom, 942-962 sf.	1	90%	9	950	\$1622	\$1.71
3 Bedroom, 1,170-1,286 sf.	1½	50%	4	1230	\$1348	\$1.10
3 Bedroom, 1,170-1,286 sf.	1½	60%	8	1230	\$1615	\$1.31
3 Bedroom, 1,170-1,286 sf.	1½	90%	2	1230	\$1859	\$1.51

**Amenities:** Units will have fully applianced kitchens and central A/C. There will be a clubhouse with a great room, fitness center and computer lab. Off-street parking, on-site laundry and a playground.

**Utilities:** Heat: Landlord Pays      Electric: Tenant Pays

**Comments:** New family tax credit project. This is Phase 1 of 2 Phases. Units are rented at the 50%, 60% and 90% AMI level. As of 5/2016, all building for Phase one were online. Phase 1 is 100% occupied.

As of 06/01/2017-the management stated that this complex is currently fully occupied and has a lengthy waiting list. Utility allowances: 1BR = \$26 2BR = \$36 3BR = \$45. The rents listed above are current rents as June 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
- Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type: Fitness Center, Clubhouse, & Playground
- Fireplace     Community Room
- Alarm System    Gated entrance: No

#### Security Features:

#### Parking Features

- Surface: Yes    Enough for: All
- Extra Cost: No
- Garage: No
- Covered: No

**Verification:** Conifer - Justina

**Contact Phone:** (631) 721-4403

**Verified On:** 06/01/2017

## APARTMENT RENTAL No. 7

Wincoram Commons Phase 1, Continued...

**Web Site:** <http://www.coniferllc.com/property-management/portfolio/entry/view/199>

## APARTMENT RENTAL No. 8

**Property Name:** Wyandanch Village (A)  
**Street Address:** 40 Station Drive  
**City, State:** Wyandanch, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Mixed Income  
**No. of Units:** 91  
**Year Built:** 2015  
**Occupancy Rate:** 98%  
**Rent Concessions:** No  
**Cond. Rating:** A  
**Waiting List:**  
 Few Hundred Applicants



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom, 690-770 sq.ft.	1	50%	4	730	\$957	\$1.31
1 Bedroom, 690-770 sq.ft.	1	60%	7	730	\$1154	\$1.58
1 Bedroom, 690-770 sq.ft.	1	90%	2	730	\$1476	\$2.02
1 Bedroom, 690-770 sq.ft.; M/R	1		6	730	\$1600	\$2.19
2 Bedroom, 990-1,010 sq.ft.	1	50%	11	1000	\$1146	\$1.15
2 Bedroom, 990-1,010 sq.ft.	1	60%	20	1000	\$1383	\$1.38
2 Bedroom, 990-1,010 sq.ft.	1	90%	5	1000	\$1656	\$1.66
2 Bedroom, 990-1,010 sq.ft.; M/R	1		20	1000	\$2100	\$2.10
3 Bedroom	2	50%	3	1230	\$1319	\$1.07
3 Bedroom	2	60%	6	1230	\$1593	\$1.30
3 Bedroom	2	90%	2	1230	\$1832	\$1.49
3 Bedroom, Market Rate	2		5	1230	\$2500	\$2.03

**Amenities:** Units have standard kitchen appliances (stainless steel stoves & refrigerators), dishwashers, disposals, central A/C, granite countertops/wood cabinetry in kitchens, and balcony/patios. A Park was being constructed in between this phase and Phase B of this project. Rent includes heating, hot/cold water, sewer, and trash. There are coin operated laundry areas. Project offers elevator service (2 elevators), a fitness center, free off-street parking, and a community room to tenants.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Tenant Pays

**Comments:** This is the first phase (Phase A) of a brand new Mixed Income project. The developer received a LHIC Funding Award in the Fall of 2012, and the building was completed in March of 2015. Leasing of income-restricted units began in December of 2014 (lottery was in September, but project was in a holding pattern due to construction falling behind). The last income-restricted unit was rented in May of 2015, three (3) months after the Certificate of Occupancy was obtained. Marketing of the Market Rate units began after this certificate was in place and a model unit was established. One-bedroom units moved very well; however, 3-bedroom units moved slowly. Within the first 6 months of marketing efforts, this phase of the project was stabilized with a pre-screened waiting list of a few hundred applicants (over 1,500 applications were originally received).

Units are rented at 50%, 60%, and 90% AMI level thresholds, and there are also Market Rate units. Unit mix contains 9% LIHTC, 30% Market Rate, and 10% SLHIC units. Achieved rents for all units in this phase are above the proforma they'd originally estimated; these achieved rents are being used as a base for asking rents in Phase B of this project. As of 6/2017, there were three) vacant units. Utility Allowances: 1 BDM = \$28; 2 BDM = \$36; 3 BDM = \$47. Tenants typically come from 3 of the 5 boroughs or (Suffolk/Wyandanch/Deer Park/Babylon). Photo reflects the project site during construction.

The project is managed by 2 different management companies: the affordable units are being managed by Conifer and contact info is listed below. The Market Rate units are being leased by Douglas Elliman Real Estate: Jeannine at (516) 327-6223.

**APARTMENT RENTAL No. 8**

**Wyandanch Village (A), Continued...**

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
  
- Amt:
- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

**Equipment**

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator  Pool  Tennis
- Rec. Area - Type: fitness
- Fireplace  Community Room
- Alarm System Gated entrance: No

**Security Features:**

**Parking Features**

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** George Kaneris/Anthony Albanese

**Contact Phone:** (613) 253-0004

**Verified On:** 06/01/2017

**Web Site:** <http://wyandanchvillage.com/>

## APARTMENT RENTAL No. 9

**Property Name:** Wyandanch Village (B)  
**Street Address:** 10 Station Drive  
**City, State:** Wyandanch, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Mixed Income  
**No. of Units:** 86  
**Year Built:** 2014-2015  
**Occupancy Rate:** 99%  
**Rent Concessions:** No  
**Cond. Rating:** A  
**Waiting List:**  
 Few Hundred Applicants



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>AMI</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
Studio, Market Rate	1		4	480	\$1450	\$3.02
Studio	1	90%	1	480	\$1400	\$2.92
Studio	1	60%	4	480	\$1125	\$2.34
1 Bedroom, 660-780 sq. ft.; M/R	1		13	720	\$1620	\$2.25
1 Bedroom, 660-780 sq. ft.	1	90%	6	720	\$1599	\$2.22
1 Bedroom, 660-780 sq. ft.	1	60%	33	720	\$1190	\$1.65
1 Bedroom, 660-780 sq. ft.	1	50%	1	720	\$985	\$1.37
2 Bedroom, 890-990 sq. ft.; M/R	2		4	940	\$2250	\$2.39
2 Bedroom, 890-990 sq. ft.	2	90%	2	940	\$1917	\$2.04
2 Bedroom, 890-990 sq. ft.	2	60%	11	940	\$1426	\$1.52
2 Bedroom, 890-990 sq. ft.	2	50%	1	940	\$1181	\$1.26
3 Bedroom, 1,180-1,190 sq. ft.; M/R	2		2	1185	\$2550	\$2.15
3 Bedroom, 1,180-1,190 sq. ft.	2	90%	1	1185	\$2208	\$1.86
3 Bedroom, 1,180-1,190 sq. ft.	2	60%	3	1185	\$1642	\$1.39

**Amenities:** Units will have standard kitchen appliances (stoves & refrigerators), dishwashers, disposals, central A/C, carpeting, and window treatments. Project will offer on-site coin laundry, elevator service (2 elevators), a fitness center, free off-street parking, and a community room to tenants. As of 8/2015, a park was under construction in between this phase and Phase A of this project. Rent will include heating, hot/ cold water, sewer, and trash.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Tenant Pays

**Comments:** This building is the second phase (Phase B) of a brand new Mixed Income project. The developer received a HFA Funding Award in 2013. Phase B of this project will contain: 4% LIHTC units, 28% Market Rate units, and 10% SHLIC units. Apartments will be rented at the 50%, 60%, and 90% AMI level thresholds, and there are Market Rate units. Unlike Phase A of this project, Phase B will offer studio unit types (new product). Construction of this phase began in 2014, and it is expected to be completed by the end of 2015. As of 10/2015, marketing of the income-restricted units was just beginning, and management was using achieved rents from Phase A as a base for asking rents in Phase B. At this time, management was seeking approval to use the waiting list from Phase A for Phase B (waiting list has been pre-screened for prima facie eligibility). Waiting list information reflects this data. Tenants typically come from 3 out of the 5 boroughs and (Suffolk/Wyandance/Deer Park/Babylon). This phase will accept Section 8 vouchers. Photo reflects the project site during construction.

**APARTMENT RENTAL No. 9**

**Wyandanch Village (B), Continued...**

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
  
- Amt:
- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

**Equipment**

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator  Pool  Tennis
- Rec. Area - Type: Fitness Center
- Fireplace  Community Room
- Alarm System  Gated entrance:

**Security Features:**

**Parking Features**

- Surface:** Yes **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** George Kaneris/Anthony Albanese

**Contact Phone:** (631) 253-0004

**Verified On:** 06/01/2017

**Web Site:** <http://wyandanchvillage.com/>

## APARTMENT RENTAL No. 10

**Property Name:** Riverhead Landing  
**Street Address:** 1145 Middle Road  
**City, State:** Riverhead, NY  
**Date of Survey:** 5/2017  
**Type of Project:** Senior Tax Credit  
**No. of Units:** 200  
**Year Built:** 1998  
**Occupancy Rate:** 100%  
**Rent Concessions:** No  
**Cond. Rating:** B+  
**Waiting List:**  
 15 Applicants



### Rental Data

Unit Type	Baths	AMI	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom	1	60%	108	720	\$1213	\$1.68
2 Bedroom	1	60%	92	875	\$1413	\$1.61

**Amenities:** Units have standard kitchen appliances (stoves & refrigerators), dishwashers, disposals, microwaves, central A/C, laundry rooms with washer/dryer hook-ups, and patios/terraces. Project offers a clubhouse (business & conference center), an outdoor pool, a tennis court, a fitness center, a bocce court, a putting green, and off-street parking.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** This building was designed by Greenberg Farrow Architects of Atlanta. The project is fully amenitized and is similar to upscale projects. The operating partnership has pledged to keep rent restrictions in place for 30 years. The project consists of eight buildings and it was originally constructed in 1998. The project was ready for occupancy in February 1998, with the remainder to be completed over the following six months. As of November 1998, 49 units had been pre-leased and the remainder of units were leased on a first-come, first-serve basis. At least one member of each household must be 55 years of age or older.

As of 05/30/2017-the rental agent stated that this complex is fully occupied and that there are approximately 15 applicants on the waiting list. There are also about 30 (15%) Section 8 voucher holders. The utility allowances: 1 BDRM = \$76 2 BDRM = \$97. The rents listed above are current rents as of May 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
- Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: Clubhouse & Putting Greens
- Fireplace
- Community Room
- Alarm System
- Gated entrance: No
- Security Features:**  
Security System

#### Parking Features

- Surface:** Yes      **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** Rental Agent - Andrew

**Contact Phone:** (631) 208-0060

**Verified On:** 05/30/2017

**Web Site:** <http://www.whitneymgmt.com/riverhead-landing>

## APARTMENT RENTAL No. 11

**Property Name:** Hampton Bays Town & Country Apts  
**Street Address:** 16 Lamplight Cir  
**City, State:** Hampton Bays, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Market Rate  
**No. of Units:** 128  
**Year Built:** 1966  
**Occupancy Rate:** 100% - 98%  
**Rent Concessions:** No  
**Cond. Rating:** B



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom, Executive	1	N/A	641	\$1479	\$2.31
1 Bedroom, Imperial	1	N/A	830	\$1599	\$1.93
Studio	1	N/A	641	\$1379	\$2.15

**Amenities:** Units have standard kitchen appliances (stove & refrigerator), dishwashers and microwave. The units have a/c, carpeting, walk in closets and separate entrances. The complex offers a community center, common coin laundry, fitness center (located at country club), pools and tennis courts. Residents are given free membership to the nearby country club, the Villas at Pine Hills.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Tenant Pays

**Comments:** This complex is part of the Heatherwood Communities.

As of 06/02/2017-Complex management referred calls to the Heatherwood Office. No response was received after numerous voice messages were left for the Leasing Coordinator. Information regarding this complex was obtained from apartments.com/apartmentfinder.com. The rents listed above are current rents, according to the reference web sites, as of June 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
  
- Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: unit
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: Fitness Center
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

#### Security Features:

#### Parking Features

**Surface:** Yes      **Enough for:** All

**Extra Cost:** No

**Garage:**

**Covered:**

**Verification:** Leasing Coordinator-Nicole Barone

**Contact Phone:** (631) 319-3064

**Verified On:** 06/02/2017

**Web Site:** <http://www.heatherwood.com/li/town-and-country-hampton-apartments/>

## APARTMENT RENTAL No. 12

**Property Name:** Fairfield Pines  
**Street Address:** 1750 West Main Street  
**City, State:** Calverton, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Market Rate  
**No. of Units:** 112  
**Year Built:** 1969  
**Occupancy Rate:** 100%  
**Rent Concessions:** No  
**Cond. Rating:** B



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1	N/A	847	\$1625 - \$1700	\$1.92 - \$2.01
1 Bedroom, w/Terrace	1	N/A	847	\$1635 - \$1710	\$1.93 - \$2.02
2 Bedroom	1	N/A	999	\$1975 - \$2050	\$1.98 - \$2.05

**Amenities:** Units have standard kitchen appliance (stoves & refrigerators), dishwashers, microwaves, vertical window treatments, wall-to-wall carpeting, updated lighting fixtures, separate dining areas, raised panel kitchen cabinetry, vinyl tile kitchen flooring, additional storage areas, bluestone entries, sliding glass doors to private terraces (some), and unit A/C. Project offers on-site coin laundry, paver walkways, and free off-street surface parking to tenants. Detached garages are available for an additional \$100 per month.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Tenant Pays

**Comments:** Two-story Market Rate project that has been rehabbed since its original construction. As of 5/2016, many of the units have had renovations of kitchens/new appliances as well as updated bathrooms. Rent for renovated apartments is \$75 more than for units that have not yet been updated.

As of 06/01/2017-the manager stated that this complex is currently fully occupied. The manager also stated that there is a waiting list at this time, but did not specify on its length. The complex continues to charge an additional \$75 per month for renovated units. The rents ranges listed above reflect the additional \$75 cost per renovated unit and are current rents as of June 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
  
- Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included    Gas
- Cook Included
- Electricity Included
- Hot Water Included    Gas
- Cold Water Included
- Sewer

#### Equipment

- AC Type:    unit
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance:

#### Security Features:

#### Parking Features

- Surface:** Yes    **Enough for:** All
- Extra Cost:** No
- Garage:** Yes    **Enough for:** Some
- Extra Cost:** Yes    **Fee:** \$100/mo.
- Covered:** No

**Verification:** Donna

**Contact Phone:** (631) 727-1919

**Verified On:** 06/01/2017

**Web Site:** <http://fairfieldproperties.com/properties/eastern-suffolk/fairfield-pines/>

## APARTMENT RENTAL No. 13

**Property Name:** Fairfield Pines East  
**Street Address:** 1355 Roanoke Avenue  
**City, State:** Riverhead, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Market Rate  
**No. of Units:** 168  
**Year Built:** 1968/Rehab 1990's  
**Occupancy Rate:** 100%  
**Rent Concessions:** No  
**Cond. Rating:** B



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom, 828-879 sq.ft.	1½	N/A	854	\$1640 - \$1715	\$1.92 - \$2.01
1 Bedroom, Junior	1	N/A	647	\$1510 - \$1585	\$2.33 - \$2.45
2 Bedroom, 924-973 sqft.; Duplex Style - Inlet	1½	N/A	950	\$1920 - \$1995	\$2.02 - \$2.10
2 Bedroom, Harborside	1½	N/A	950	\$1895 - \$1970	\$1.99 - \$2.07
Studio	1	N/A	589	\$1450 - \$1525	\$2.46 - \$2.59

**Amenities:** Units have standard kitchen appliances (stoves & refrigerators), dishwashers, microwaves, carpeting, eat-in kitchens or separate dining areas, vinyl tile kitchen flooring, raised panel cabinetry, ceramic tiled baths, ceiling fans, walk-in closets, updated lighting fixtures, private entrances (some), private terraces (some), mini blinds, and central A/C. Project offers on-site coin laundry and free off-street surface parking to tenants.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Tenant Pays

**Comments:** Two-story Market Rate project that was rehabbed in the 1990's. As of 5/2016, many of the units have had renovations of kitchens/new appliances as well as updated bathrooms. Rent for renovated apartments is \$75 more than for units that have not yet been updated.

As of 06/01/2017-the manager stated that this complex is currently fully occupied. The manager also stated that there is a waiting list at this time, but did not specify on its length. The complex continues to charge an extra \$75 more per month for units that have been renovated. The rent range reflects the additional \$75 per month add to the cost of the renovated unit. The rents listed above are current rents as of June 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
  
- Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

#### Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance:

#### Security Features:

#### Parking Features

- Surface:** Yes      **Enough for:** All
- Extra Cost:** No
- Garage:** No
  
- Covered:** No

**Verification:** Donna

**Contact Phone:** (631) 727-1919

**Verified On:** 06/01/2017

**Web Site:** <http://www.fairfieldproperties.com/apartment/index.html?menu=apartment&apartment=112&propid=112>

## APARTMENT RENTAL No. 14

**Property Name:** Crystal Pond  
**Street Address:** 163 Wading River Rd  
**City, State:** Manorville, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Market Rate  
**No. of Units:** 140  
**Year Built:** 1988  
**Occupancy Rate:** 98%  
**Rent Concessions:** No  
**Cond. Rating:** B



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom, The Devon	1	N/A	869	\$1629 - \$1709	\$1.87 - \$1.97
2 Bedroom, The Essex	2	N/A	1216	\$1969 - \$2064	\$1.62 - \$1.70

**Amenities:** Units have standard kitchen appliances (stove & refrigerator), dishwashers and microwave. The units have a/c, carpeting, mini blinds, private entrances, washer/dryer, an exterior storage room and patios. Select units have pond views and are upgraded. The complex offers a stocked pond for fishing and a community center. Residents enjoy free membership to the nearby country club facilities at either the Tall Oak Country Club or Villas at Pine Hills. These feature several pools, fitness centers, saunas and tennis courts.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Tenant Pays

**Comments:** This complex is part of Heatherwood Communities. Photo is from the management website.

As of 06/02/2017-Complex management referred calls to the Heatherwood Office. No response was received after numerous voice messages were left for the Leasing Coordinator. Information regarding this complex was obtained from apartments.com/apartmentfinder.com. The rents listed above are current rents, according to the reference web sites, as of June 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units  
Included  
Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: unit
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: Pond, Playground, Fitness Center
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

#### Security Features:

#### Parking Features

- Surface:** Yes      **Enough for:** All
- Extra Cost:** No
- Garage:** Yes      **Enough for:** Some
- Extra Cost:** Yes      **Fee:** \$120 per month
- Covered:**

**Verification:** Leasing Coordinator-Nicole Barone      **Contact Phone:** (631) 319-3064      **Verified On:** 06/02/2017  
**Web Site:** <http://www.heatherwood.com/li/crystal-pond-moriches-apartments/>

## APARTMENT RENTAL No. 15

**Property Name:** 62 Oak St  
**Street Address:** 62 Oak Street  
**City, State:** Westhampton Beach, NY  
**Date of Survey:** 5/2017  
**Type of Project:** Market Rate  
**No. of Units:** 18  
**Year Built:** 1960/2013  
**Occupancy Rate:** 100%  
**Rent Concessions:** No  
**Cond. Rating:** B-



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom	1	1	N/A		N/A
2 Bedroom	1	17	N/A	\$1700	N/A

**Amenities:** Units have standard kitchen appliances (stove & refrigerator) and dishwashers. Appliances are stainless steel. The units have a/c, granite countertops, wood floors, ceramic tile, washer/dryer, private entries, a deck and backyard.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** This garden/low rise property sold in May 2013 for \$3,000,000. Interior renovations were made at this time. Representative was uncertain about the rent for the sole 1-bedroom unit. Currently all units are occupied.

All data was last updated in November, 2015. Calls made to management in May 2016 for update were unsuccessful.

As of 05/30/2017-The manager (Richard) stated that this complex is currently fully occupied. He did not give a rent for the 1 BDRM, but did state that the 2 BDRM was renting at an average of \$1,700. The rents listed above are current rents as of May 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units  
Included  
Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance:

#### Security Features:

#### Parking Features

- Surface:** Yes    **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** Richard x304

**Contact Phone:** (516) 500-1090

**Verified On:** 05/30/2017

**Web Site:** <http://www.loopnet.com/Listing/17960913/62-OAK-St-Westhampton-Beach-NY/>

## APARTMENT RENTAL No. 16

**Property Name:** Mirror Pond  
**Street Address:** 20 Mirror Lane  
**City, State:** Moriches, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Market Rate  
**No. of Units:** 100  
**Year Built:** 2001  
**Occupancy Rate:** 99%  
**Rent Concessions:** No  
**Cond. Rating:** A-



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
2 Bedroom, The Duplex + garage	2½	N/A	1195	\$2149	\$1.80
2 Bedroom, The Ranch + garage	2	N/A	1195	\$2249	\$1.88

**Amenities:** Units have standard kitchen appliances (stove & refrigerator), dishwashers and microwave. The units have a/c, carpeting, mini blinds, private entrances, spacious closets, patios and washer/dryer. Select units have pond views. The complex is gated and offers residents free access to nearby country clubs Tall Oaks and Villas at Pine Hills. These facilities offer exercise rooms, pools and tennis courts. The complex also has a community center and a stocked fish pond.

**Utilities:** Heat: Landlord Pays      **Electric:** Tenant Pays

**Comments:** This complex is part of the Heatherwood Communities.

As of 06/02/2017-Complex management referred calls to the Heatherwood Office. No response was received after numerous voice messages were left for the Leasing Coordinator. Information regarding this complex was obtained from apartments.com/apartmentfinder.com. The rents listed above are current rents, according to the referenced web sites, as of June 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units  
Included  
Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: Fitness center, pond
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

#### Security Features:

#### Parking Features

- Surface: Yes      Enough for: All
- Extra Cost: No
- Garage: Yes      Enough for: All
- Extra Cost: No
- Covered:

**Verification:** Leasing Coordinator - Nicole Barone      **Contact Phone:** (631) 319-3064      **Verified On:** 06/02/2017

**Web Site:** <http://www.heatherwood.com/li/mirror-pond-moriches-apartments/>

## APARTMENT RENTAL No. 17

**Property Name:** Tall Oaks  
**Street Address:** 1B Meadowoods Lane  
**City, State:** Moriches, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Market Rate  
**No. of Units:**  
**Year Built:**  
**Occupancy Rate:** N/A  
**Rent Concessions:** No  
**Cond. Rating:** B



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom, The Barclay	1	N/A	864	\$1509 - \$1639	\$1.75 - \$1.90
1 Bedroom, The Cambridge	1	N/A	576	\$1334 - \$1404	\$2.32 - \$2.44
2 Bedroom, The Andover	2	N/A	1152	\$1804 - \$1924	\$1.57 - \$1.67

**Amenities:** Units have standard kitchen appliances (stove & refrigerator), dishwashers and microwave. The units have a/c, carpeting, spacious closets and patios/balconies. A washer/dryer is included in the Barclay and Andover units. Select units have upgrades. The complex is gated and offers a community center with card tables, billiards and tv, a laundry pavilion, pools, playground, saunas, fitness center, sun deck and tennis courts.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Tenant Pays

**Comments:** This complex is part of the Heatherwoods Communities.

As of 06/02/2017-Complex management referred calls to the Heatherwood Office. No response was received after numerous voice messages were left for the Leasing Coordinator. Information regarding this complex was obtained from apartments.com/apartmentfinder.com. The rents listed above are current rents, according to the reference web sites, as of June 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units  
Included  
Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: unit
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type:
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

#### Security Features:

#### Parking Features

**Surface:** Yes      **Enough for:** All

**Extra Cost:** No

**Garage:**

**Covered:**

**Verification:** Leasing Coordinator-Nicole Barone

**Contact Phone:** (631) 319-3064

**Verified On:** 06/02/2017

**Web Site:** <http://www.heatherwood.com/li/tall-oaks-moriches-apartments/>

## APARTMENT RENTAL No. 18

**Property Name:** Villas at Pine Hills  
**Street Address:** 1 B Country Club Drive  
**City, State:** Manorville, NY  
**Date of Survey:** 6/2017  
**Type of Project:** Market Rate  
**No. of Units:** 150  
**Year Built:** 1976  
**Occupancy Rate:** 100% - 98%  
**Rent Concessions:** No  
**Cond. Rating:** B



### Rental Data

<u>Unit Type</u>	<u>Baths</u>	<u>No. of Units</u>	<u>Sq. Ft.</u>	<u>Current Rent</u>	<u>Rent/Sq. Ft.</u>
1 Bedroom, Imperial Deluxe	1	N/A	576	\$1489 - \$1519	\$2.59 - \$2.64
1 Bedroom, Imperial Grand	1	N/A	728	\$1619 - \$1639	\$2.22 - \$2.25
1 Bedroom, Imperial Royale	1	N/A	576	\$1379 - \$1419	\$2.39 - \$2.46
1 Bedroom, The Chalet	1	N/A	558	\$1349 - \$1399	\$2.42 - \$2.51
2 Bedroom, The Ambassador	1	N/A	854	\$1889	\$2.21
2 Bedroom, The Ambassador Grand	1	N/A	958	\$1919	\$2.00
Studio, The Executive	1	N/A	392	\$1109	\$2.83

**Amenities:** Units have standard kitchen appliances (stove & refrigerator), dishwashers, garbage disposals, microwave and kitchen island. The units have a/c, carpeting, private entrances, patios, outside storage area and spacious closets. The three largest unit types include a washer and dryer. Select units have golf course views. The complex offers a newly renovated community center with card tables, billiards and tv, pools, playground, saunas, fitness center, sun deck, tennis courts and volleyball courts.

**Utilities:** Heat: Landlord Pays      Electric: Tenant Pays

**Comments:** This complex is part of the Heatherwood Communities. Photo is from the management website. As of 5/2016, there had been some recent renovations (new siding, new windows, landscaping).

As of 06/02/2017-Complex management referred calls to the Heatherwood Office. No response was received after numerous voice messages were left for the Leasing Coordinator. Information regarding this complex was obtained from apartments.com/apartmentfinder.com. The rents listed above are current rents, according to the reference web sites, as of June 2017.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units Included  
Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: unit
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator
- Pool
- Tennis
- Rec. Area - Type: Playground, Fitness Center, Volleyball
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

#### Security Features:

#### Parking Features

- Surface: Yes      Enough for: All
- Extra Cost: No
- Garage: Yes      Enough for: Some
- Extra Cost: Yes      Fee: \$100/month
- Covered:

**Verification:** Leasing Coordinator-Nicole Barone

**Contact Phone:** (631) 319-3064

**Verified On:** 06/02/2017

**APARTMENT RENTAL No. 18**

**Villas at Pine Hills, Continued...**

**Web Site:** <http://www.heatherwood.com/li/pine-hills-manorville-apartments/>

## ADDITIONAL CENSUS DATA

B25026

**TOTAL POPULATION IN OCCUPIED HOUSING UNITS BY TENURE BY YEAR  
HOUSEHOLDER MOVED INTO UNIT**
**Universe: Total population in occupied housing units  
2011-2015 American Community Survey 5-Year Estimates**

**Note:** This is a modified view of the original table.

**Tell us what you think.** [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

	Suffolk County, New York	Census Tract 1698, Suffolk County, New York	Riverhead CDP, New York
	Estimate	Estimate	Estimate
Total population in occupied housing units:	1,469,364	5,600	13,800
Owner occupied:	1,206,086	2,901	8,203
Moved in 2015 or later	3,909	0	0
Moved in 2010 to 2014	111,715	275	650
Moved in 2000 to 2009	461,241	1,330	4,455
Moved in 1990 to 1999	313,524	419	1,542
Moved in 1980 to 1989	144,224	429	485
Moved in 1979 or earlier	171,473	448	1,071
Renter occupied:	263,278	2,699	5,597
Moved in 2015 or later	3,979	0	0
Moved in 2010 to 2014	120,858	1,453	2,925
Moved in 2000 to 2009	110,740	885	2,063
Moved in 1990 to 1999	18,961	114	261
Moved in 1980 to 1989	5,425	247	279
Moved in 1979 or earlier	3,315	0	69

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

**Explanation of Symbols:**

An "\*\*\*" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.

An "\*\*\*\*" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "\*\*\*\*\*" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

B25032

**TENURE BY UNITS IN STRUCTURE**  
**Universe: Occupied housing units**  
**2011-2015 American Community Survey 5-Year Estimates**

**Note:** This is a modified view of the original table.

**Tell us what you think.** [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

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Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:

**2015**  
[2014](#)  
[2013](#)  
[2012](#)  
[2011](#)  
[2010](#)  
[2009](#)

1 - 23 of 23	Suffolk County, New York	Census Tract 1698, Suffolk County, New York	Riverhead CDP, New York
	Estimate	Estimate	Estimate
Total:	493,849	1,907	5,011
Owner-occupied housing units:	392,390	1,193	2,968
1, detached	352,757	1,093	2,259
1, attached	19,622	54	476
2	6,250	0	24
3 or 4	2,707	0	14
5 to 9	2,889	0	91
10 to 19	2,397	0	0
20 to 49	1,072	0	0
50 or more	1,585	0	0
Mobile home	3,111	46	104
Boat, RV, van, etc.	0	0	0
Renter-occupied housing units:	101,459	714	2,043
1, detached	42,117	451	608
1, attached	4,839	104	125
2	12,599	76	155
3 or 4	7,990	24	133
5 to 9	10,831	45	557
10 to 19	8,808	0	361
20 to 49	5,946	0	30
50 or more	7,414	0	60
Mobile home	788	0	0
Boat, RV, van, etc.	127	14	14

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

**Explanation of Symbols:**

An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

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An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '\*\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

B25036

**TENURE BY YEAR STRUCTURE BUILT**  
**Universe: Occupied housing units**  
**2011-2015 American Community Survey 5-Year Estimates**

**Note:** This is a modified view of the original table.

**Tell us what you think.** [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

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Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:

**2015**  
[2014](#)  
[2013](#)  
[2012](#)  
[2011](#)  
[2010](#)  
[2009](#)

1  
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23  
of  
23

	<b>Suffolk County, New York</b>	<b>Census Tract 1698, Suffolk County, New York</b>	<b>Riverhead CDP, New York</b>
	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
Total:	493,849	1,907	5,011
Owner occupied:	392,390	1,193	2,968
Built 2014 or later	175	0	0
Built 2010 to 2013	1,603	12	19
Built 2000 to 2009	25,556	98	716
Built 1990 to 1999	31,164	19	435
Built 1980 to 1989	35,706	47	179
Built 1970 to 1979	71,011	97	223
Built 1960 to 1969	91,748	217	415
Built 1950 to 1959	80,982	315	491
Built 1940 to 1949	20,600	180	192
Built 1939 or earlier	33,845	208	298
Renter occupied:	101,459	714	2,043
Built 2014 or later	100	0	0
Built 2010 to 2013	611	0	52
Built 2000 to 2009	10,727	48	220
Built 1990 to 1999	11,778	0	475
Built 1980 to 1989	11,663	14	344
Built 1970 to 1979	18,489	41	84
Built 1960 to 1969	16,057	63	234
Built 1950 to 1959	15,477	146	176
Built 1940 to 1949	5,057	175	175

	Suffolk County, New York	Census Tract 1698, Suffolk County, New York	Riverhead CDP, New York
	Estimate	Estimate	Estimate
Built 1939 or earlier	11,500	227	283

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

#### Explanation of Symbols:

An '\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

DP02

## SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES

### 2011-2015 American Community Survey 5-Year Estimates

**Note:** This is a modified view of the original table.

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Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:

**2015**  
[2014](#)  
[2013](#)  
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152  
of  
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Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>HOUSEHOLDS BY TYPE</b>						
Total households	493,849	493,849	1,907	1,907	5,011	5,011
Family households (families)	367,526	74.4%	1,235	64.8%	3,205	64.0%
With own children of the householder under 18 years	158,555	32.1%	581	30.5%	1,240	24.7%
Married-couple family	284,549	57.6%	694	36.4%	1,943	38.8%
With own children of the householder under 18 years	124,093	25.1%	272	14.3%	631	12.6%
Male householder, no wife present, family	22,927	4.6%	186	9.8%	325	6.5%
With own children of the householder under 18 years	8,358	1.7%	45	2.4%	67	1.3%
Female householder, no husband present, family	60,050	12.2%	355	18.6%	937	18.7%
With own children of the householder under 18 years	26,104	5.3%	264	13.8%	542	10.8%
Nonfamily households	126,323	25.6%	672	35.2%	1,806	36.0%
Householder living alone	105,232	21.3%	453	23.8%	1,484	29.6%
65 years and over	50,498	10.2%	218	11.4%	922	18.4%
Households with one or more people under 18 years	177,525	35.9%	634	33.2%	1,404	28.0%
Households with one or more people 65 years and over	152,389	30.9%	458	24.0%	1,976	39.4%
Average household size	2.98	(X)	2.94	(X)	2.75	(X)
Average family size	3.46	(X)	3.27	(X)	3.37	(X)

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>RELATIONSHIP</b>						
Population in households	1,469,364	1,469,364	5,600	5,600	13,800	13,800
Householder	493,849	33.6%	1,907	34.1%	5,011	36.3%
Spouse	284,491	19.4%	678	12.1%	1,943	14.1%
Child	491,408	33.4%	1,668	29.8%	4,037	29.3%
Other relatives	129,951	8.8%	454	8.1%	1,626	11.8%
Nonrelatives	69,665	4.7%	893	15.9%	1,183	8.6%
Unmarried partner	24,169	1.6%	268	4.8%	508	3.7%
<b>MARITAL STATUS</b>						
Males 15 years and over	597,998	597,998	2,501	2,501	5,564	5,564
Never married	214,552	35.9%	1,287	51.5%	2,438	43.8%
Now married, except separated	318,969	53.3%	965	38.6%	2,505	45.0%
Separated	8,527	1.4%	44	1.8%	71	1.3%
Widowed	17,075	2.9%	33	1.3%	119	2.1%
Divorced	38,875	6.5%	172	6.9%	431	7.7%
Females 15 years and over	627,911	627,911	2,217	2,217	6,224	6,224
Never married	182,248	29.0%	989	44.6%	2,231	35.8%
Now married, except separated	311,673	49.6%	793	35.8%	2,407	38.7%
Separated	13,056	2.1%	52	2.3%	103	1.7%
Widowed	60,604	9.7%	171	7.7%	770	12.4%
Divorced	60,330	9.6%	212	9.6%	713	11.5%
<b>FERTILITY</b>						
Number of women 15 to 50 years old who had a birth in the past 12 months	15,674	15,674	0	0	129	129
Unmarried women (widowed, divorced, and never married)	4,190	26.7%	0	-	129	100.0%
Per 1,000 unmarried women	22	(X)	0	(X)	61	(X)
Per 1,000 women 15 to 50 years old	44	(X)	0	(X)	39	(X)
Per 1,000 women 15 to 19 years old	7	(X)	0	(X)	0	(X)
Per 1,000 women 20 to 34 years old	75	(X)	0	(X)	93	(X)
Per 1,000 women 35 to 50 years old	32	(X)	0	(X)	0	(X)
<b>GRANDPARENTS</b>						
Number of grandparents living with own grandchildren under 18 years	37,179	37,179	34	34	214	214
Grandparents responsible for grandchildren	6,893	18.5%	0	0.0%	0	0.0%
Years responsible for grandchildren						
Less than 1 year	1,091	2.9%	0	0.0%	0	0.0%
1 or 2 years	1,459	3.9%	0	0.0%	0	0.0%
3 or 4 years	1,594	4.3%	0	0.0%	0	0.0%

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
5 or more years	2,749	7.4%	0	0.0%	0	0.0%
Number of grandparents responsible for own grandchildren under 18 years	6,893	6,893	0	0	0	0
Who are female	4,249	61.6%	0	-	0	-
Who are married	4,985	72.3%	0	-	0	-
<b>SCHOOL ENROLLMENT</b>						
Population 3 years and over enrolled in school	387,238	387,238	1,233	1,233	3,034	3,034
Nursery school, preschool	24,684	6.4%	134	10.9%	156	5.1%
Kindergarten	16,773	4.3%	0	0.0%	210	6.9%
Elementary school (grades 1-8)	153,686	39.7%	601	48.7%	1,526	50.3%
High school (grades 9-12)	89,264	23.1%	242	19.6%	635	20.9%
College or graduate school	102,831	26.6%	256	20.8%	507	16.7%
<b>EDUCATIONAL ATTAINMENT</b>						
Population 25 years and over	1,022,970	1,022,970	3,841	3,841	10,114	10,114
Less than 9th grade	47,721	4.7%	507	13.2%	787	7.8%
9th to 12th grade, no diploma	55,269	5.4%	446	11.6%	781	7.7%
High school graduate (includes equivalency)	299,525	29.3%	1,060	27.6%	3,538	35.0%
Some college, no degree	180,501	17.6%	678	17.7%	1,626	16.1%
Associate's degree	92,028	9.0%	505	13.1%	1,335	13.2%
Bachelor's degree	191,189	18.7%	344	9.0%	1,268	12.5%
Graduate or professional degree	156,737	15.3%	301	7.8%	779	7.7%
Percent high school graduate or higher	(X)	89.9%	(X)	75.2%	(X)	84.5%
Percent bachelor's degree or higher	(X)	34.0%	(X)	16.8%	(X)	20.2%
<b>VETERAN STATUS</b>						
Civilian population 18 years and over	1,160,575	1,160,575	4,570	4,570	11,367	11,367
Civilian veterans	74,323	6.4%	229	5.0%	867	7.6%
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>						
Total Civilian Noninstitutionalized Population	1,486,195	1,486,195	5,757	5,757	14,010	14,010
With a disability	138,837	9.3%	845	14.7%	2,166	15.5%
Under 18 years	339,767	339,767	1,187	1,187	2,867	2,867
With a disability	9,757	2.9%	165	13.9%	203	7.1%
18 to 64 years	932,348	932,348	4,019	4,019	8,540	8,540

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
With a disability	66,603	7.1%	529	13.2%	1,110	13.0%
65 years and over	214,080	214,080	551	551	2,603	2,603
With a disability	62,477	29.2%	151	27.4%	853	32.8%
<b>RESIDENCE 1 YEAR AGO</b>						
Population 1 year and over	1,486,683	1,486,683	5,757	5,757	14,104	14,104
Same house	1,385,030	93.2%	4,865	84.5%	12,170	86.3%
Different house in the U.S.	95,980	6.5%	716	12.4%	1,544	10.9%
Same county	68,068	4.6%	696	12.1%	1,337	9.5%
Different county	27,912	1.9%	20	0.3%	207	1.5%
Same state	19,115	1.3%	14	0.2%	152	1.1%
Different state	8,797	0.6%	6	0.1%	55	0.4%
Abroad	5,673	0.4%	176	3.1%	390	2.8%
<b>PLACE OF BIRTH</b>						
Total population	1,501,373	1,501,373	5,757	5,757	14,258	14,258
Native	1,274,049	84.9%	3,997	69.4%	11,184	78.4%
Born in United States	1,251,303	83.3%	3,914	68.0%	10,877	76.3%
State of residence	1,146,002	76.3%	3,404	59.1%	9,003	63.1%
Different state	105,301	7.0%	510	8.9%	1,874	13.1%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	22,746	1.5%	83	1.4%	307	2.2%
Foreign born	227,324	15.1%	1,760	30.6%	3,074	21.6%
<b>U.S. CITIZENSHIP STATUS</b>						
Foreign-born population	227,324	227,324	1,760	1,760	3,074	3,074
Naturalized U.S. citizen	115,242	50.7%	304	17.3%	667	21.7%
Not a U.S. citizen	112,082	49.3%	1,456	82.7%	2,407	78.3%
<b>YEAR OF ENTRY</b>						
Population born outside the United States	250,070	250,070	1,843	1,843	3,381	3,381
Native	22,746	22,746	83	83	307	307
Entered 2010 or later	1,728	7.6%	0	0.0%	116	37.8%
Entered before 2010	21,018	92.4%	83	100.0%	191	62.2%
Foreign born	227,324	227,324	1,760	1,760	3,074	3,074
Entered 2010 or later	15,548	6.8%	250	14.2%	782	25.4%
Entered before 2010	211,776	93.2%	1,510	85.8%	2,292	74.6%
<b>WORLD REGION OF BIRTH OF FOREIGN BORN</b>						
Foreign-born population, excluding population born at sea	227,324	227,324	1,760	1,760	3,074	3,074
Europe	41,150	18.1%	620	35.2%	746	24.3%
Asia	46,939	20.6%	45	2.6%	274	8.9%

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Africa	4,529	2.0%	0	0.0%	602	19.6%
Oceania	449	0.2%	0	0.0%	103	3.4%
Latin America	132,082	58.1%	1,095	62.2%	1,348	43.9%
Northern America	2,175	1.0%	0	0.0%	1	0.0%
LANGUAGE SPOKEN AT HOME						
Population 5 years and over	1,419,141	1,419,141	5,382	5,382	13,648	13,648
English only	1,106,900	78.0%	3,296	61.2%	10,125	74.2%
Language other than English	312,241	22.0%	2,086	38.8%	3,523	25.8%
Speak English less than "very well"	133,576	9.4%	1,576	29.3%	2,490	18.2%
Spanish	191,822	13.5%	1,101	20.5%	1,451	10.6%
Speak English less than "very well"	91,441	6.4%	877	16.3%	1,020	7.5%
Other Indo-European languages	84,130	5.9%	884	16.4%	1,889	13.8%
Speak English less than "very well"	27,071	1.9%	598	11.1%	1,333	9.8%
Asian and Pacific Islander languages	30,291	2.1%	14	0.3%	96	0.7%
Speak English less than "very well"	13,788	1.0%	14	0.3%	50	0.4%
Other languages	5,998	0.4%	87	1.6%	87	0.6%
Speak English less than "very well"	1,276	0.1%	87	1.6%	87	0.6%
ANCESTRY						
Total population	1,501,373	1,501,373	5,757	5,757	14,258	14,258
American	57,845	3.9%	68	1.2%	564	4.0%
Arab	5,506	0.4%	14	0.2%	14	0.1%
Czech	7,746	0.5%	12	0.2%	59	0.4%
Danish	2,992	0.2%	0	0.0%	8	0.1%
Dutch	9,825	0.7%	24	0.4%	60	0.4%
English	70,656	4.7%	279	4.8%	486	3.4%
French (except Basque)	23,329	1.6%	91	1.6%	95	0.7%
French Canadian	5,468	0.4%	4	0.1%	44	0.3%
German	227,939	15.2%	585	10.2%	1,944	13.6%
Greek	16,305	1.1%	0	0.0%	33	0.2%
Hungarian	10,220	0.7%	8	0.1%	61	0.4%
Irish	306,337	20.4%	718	12.5%	2,891	20.3%
Italian	391,345	26.1%	427	7.4%	1,588	11.1%
Lithuanian	5,024	0.3%	64	1.1%	132	0.9%
Norwegian	13,497	0.9%	54	0.9%	54	0.4%
Polish	77,870	5.2%	1,063	18.5%	1,805	12.7%
Portuguese	6,779	0.5%	0	0.0%	64	0.4%
Russian	32,907	2.2%	51	0.9%	67	0.5%
Scotch-Irish	4,793	0.3%	0	0.0%	22	0.2%
Scottish	14,086	0.9%	17	0.3%	79	0.6%
Slovak	1,557	0.1%	0	0.0%	4	0.0%
Subsaharan African	7,302	0.5%	45	0.8%	671	4.7%
Swedish	12,485	0.8%	53	0.9%	102	0.7%
Swiss	2,601	0.2%	5	0.1%	12	0.1%
Ukrainian	8,736	0.6%	273	4.7%	282	2.0%
Welsh	3,568	0.2%	0	0.0%	10	0.1%

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
West Indian (excluding Hispanic origin groups)	31,961	2.1%	0	0.0%	75	0.5%
COMPUTERS AND INTERNET USE						
Total households	(X)	(X)	(X)	(X)	(X)	(X)
With a computer	(X)	(X)	(X)	(X)	(X)	(X)
With a broadband Internet subscription	(X)	(X)	(X)	(X)	(X)	(X)

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

#### Explanation of Symbols:

An '\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

Ancestry listed in this table refers to the total number of people who responded with a particular ancestry; for example, the estimate given for Russian represents the number of people who listed Russian as either their first or second ancestry. This table lists only the largest ancestry groups; see the Detailed Tables for more categories. Race and Hispanic origin groups are not included in this table because official data for those groups come from the Race and Hispanic origin questions rather than the ancestry question (see Demographic Table).

Data for year of entry of the native population reflect the year of entry into the U.S. by people who were born in Puerto Rico, U.S. Island Areas or born outside the U.S. to a U.S. citizen parent and who subsequently moved to the U.S.

Fertility data are not available for certain geographic areas due to problems with data collection. See [Errata Note #92](#) for details.

Methodological changes to data collection in 2013 may have affected language data for 2013. Users should be aware of these changes when using multi-year data containing data from 2013. For more information, see: [Language User Note](#).

The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the [Evaluation Report Covering Disability](#).

While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing

DP03

## SELECTED ECONOMIC CHARACTERISTICS

### 2011-2015 American Community Survey 5-Year Estimates

**Note:** This is a modified view of the original table.

**Tell us what you think.** [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:

**2015**  
[2014](#)  
[2013](#)  
[2012](#)  
[2011](#)  
[2010](#)

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Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>EMPLOYMENT STATUS</b>						
Population 16 years and over	1,204,453	1,204,453	4,628	4,628	11,526	11,526
In labor force	786,156	65.3%	3,267	70.6%	6,709	58.2%
Civilian labor force	785,594	65.2%	3,267	70.6%	6,709	58.2%
Employed	735,010	61.0%	2,986	64.5%	6,111	53.0%
Unemployed	50,584	4.2%	281	6.1%	598	5.2%
Armed Forces	562	0.0%	0	0.0%	0	0.0%
Not in labor force	418,297	34.7%	1,361	29.4%	4,817	41.8%
Civilian labor force	785,594	785,594	3,267	3,267	6,709	6,709
Unemployment Rate	(X)	6.4%	(X)	8.6%	(X)	8.9%
Females 16 years and over	617,312	617,312	2,180	2,180	6,060	6,060
In labor force	368,494	59.7%	1,350	61.9%	2,883	47.6%
Civilian labor force	368,369	59.7%	1,350	61.9%	2,883	47.6%
Employed	346,760	56.2%	1,225	56.2%	2,642	43.6%
Own children of the householder under 6 years	94,831	94,831	389	389	867	867
All parents in family in labor force	61,678	65.0%	192	49.4%	388	44.8%
Own children of the householder 6 to 17 years	230,927	230,927	735	735	1,848	1,848
All parents in family in labor force	163,043	70.6%	507	69.0%	914	49.5%
<b>COMMUTING TO WORK</b>						
Workers 16 years and over	721,417	721,417	2,891	2,891	5,954	5,954
Car, truck, or van -- drove alone	571,937	79.3%	1,865	64.5%	4,210	70.7%
Car, truck, or van -- carpooled	57,178	7.9%	551	19.1%	673	11.3%
Public transportation (excluding taxicab)	47,169	6.5%	110	3.8%	274	4.6%
Walked	11,359	1.6%	75	2.6%	285	4.8%
Other means	8,332	1.2%	151	5.2%	310	5.2%
Worked at home	25,442	3.5%	139	4.8%	202	3.4%

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Mean travel time to work (minutes)	31.4	(X)	25.6	(X)	24.1	(X)
<b>OCCUPATION</b>						
Civilian employed population 16 years and over	735,010	735,010	2,986	2,986	6,111	6,111
Management, business, science, and arts occupations	278,111	37.8%	532	17.8%	1,091	17.9%
Service occupations	128,628	17.5%	937	31.4%	1,556	25.5%
Sales and office occupations	189,119	25.7%	710	23.8%	1,818	29.7%
Natural resources, construction, and maintenance occupations	69,083	9.4%	496	16.6%	720	11.8%
Production, transportation, and material moving occupations	70,069	9.5%	311	10.4%	926	15.2%
<b>INDUSTRY</b>						
Civilian employed population 16 years and over	735,010	735,010	2,986	2,986	6,111	6,111
Agriculture, forestry, fishing and hunting, and mining	3,202	0.4%	72	2.4%	103	1.7%
Construction	56,754	7.7%	335	11.2%	454	7.4%
Manufacturing	56,176	7.6%	225	7.5%	395	6.5%
Wholesale trade	23,627	3.2%	62	2.1%	102	1.7%
Retail trade	86,646	11.8%	644	21.6%	1,427	23.4%
Transportation and warehousing, and utilities	38,785	5.3%	75	2.5%	158	2.6%
Information	19,689	2.7%	78	2.6%	125	2.0%
Finance and insurance, and real estate and rental and leasing	52,092	7.1%	46	1.5%	160	2.6%
Professional, scientific, and management, and administrative and waste management services	81,343	11.1%	251	8.4%	530	8.7%
Educational services, and health care and social assistance	194,694	26.5%	537	18.0%	1,222	20.0%
Arts, entertainment, and recreation, and accommodation and food services	53,431	7.3%	354	11.9%	1,000	16.4%
Other services, except public administration	32,679	4.4%	175	5.9%	178	2.9%
Public administration	35,892	4.9%	132	4.4%	257	4.2%
<b>CLASS OF WORKER</b>						
Civilian employed population 16 years and over	735,010	735,010	2,986	2,986	6,111	6,111
Private wage and salary workers	566,872	77.1%	2,455	82.2%	5,004	81.9%
Government workers	132,776	18.1%	410	13.7%	964	15.8%
Self-employed in own not incorporated business workers	34,508	4.7%	121	4.1%	143	2.3%
Unpaid family workers	854	0.1%	0	0.0%	0	0.0%

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>INCOME AND BENEFITS (IN 2015 INFLATION-ADJUSTED DOLLARS)</b>						
Total households	493,849	493,849	1,907	1,907	5,011	5,011
Less than \$10,000	17,241	3.5%	146	7.7%	502	10.0%
\$10,000 to \$14,999	13,282	2.7%	62	3.3%	215	4.3%
\$15,000 to \$24,999	30,541	6.2%	138	7.2%	483	9.6%
\$25,000 to \$34,999	29,844	6.0%	174	9.1%	678	13.5%
\$35,000 to \$49,999	44,194	8.9%	311	16.3%	584	11.7%
\$50,000 to \$74,999	73,491	14.9%	291	15.3%	718	14.3%
\$75,000 to \$99,999	67,847	13.7%	237	12.4%	645	12.9%
\$100,000 to \$149,999	103,081	20.9%	332	17.4%	517	10.3%
\$150,000 to \$199,999	56,563	11.5%	144	7.6%	423	8.4%
\$200,000 or more	57,765	11.7%	72	3.8%	246	4.9%
Median household income (dollars)	88,663	(X)	58,993	(X)	52,876	(X)
Mean household income (dollars)	110,577	(X)	76,031	(X)	71,962	(X)
With earnings	397,921	80.6%	1,501	78.7%	3,366	67.2%
Mean earnings (dollars)	111,604	(X)	82,285	(X)	76,349	(X)
With Social Security	162,869	33.0%	491	25.7%	2,147	42.8%
Mean Social Security income (dollars)	20,307	(X)	16,106	(X)	17,616	(X)
With retirement income	105,621	21.4%	347	18.2%	1,196	23.9%
Mean retirement income (dollars)	32,758	(X)	23,424	(X)	24,786	(X)
With Supplemental Security Income	19,360	3.9%	103	5.4%	470	9.4%
Mean Supplemental Security Income (dollars)	10,593	(X)	7,157	(X)	6,709	(X)
With cash public assistance income	10,857	2.2%	86	4.5%	188	3.8%
Mean cash public assistance income (dollars)	4,435	(X)	4,471	(X)	4,562	(X)
With Food Stamp/SNAP benefits in the past 12 months	32,108	6.5%	158	8.3%	883	17.6%
Families	367,526	367,526	1,235	1,235	3,205	3,205
Less than \$10,000	7,193	2.0%	162	13.1%	341	10.6%
\$10,000 to \$14,999	4,427	1.2%	30	2.4%	30	0.9%
\$15,000 to \$24,999	13,719	3.7%	33	2.7%	167	5.2%
\$25,000 to \$34,999	17,506	4.8%	104	8.4%	247	7.7%
\$35,000 to \$49,999	29,103	7.9%	177	14.3%	356	11.1%
\$50,000 to \$74,999	53,307	14.5%	150	12.1%	571	17.8%
\$75,000 to \$99,999	52,555	14.3%	229	18.5%	615	19.2%
\$100,000 to \$149,999	87,739	23.9%	248	20.1%	411	12.8%
\$150,000 to \$199,999	50,305	13.7%	80	6.5%	305	9.5%
\$200,000 or more	51,672	14.1%	22	1.8%	162	5.1%
Median family income (dollars)	102,582	(X)	66,581	(X)	70,990	(X)
Mean family income (dollars)	124,208	(X)	73,652	(X)	79,117	(X)
Per capita income (dollars)	37,634	(X)	26,038	(X)	26,590	(X)

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Nonfamily households	126,323	126,323	672	672	1,806	1,806
Median nonfamily income (dollars)	44,944	(X)	45,735	(X)	28,797	(X)
Mean nonfamily income (dollars)	63,693	(X)	64,524	(X)	52,062	(X)
Median earnings for workers (dollars)	40,889	(X)	32,047	(X)	30,884	(X)
Median earnings for male full-time, year-round workers (dollars)	64,684	(X)	37,439	(X)	46,211	(X)
Median earnings for female full-time, year-round workers (dollars)	50,344	(X)	41,302	(X)	45,804	(X)
<b>HEALTH INSURANCE COVERAGE</b>						
Civilian noninstitutionalized population	1,486,195	1,486,195	5,757	5,757	14,010	14,010
With health insurance coverage	1,360,772	91.6%	4,084	70.9%	10,731	76.6%
With private health insurance	1,157,115	77.9%	2,949	51.2%	7,109	50.7%
With public coverage	389,717	26.2%	1,743	30.3%	5,406	38.6%
No health insurance coverage	125,423	8.4%	1,673	29.1%	3,279	23.4%
Civilian noninstitutionalized population under 18 years	339,767	339,767	1,187	1,187	2,867	2,867
No health insurance coverage	11,748	3.5%	201	16.9%	306	10.7%
Civilian noninstitutionalized population 18 to 64 years	932,348	932,348	4,019	4,019	8,540	8,540
In labor force:	732,167	732,167	3,112	3,112	6,276	6,276
Employed:	686,301	686,301	2,839	2,839	5,761	5,761
With health insurance coverage	610,353	88.9%	1,684	59.3%	3,548	61.6%
With private health insurance	580,579	84.6%	1,446	50.9%	3,218	55.9%
With public coverage	40,738	5.9%	246	8.7%	338	5.9%
No health insurance coverage	75,948	11.1%	1,155	40.7%	2,213	38.4%
Unemployed:	45,866	45,866	273	273	515	515
With health insurance coverage	33,561	73.2%	172	63.0%	300	58.3%
With private health insurance	24,197	52.8%	71	26.0%	141	27.4%
With public coverage	10,542	23.0%	101	37.0%	159	30.9%
No health insurance coverage	12,305	26.8%	101	37.0%	215	41.7%
Not in labor force:	200,181	200,181	907	907	2,264	2,264
With health insurance coverage	176,151	88.0%	721	79.5%	1,749	77.3%

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
With private health insurance	132,879	66.4%	528	58.2%	1,094	48.3%
With public coverage	60,531	30.2%	278	30.7%	837	37.0%
No health insurance coverage	24,030	12.0%	186	20.5%	515	22.7%
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL						
All families	(X)	4.8%	(X)	17.2%	(X)	12.2%
With related children of the householder under 18 years	(X)	7.2%	(X)	35.9%	(X)	23.6%
With related children of the householder under 5 years only	(X)	7.4%	(X)	41.0%	(X)	36.2%
Married couple families	(X)	2.6%	(X)	1.0%	(X)	1.6%
With related children of the householder under 18 years	(X)	3.2%	(X)	2.6%	(X)	1.1%
With related children of the householder under 5 years only	(X)	2.9%	(X)	0.0%	(X)	0.0%
Families with female householder, no husband present	(X)	14.4%	(X)	57.7%	(X)	38.4%
With related children of the householder under 18 years	(X)	21.9%	(X)	74.8%	(X)	49.5%
With related children of the householder under 5 years only	(X)	24.8%	(X)	84.0%	(X)	84.0%
All people	(X)	7.0%	(X)	21.0%	(X)	15.4%
Under 18 years	(X)	8.7%	(X)	47.5%	(X)	28.2%
Related children of the householder under 18 years	(X)	8.5%	(X)	45.5%	(X)	27.1%
Related children of the householder under 5 years	(X)	10.1%	(X)	48.8%	(X)	51.8%
Related children of the householder 5 to 17 years	(X)	8.0%	(X)	43.8%	(X)	20.3%
18 years and over	(X)	6.5%	(X)	14.3%	(X)	12.1%
18 to 64 years	(X)	6.7%	(X)	16.0%	(X)	14.4%
65 years and over	(X)	5.9%	(X)	2.0%	(X)	4.5%
People in families	(X)	5.1%	(X)	21.3%	(X)	12.7%
Unrelated individuals 15 years and over	(X)	19.5%	(X)	20.5%	(X)	24.7%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

**Explanation of Symbols:**

An "\*\*\*" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '\*\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to [Labor Force Guidance](#).

Workers include members of the Armed Forces and civilians who were at work last week.

Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2010.

Industry codes are 4-digit codes and are based on the North American Industry Classification System (NAICS). The Census industry codes for 2013 and later years are based on the 2012 revision of the NAICS. To allow for the creation of 2011-2015 tables, industry data in the multiyear files (2011-2015) were recoded to 2013 Census industry codes. We recommend using caution when comparing data coded using 2013 Census industry codes with data coded using Census industry codes prior to 2013. For more information on the Census industry code changes, please visit our website at <https://www.census.gov/people/io/methodology/>.

Logical coverage edits applying a rules-based assignment of Medicaid, Medicare and military health coverage were added as of 2009 - please see [https://www.census.gov/library/working-papers/2010/demo/coverage\\_edits\\_final.html](https://www.census.gov/library/working-papers/2010/demo/coverage_edits_final.html) for more details. The 2008 data table in American FactFinder does not incorporate these edits. Therefore, the estimates that appear in these tables are not comparable to the estimates in the 2009 and later tables. Select geographies of 2008 data comparable to the 2009 and later tables are available at <https://www.census.gov/data/tables/time-series/acs/1-year-re-run-health-insurance.html>. The health insurance coverage category names were modified in 2010. See [https://www.census.gov/topics/health/health-insurance/about/glossary.html#par\\_textimage\\_18](https://www.census.gov/topics/health/health-insurance/about/glossary.html#par_textimage_18) for a list of the insurance type definitions.

While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

DP04

**SELECTED HOUSING CHARACTERISTICS**  
**2011-2015 American Community Survey 5-Year Estimates**

**Note:** This is a modified view of the original table.

**Tell us what you think.** [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the [errata note #110](#).

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:  
**2015**  
[2014](#)  
[2013](#)  
[2012](#)  
[2011](#)  
[2010](#)

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>HOUSING OCCUPANCY</b>						
Total housing units	570,194	570,194	2,080	2,080	5,322	5,322
Occupied housing units	493,849	86.6%	1,907	91.7%	5,011	94.2%
Vacant housing units	76,345	13.4%	173	8.3%	311	5.8%
Homeowner vacancy rate	1.4	(X)	1.7	(X)	0.7	(X)
Rental vacancy rate	4.6	(X)	3.4	(X)	1.2	(X)
<b>UNITS IN STRUCTURE</b>						
Total housing units	570,194	570,194	2,080	2,080	5,322	5,322
1-unit, detached	456,949	80.1%	1,666	80.1%	3,064	57.6%
1-unit, attached	25,938	4.5%	184	8.8%	627	11.8%
2 units	21,935	3.8%	76	3.7%	179	3.4%
3 or 4 units	12,515	2.2%	24	1.2%	185	3.5%
5 to 9 units	16,588	2.9%	45	2.2%	673	12.6%
10 to 19 units	12,863	2.3%	25	1.2%	386	7.3%
20 or more units	18,139	3.2%	0	0.0%	90	1.7%
Mobile home	5,140	0.9%	46	2.2%	104	2.0%
Boat, RV, van, etc.	127	0.0%	14	0.7%	14	0.3%
<b>YEAR STRUCTURE BUILT</b>						
Total housing units	570,194	570,194	2,080	2,080	5,322	5,322
Built 2014 or later	289	0.1%	0	0.0%	0	0.0%
Built 2010 to 2013	2,641	0.5%	12	0.6%	71	1.3%
Built 2000 to 2009	43,726	7.7%	171	8.2%	1,036	19.5%
Built 1990 to 1999	50,783	8.9%	19	0.9%	953	17.9%
Built 1980 to 1989	58,546	10.3%	61	2.9%	523	9.8%
Built 1970 to 1979	101,777	17.8%	138	6.6%	307	5.8%
Built 1960 to 1969	119,703	21.0%	302	14.5%	671	12.6%
Built 1950 to 1959	107,019	18.8%	587	28.2%	793	14.9%
Built 1940 to 1949	29,329	5.1%	355	17.1%	367	6.9%
Built 1939 or earlier	56,381	9.9%	435	20.9%	601	11.3%
<b>ROOMS</b>						
Total housing units	570,194	570,194	2,080	2,080	5,322	5,322

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
1 room	7,100	1.2%	0	0.0%	95	1.8%
2 rooms	10,153	1.8%	28	1.3%	83	1.6%
3 rooms	34,293	6.0%	67	3.2%	789	14.8%
4 rooms	56,445	9.9%	394	18.9%	919	17.3%
5 rooms	83,745	14.7%	495	23.8%	1,232	23.1%
6 rooms	107,994	18.9%	560	26.9%	1,102	20.7%
7 rooms	95,217	16.7%	263	12.6%	508	9.5%
8 rooms	83,847	14.7%	151	7.3%	348	6.5%
9 rooms or more	91,400	16.0%	122	5.9%	246	4.6%
Median rooms	6.4	(X)	5.6	(X)	5.1	(X)
<b>BEDROOMS</b>						
Total housing units	570,194	570,194	2,080	2,080	5,322	5,322
No bedroom	7,789	1.4%	0	0.0%	95	1.8%
1 bedroom	50,830	8.9%	85	4.1%	791	14.9%
2 bedrooms	94,898	16.6%	741	35.6%	1,973	37.1%
3 bedrooms	215,049	37.7%	789	37.9%	1,619	30.4%
4 bedrooms	148,832	26.1%	416	20.0%	785	14.8%
5 or more bedrooms	52,796	9.3%	49	2.4%	59	1.1%
<b>HOUSING TENURE</b>						
Occupied housing units	493,849	493,849	1,907	1,907	5,011	5,011
Owner-occupied	392,390	79.5%	1,193	62.6%	2,968	59.2%
Renter-occupied	101,459	20.5%	714	37.4%	2,043	40.8%
Average household size of owner-occupied unit	3.07	(X)	2.43	(X)	2.76	(X)
Average household size of renter-occupied unit	2.59	(X)	3.78	(X)	2.74	(X)
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>						
Occupied housing units	493,849	493,849	1,907	1,907	5,011	5,011
Moved in 2015 or later	2,883	0.6%	0	0.0%	0	0.0%
Moved in 2010 to 2014	84,106	17.0%	452	23.7%	1,202	24.0%
Moved in 2000 to 2009	176,083	35.7%	760	39.9%	2,257	45.0%
Moved in 1990 to 1999	102,876	20.8%	166	8.7%	653	13.0%
Moved in 1980 to 1989	52,735	10.7%	258	13.5%	303	6.0%
Moved in 1979 and earlier	75,166	15.2%	271	14.2%	596	11.9%
<b>VEHICLES AVAILABLE</b>						
Occupied housing units	493,849	493,849	1,907	1,907	5,011	5,011
No vehicles available	26,630	5.4%	179	9.4%	651	13.0%
1 vehicle available	133,407	27.0%	842	44.2%	2,214	44.2%
2 vehicles available	200,865	40.7%	519	27.2%	1,338	26.7%
3 or more vehicles available	132,947	26.9%	367	19.2%	808	16.1%
<b>HOUSE HEATING FUEL</b>						
Occupied housing units	493,849	493,849	1,907	1,907	5,011	5,011
Utility gas	180,960	36.6%	883	46.3%	2,320	46.3%
Bottled, tank, or LP gas	10,445	2.1%	41	2.1%	77	1.5%
Electricity	33,330	6.7%	29	1.5%	296	5.9%
Fuel oil, kerosene, etc.	262,244	53.1%	943	49.4%	2,259	45.1%
Coal or coke	459	0.1%	0	0.0%	0	0.0%
Wood	3,854	0.8%	11	0.6%	59	1.2%
Solar energy	169	0.0%	0	0.0%	0	0.0%

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Other fuel	1,475	0.3%	0	0.0%	0	0.0%
No fuel used	913	0.2%	0	0.0%	0	0.0%
SELECTED CHARACTERISTICS						
Occupied housing units	493,849	493,849	1,907	1,907	5,011	5,011
Lacking complete plumbing facilities	1,810	0.4%	0	0.0%	42	0.8%
Lacking complete kitchen facilities	3,029	0.6%	0	0.0%	0	0.0%
No telephone service available	4,780	1.0%	47	2.5%	64	1.3%
OCCUPANTS PER ROOM						
Occupied housing units	493,849	493,849	1,907	1,907	5,011	5,011
1.00 or less	481,349	97.5%	1,893	99.3%	4,760	95.0%
1.01 to 1.50	8,992	1.8%	14	0.7%	251	5.0%
1.51 or more	3,508	0.7%	0	0.0%	0	0.0%
VALUE						
Owner-occupied units	392,390	392,390	1,193	1,193	2,968	2,968
Less than \$50,000	9,065	2.3%	61	5.1%	130	4.4%
\$50,000 to \$99,999	5,209	1.3%	65	5.4%	72	2.4%
\$100,000 to \$149,999	7,658	2.0%	0	0.0%	0	0.0%
\$150,000 to \$199,999	14,852	3.8%	166	13.9%	255	8.6%
\$200,000 to \$299,999	73,339	18.7%	396	33.2%	903	30.4%
\$300,000 to \$499,999	186,401	47.5%	421	35.3%	1,332	44.9%
\$500,000 to \$999,999	79,970	20.4%	76	6.4%	268	9.0%
\$1,000,000 or more	15,896	4.1%	8	0.7%	8	0.3%
Median (dollars)	375,100	(X)	278,700	(X)	312,800	(X)
MORTGAGE STATUS						
Owner-occupied units	392,390	392,390	1,193	1,193	2,968	2,968
Housing units with a mortgage	273,748	69.8%	676	56.7%	1,745	58.8%
Housing units without a mortgage	118,642	30.2%	517	43.3%	1,223	41.2%
SELECTED MONTHLY OWNER COSTS (SMOC)						
Housing units with a mortgage	273,748	273,748	676	676	1,745	1,745
Less than \$500	930	0.3%	0	0.0%	18	1.0%
\$500 to \$999	5,979	2.2%	68	10.1%	88	5.0%
\$1,000 to \$1,499	16,185	5.9%	125	18.5%	235	13.5%
\$1,500 to \$1,999	34,827	12.7%	100	14.8%	302	17.3%
\$2,000 to \$2,499	53,455	19.5%	160	23.7%	565	32.4%
\$2,500 to \$2,999	54,461	19.9%	119	17.6%	274	15.7%
\$3,000 or more	107,911	39.4%	104	15.4%	263	15.1%
Median (dollars)	2,734	(X)	2,141	(X)	2,203	(X)
Housing units without a mortgage	118,642	118,642	517	517	1,223	1,223
Less than \$250	1,478	1.2%	26	5.0%	26	2.1%
\$250 to \$399	3,025	2.5%	49	9.5%	80	6.5%
\$400 to \$599	7,196	6.1%	88	17.0%	178	14.6%
\$600 to \$799	12,977	10.9%	150	29.0%	311	25.4%
\$800 to \$999	18,859	15.9%	91	17.6%	293	24.0%

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
\$1,000 or more	75,107	63.3%	113	21.9%	335	27.4%
Median (dollars)	1,139	(X)	756	(X)	810	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)						
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	272,647	272,647	676	676	1,745	1,745
Less than 20.0 percent	66,180	24.3%	94	13.9%	327	18.7%
20.0 to 24.9 percent	41,630	15.3%	127	18.8%	282	16.2%
25.0 to 29.9 percent	37,135	13.6%	53	7.8%	177	10.1%
30.0 to 34.9 percent	26,901	9.9%	126	18.6%	269	15.4%
35.0 percent or more	100,801	37.0%	276	40.8%	690	39.5%
Not computed	1,101	(X)	0	(X)	0	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	117,528	117,528	507	507	1,213	1,213
Less than 10.0 percent	21,553	18.3%	127	25.0%	242	20.0%
10.0 to 14.9 percent	22,379	19.0%	52	10.3%	187	15.4%
15.0 to 19.9 percent	17,076	14.5%	145	28.6%	262	21.6%
20.0 to 24.9 percent	12,155	10.3%	5	1.0%	39	3.2%
25.0 to 29.9 percent	7,852	6.7%	32	6.3%	76	6.3%
30.0 to 34.9 percent	6,424	5.5%	23	4.5%	90	7.4%
35.0 percent or more	30,089	25.6%	123	24.3%	317	26.1%
Not computed	1,114	(X)	10	(X)	10	(X)
GROSS RENT						
Occupied units paying rent	96,032	96,032	702	702	2,021	2,021
Less than \$500	5,347	5.6%	21	3.0%	237	11.7%
\$500 to \$999	11,109	11.6%	88	12.5%	278	13.8%
\$1,000 to \$1,499	29,038	30.2%	317	45.2%	986	48.8%
\$1,500 to \$1,999	28,420	29.6%	118	16.8%	217	10.7%
\$2,000 to \$2,499	15,023	15.6%	158	22.5%	303	15.0%
\$2,500 to \$2,999	4,489	4.7%	0	0.0%	0	0.0%
\$3,000 or more	2,606	2.7%	0	0.0%	0	0.0%
Median (dollars)	1,544	(X)	1,360	(X)	1,301	(X)
No rent paid	5,427	(X)	12	(X)	22	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)						
Occupied units paying rent (excluding units where GRAPI cannot be computed)	94,270	94,270	688	688	1,992	1,992
Less than 15.0 percent	7,951	8.4%	162	23.5%	303	15.2%
15.0 to 19.9 percent	8,813	9.3%	24	3.5%	77	3.9%
20.0 to 24.9 percent	10,644	11.3%	129	18.8%	174	8.7%
25.0 to 29.9 percent	10,524	11.2%	37	5.4%	148	7.4%
30.0 to 34.9 percent	8,298	8.8%	24	3.5%	125	6.3%
35.0 percent or more	48,040	51.0%	312	45.3%	1,165	58.5%

Subject	Suffolk County, New York		Census Tract 1698, Suffolk County, New York		Riverhead CDP, New York	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Not computed	7,189	(X)	26	(X)	51	(X)

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

#### Explanation of Symbols:

An '\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection. See [Errata Note #93](#) for details.

While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

S0101

**AGE AND SEX**  
**2011-2015 American Community Survey 5-Year Estimates**

**Note:** This is a modified view of the original table.

**Tell us what you think.** [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:

**2015**  
**2014**  
**2013**  
**2012**  
**2011**  
**2010**  
**2009**

1  
-  
36  
of  
36

Subject	Suffolk County, New York	Census Tract 1698, Suffolk County, New York	Riverhead CDP, New York
	Total Estimate	Total Estimate	Total Estimate
Total population	1,501,373	5,757	14,258
AGE			
Under 5 years	5.5%	6.5%	4.3%
5 to 9 years	6.2%	4.8%	6.9%
10 to 14 years	6.7%	6.8%	6.1%
15 to 19 years	7.0%	6.8%	5.8%
20 to 24 years	6.5%	8.5%	6.0%
25 to 29 years	5.7%	9.3%	8.2%
30 to 34 years	5.6%	10.9%	7.4%
35 to 39 years	6.0%	6.2%	5.3%
40 to 44 years	7.0%	4.9%	5.1%
45 to 49 years	8.1%	7.9%	5.4%
50 to 54 years	8.3%	7.7%	7.9%
55 to 59 years	7.0%	5.8%	6.0%
60 to 64 years	5.8%	4.5%	5.9%
65 to 69 years	4.8%	4.0%	6.1%
70 to 74 years	3.5%	1.5%	4.0%
75 to 79 years	2.6%	1.3%	3.7%
80 to 84 years	2.0%	1.0%	3.2%
85 years and over	1.9%	1.7%	2.6%
SELECTED AGE CATEGORIES			
5 to 14 years	12.9%	11.5%	13.0%
15 to 17 years	4.3%	2.6%	3.0%
18 to 24 years	9.2%	12.7%	8.8%
15 to 44 years	37.7%	46.5%	37.8%
16 years and over	80.2%	80.4%	80.8%
18 years and over	77.3%	79.4%	79.7%
60 years and over	20.6%	14.1%	25.5%
62 years and over	18.1%	12.6%	23.5%
65 years and over	14.8%	9.6%	19.6%
75 years and over	6.5%	4.0%	9.5%
SUMMARY INDICATORS			
Median age (years)	40.6	33.5	39.9
Sex ratio (males per 100 females)	97.0	113.0	94.9

Subject	Suffolk County, New York	Census Tract 1698, Suffolk County, New York	Riverhead CDP, New York
	Total	Total	Total
	Estimate	Estimate	Estimate
Age dependency ratio	59.8	43.2	66.4
Old-age dependency ratio	23.6	13.7	32.7
Child dependency ratio	36.2	29.5	33.7
PERCENT IMPUTED			
Sex	0.1%	0.0%	0.0%
Age	1.8%	2.2%	1.7%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

#### Explanation of Symbols:

An '\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

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An '\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

The age dependency ratio is derived by dividing the combined under-18 and 65-and-over populations by the 18-to-64 population and multiplying by 100.

The old-age dependency ratio is derived by dividing the population 65 and over by the 18-to-64 population and multiplying by 100.

The child dependency ratio is derived by dividing the population under 18 by the 18-to-64 population and multiplying by 100.

While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

S1810

**DISABILITY CHARACTERISTICS**  
**2011-2015 American Community Survey 5-Year Estimates**

**Note:** This is a modified view of the original table.

**Tell us what you think.** [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:  
**2015**  
**2014**  
**2013**  
**2012**

1  
of  
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Subject	Suffolk County, New York			Census Tract 1698, Suffolk County, New York			Riverhead CDP, New York		
	Total	With a disability	Percent with a disability	Total	With a disability	Percent with a disability	Total	With a disability	Percent with a disability
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Total civilian noninstitutionalized population	1,486,195	138,837	9.3%	5,757	845	14.7%	14,010	2,166	15.5%
SEX									
Male	731,152	67,289	9.2%	3,054	334	10.9%	6,846	724	10.6%
Female	755,043	71,548	9.5%	2,703	511	18.9%	7,164	1,442	20.1%
RACE AND HISPANIC OR LATINO ORIGIN									
White alone	1,203,954	115,955	9.6%	3,908	513	13.1%	9,522	1,543	16.2%
Black or African American alone	112,676	12,003	10.7%	907	303	33.4%	2,908	592	20.4%
American Indian and Alaska Native alone	3,094	501	16.2%	170	0	0.0%	170	0	0.0%
Asian alone	56,685	3,055	5.4%	14	0	0.0%	255	0	0.0%
Native Hawaiian and Other Pacific Islander alone	398	12	3.0%	0	0	-	103	0	0.0%
Some other race alone	73,670	4,379	5.9%	416	6	1.4%	644	8	1.2%
Two or more races	35,718	2,932	8.2%	342	23	6.7%	408	23	5.6%
White alone, not Hispanic or Latino	1,034,540	105,204	10.2%	3,105	470	15.1%	7,875	1,396	17.7%
Hispanic or Latino (of any race)	265,692	16,783	6.3%	1,666	108	6.5%	2,871	214	7.5%
AGE									
Under 5 years	82,227	488	0.6%	375	0	0.0%	610	0	0.0%
5 to 17 years	257,540	9,269	3.6%	812	165	20.3%	2,257	203	9.0%
18 to 34 years	304,257	14,600	4.8%	1,893	111	5.9%	3,480	129	3.7%
35 to 64 years	628,091	52,003	8.3%	2,126	418	19.7%	5,060	981	19.4%
65 to 74 years	122,289	22,899	18.7%	319	56	17.6%	1,418	429	30.3%
75 years and over	91,791	39,578	43.1%	232	95	40.9%	1,185	424	35.8%
DISABILITY TYPE BY DETAILED AGE									
With a hearing difficulty	(X)	36,952	2.5%	(X)	164	2.8%	(X)	534	3.8%
Population under 18 years	339,767	1,681	0.5%	1,187	42	3.5%	2,867	42	1.5%
Population under 5 years	82,227	376	0.5%	375	0	0.0%	610	0	0.0%
Population 5 to 17 years	257,540	1,305	0.5%	812	42	5.2%	2,257	42	1.9%
Population 18 to 64 years	932,348	11,776	1.3%	4,019	72	1.8%	8,540	206	2.4%
Population 18 to 34 years	304,257	1,913	0.6%	1,893	0	0.0%	3,480	0	0.0%
Population 35 to 64 years	628,091	9,863	1.6%	2,126	72	3.4%	5,060	206	4.1%

Subject	Suffolk County, New York			Census Tract 1698, Suffolk County, New York			Riverhead CDP, New York		
	Total	With a disability	Percent with a disability	Total	With a disability	Percent with a disability	Total	With a disability	Percent with a disability
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Population 65 years and over	214,080	23,495	11.0%	551	50	9.1%	2,603	286	11.0%
Population 65 to 74 years	122,289	6,980	5.7%	319	11	3.4%	1,418	159	11.2%
Population 75 years and over	91,791	16,515	18.0%	232	39	16.8%	1,185	127	10.7%
With a vision difficulty	(X)	21,226	1.4%	(X)	100	1.7%	(X)	376	2.7%
Population under 18 years	339,767	1,597	0.5%	1,187	6	0.5%	2,867	44	1.5%
Population under 5 years	82,227	299	0.4%	375	0	0.0%	610	0	0.0%
Population 5 to 17 years	257,540	1,298	0.5%	812	6	0.7%	2,257	44	1.9%
Population 18 to 64 years	932,348	9,930	1.1%	4,019	47	1.2%	8,540	206	2.4%
Population 18 to 34 years	304,257	2,195	0.7%	1,893	0	0.0%	3,480	0	0.0%
Population 35 to 64 years	628,091	7,735	1.2%	2,126	47	2.2%	5,060	206	4.1%
Population 65 years and over	214,080	9,699	4.5%	551	47	8.5%	2,603	126	4.8%
Population 65 to 74 years	122,289	3,003	2.5%	319	0	0.0%	1,418	56	3.9%
Population 75 years and over	91,791	6,696	7.3%	232	47	20.3%	1,185	70	5.9%
With a cognitive difficulty	(X)	45,569	3.2%	(X)	328	6.1%	(X)	540	4.0%
Population under 18 years	257,540	6,889	2.7%	812	159	19.6%	2,257	159	7.0%
Population 18 to 64 years	932,348	24,738	2.7%	4,019	126	3.1%	8,540	206	2.4%
Population 18 to 34 years	304,257	8,868	2.9%	1,893	97	5.1%	3,480	115	3.3%
Population 35 to 64 years	628,091	15,870	2.5%	2,126	29	1.4%	5,060	91	1.8%
Population 65 years and over	214,080	13,942	6.5%	551	43	7.8%	2,603	175	6.7%
Population 65 to 74 years	122,289	3,987	3.3%	319	9	2.8%	1,418	95	6.7%
Population 75 years and over	91,791	9,955	10.8%	232	34	14.7%	1,185	80	6.8%
With an ambulatory difficulty	(X)	73,994	5.3%	(X)	354	6.6%	(X)	1,092	8.1%
Population under 18 years	257,540	1,061	0.4%	812	42	5.2%	2,257	42	1.9%
Population 18 to 64 years	932,348	32,754	3.5%	4,019	220	5.5%	8,540	496	5.8%
Population 18 to 34 years	304,257	3,762	1.2%	1,893	8	0.4%	3,480	10	0.3%
Population 35 to 64 years	628,091	28,992	4.6%	2,126	212	10.0%	5,060	486	9.6%
Population 65 years and over	214,080	40,179	18.8%	551	92	16.7%	2,603	554	21.3%
Population 65 to 74 years	122,289	14,658	12.0%	319	36	11.3%	1,418	290	20.5%
Population 75 years and over	91,791	25,521	27.8%	232	56	24.1%	1,185	264	22.3%
With a self-care difficulty	(X)	30,052	2.1%	(X)	214	4.0%	(X)	426	3.2%
Population under 18 years	257,540	2,213	0.9%	812	58	7.1%	2,257	58	2.6%
Population 18 to 64 years	932,348	12,399	1.3%	4,019	132	3.3%	8,540	188	2.2%
Population 18 to 34 years	304,257	2,653	0.9%	1,893	0	0.0%	3,480	2	0.1%
Population 35 to 64 years	628,091	9,746	1.6%	2,126	132	6.2%	5,060	186	3.7%
Population 65 years and over	214,080	15,440	7.2%	551	24	4.4%	2,603	180	6.9%
Population 65 to 74 years	122,289	4,121	3.4%	319	0	0.0%	1,418	65	4.6%
Population 75 years and over	91,791	11,319	12.3%	232	24	10.3%	1,185	115	9.7%

**ADDITIONAL HISTA DATA**

HISTA 2.2 Summary Data

Market Area

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Nielsen Claritas

Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	37	164	15	42	2	260
\$10,000-20,000	90	96	65	43	12	306
\$20,000-30,000	49	14	35	96	11	205
\$30,000-40,000	24	131	76	60	96	387
\$40,000-50,000	212	46	13	20	73	364
\$50,000-60,000	123	100	130	1	59	413
\$60,000-75,000	146	75	20	8	120	369
\$75,000-100,000	0	43	48	1	154	246
\$100,000-125,000	1	110	50	17	7	185
\$125,000-150,000	0	39	8	37	19	103
\$150,000-200,000	0	6	4	5	46	61
\$200,000+	0	81	4	2	6	93
<b>Total</b>	<b>682</b>	<b>905</b>	<b>468</b>	<b>332</b>	<b>605</b>	<b>2,992</b>

Renter Households						
Aged 55 to 61 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	43	6	2	4	2	57
\$10,000-20,000	10	12	2	5	2	31
\$20,000-30,000	19	2	1	6	1	29
\$30,000-40,000	37	3	4	19	2	65
\$40,000-50,000	36	4	19	31	3	93
\$50,000-60,000	23	2	1	6	0	32
\$60,000-75,000	0	3	42	0	1	46
\$75,000-100,000	19	0	2	27	13	61
\$100,000-125,000	1	15	1	9	5	31
\$125,000-150,000	1	1	2	7	2	13
\$150,000-200,000	0	2	2	0	3	7
\$200,000+	12	3	1	11	2	29
<b>Total</b>	<b>201</b>	<b>53</b>	<b>79</b>	<b>125</b>	<b>36</b>	<b>494</b>

Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	71	11	5	2	5	94
\$10,000-20,000	246	57	3	3	7	316
\$20,000-30,000	114	47	3	3	6	173
\$30,000-40,000	108	76	1	6	6	197
\$40,000-50,000	71	24	2	4	8	109
\$50,000-60,000	26	11	4	2	7	50
\$60,000-75,000	56	7	1	4	11	79
\$75,000-100,000	32	51	3	4	9	99
\$100,000-125,000	39	9	29	5	6	88
\$125,000-150,000	23	8	2	1	4	38
\$150,000-200,000	10	2	2	1	10	25
\$200,000+	13	3	4	0	8	28
<b>Total</b>	<b>809</b>	<b>306</b>	<b>59</b>	<b>35</b>	<b>87</b>	<b>1,296</b>

Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	151	181	22	48	9	411
\$10,000-20,000	346	165	70	51	21	653
\$20,000-30,000	182	63	39	105	18	407
\$30,000-40,000	169	210	81	85	104	649
\$40,000-50,000	319	74	34	55	84	566
\$50,000-60,000	172	113	135	9	66	495
\$60,000-75,000	202	85	63	12	132	494
\$75,000-100,000	51	94	53	32	176	406
\$100,000-125,000	41	134	80	31	18	304
\$125,000-150,000	24	48	12	45	25	154
\$150,000-200,000	10	10	8	6	59	93
\$200,000+	25	87	2	13	16	150
<b>Total</b>	<b>1,692</b>	<b>1,264</b>	<b>606</b>	<b>492</b>	<b>728</b>	<b>4,782</b>

HISTA 2.2 Summary Data

Market Area

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Nelsen Claritas

Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	42	21	37	18	33	151
\$10,000-20,000	18	35	80	31	40	204
\$20,000-30,000	55	41	61	87	64	308
\$30,000-40,000	38	156	36	48	10	288
\$40,000-50,000	107	42	84	50	116	399
\$50,000-60,000	85	29	47	47	72	280
\$60,000-75,000	56	173	80	194	199	702
\$75,000-100,000	203	256	336	317	150	1,262
\$100,000-125,000	92	185	277	346	239	1,139
\$125,000-150,000	30	235	69	251	209	794
\$150,000-200,000	34	113	157	170	259	733
\$200,000+	26	104	207	157	212	706
<b>Total</b>	<b>786</b>	<b>1,390</b>	<b>1,471</b>	<b>1,716</b>	<b>1,603</b>	<b>6,966</b>

Owner Households						
Aged 55 to 61 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	27	10	8	2	0	47
\$10,000-20,000	44	14	1	4	2	65
\$20,000-30,000	35	60	16	5	1	117
\$30,000-40,000	23	38	2	1	3	67
\$40,000-50,000	74	54	4	38	8	178
\$50,000-60,000	56	29	33	4	0	122
\$60,000-75,000	95	129	19	1	0	244
\$75,000-100,000	121	176	57	22	5	381
\$100,000-125,000	16	235	3	60	15	329
\$125,000-150,000	31	123	38	40	25	257
\$150,000-200,000	2	126	64	17	17	226
\$200,000+	37	95	44	44	4	224
<b>Total</b>	<b>561</b>	<b>1,089</b>	<b>289</b>	<b>238</b>	<b>80</b>	<b>2,257</b>

Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	131	81	13	8	0	233
\$10,000-20,000	662	225	10	12	8	917
\$20,000-30,000	453	283	15	7	6	764
\$30,000-40,000	211	255	19	36	3	524
\$40,000-50,000	260	280	58	6	4	608
\$50,000-60,000	77	350	31	6	7	471
\$60,000-75,000	99	308	77	16	3	503
\$75,000-100,000	102	470	126	14	14	726
\$100,000-125,000	41	294	39	7	17	398
\$125,000-150,000	23	84	30	26	2	165
\$150,000-200,000	20	110	24	2	3	159
\$200,000+	22	101	14	11	19	167
<b>Total</b>	<b>2,101</b>	<b>2,841</b>	<b>456</b>	<b>151</b>	<b>86</b>	<b>5,635</b>

Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	200	112	58	28	33	431
\$10,000-20,000	724	274	91	47	50	1,186
\$20,000-30,000	543	384	92	99	71	1,189
\$30,000-40,000	272	449	57	85	16	879
\$40,000-50,000	441	376	146	94	128	1,185
\$50,000-60,000	218	408	111	57	79	873
\$60,000-75,000	250	610	176	211	202	1,449
\$75,000-100,000	426	902	519	353	169	2,369
\$100,000-125,000	149	714	319	413	271	1,866
\$125,000-150,000	84	442	137	317	236	1,216
\$150,000-200,000	56	349	245	189	279	1,118
\$200,000+	85	300	265	212	235	1,097
<b>Total</b>	<b>3,448</b>	<b>5,320</b>	<b>2,216</b>	<b>2,105</b>	<b>1,769</b>	<b>14,858</b>

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Renter Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	63	134	12	57	6	272
\$10,000-20,000	39	34	39	11	7	130
\$20,000-30,000	60	16	41	56	25	198
\$30,000-40,000	17	79	125	80	89	390
\$40,000-50,000	287	50	20	13	27	397
\$50,000-60,000	39	53	158	4	57	311
\$60,000-75,000	87	76	16	8	62	249
\$75,000-100,000	2	38	59	1	157	257
\$100,000-125,000	6	108	31	16	9	170
\$125,000-150,000	1	44	4	39	30	118
\$150,000-200,000	4	7	6	9	131	157
\$200,000+	0	107	1	1	8	117
<b>Total</b>	<b>605</b>	<b>746</b>	<b>512</b>	<b>295</b>	<b>608</b>	<b>2,766</b>

Renter Households						
Aged 55 to 61 Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	80	3	4	4	2	93
\$10,000-20,000	11	15	2	0	1	29
\$20,000-30,000	13	4	1	3	5	26
\$30,000-40,000	36	3	5	18	2	64
\$40,000-50,000	24	3	18	47	4	96
\$50,000-60,000	32	5	1	11	1	50
\$60,000-75,000	1	6	26	0	4	37
\$75,000-100,000	18	1	2	19	11	51
\$100,000-125,000	0	18	1	6	6	31
\$125,000-150,000	3	1	0	9	3	16
\$150,000-200,000	0	1	2	1	4	8
\$200,000+	28	8	1	16	2	55
<b>Total</b>	<b>246</b>	<b>68</b>	<b>63</b>	<b>134</b>	<b>45</b>	<b>556</b>

Renter Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	97	13	16	2	8	136
\$10,000-20,000	260	65	2	6	11	344
\$20,000-30,000	201	40	5	2	14	262
\$30,000-40,000	181	156	6	6	11	360
\$40,000-50,000	98	30	2	1	10	141
\$50,000-60,000	19	13	3	1	14	50
\$60,000-75,000	87	21	3	4	13	128
\$75,000-100,000	20	47	3	3	12	85
\$100,000-125,000	27	14	20	7	10	78
\$125,000-150,000	50	29	6	3	9	97
\$150,000-200,000	17	8	4	3	20	52
\$200,000+	46	25	8	2	13	94
<b>Total</b>	<b>1,103</b>	<b>461</b>	<b>78</b>	<b>40</b>	<b>145</b>	<b>1,827</b>

Renter Households						
All Age Groups						
Year 2022 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	240	150	32	63	16	501
\$10,000-20,000	310	114	43	17	19	503
\$20,000-30,000	274	60	47	61	44	486
\$30,000-40,000	234	238	136	104	102	814
\$40,000-50,000	409	83	40	61	41	634
\$50,000-60,000	90	71	162	16	72	411
\$60,000-75,000	175	103	45	12	79	414
\$75,000-100,000	40	86	64	23	180	393
\$100,000-125,000	33	140	52	29	25	279
\$125,000-150,000	54	74	10	51	42	231
\$150,000-200,000	21	16	12	13	155	217
\$200,000+	74	140	10	19	23	266
<b>Total</b>	<b>1,954</b>	<b>1,275</b>	<b>653</b>	<b>469</b>	<b>798</b>	<b>5,149</b>

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Owner Households						
Age 15 to 54 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	25	14	62	18	19	138
\$10,000-20,000	8	18	24	4	33	87
\$20,000-30,000	23	25	45	70	64	227
\$30,000-40,000	21	88	16	41	3	169
\$40,000-50,000	80	16	49	36	94	275
\$50,000-60,000	43	20	25	22	34	144
\$60,000-75,000	29	95	74	150	161	509
\$75,000-100,000	135	141	244	268	102	890
\$100,000-125,000	59	92	194	265	145	755
\$125,000-150,000	22	127	43	201	140	533
\$150,000-200,000	34	164	210	230	436	1,074
\$200,000+	<u>52</u>	<u>195</u>	<u>351</u>	<u>324</u>	<u>499</u>	<u>1,421</u>
<b>Total</b>	<b>531</b>	<b>995</b>	<b>1,337</b>	<b>1,629</b>	<b>1,730</b>	<b>6,222</b>

Owner Households						
Aged 55 to 61 Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	40	18	11	0	3	72
\$10,000-20,000	40	2	2	9	3	56
\$20,000-30,000	35	44	15	4	3	101
\$30,000-40,000	33	99	2	7	14	155
\$40,000-50,000	54	54	4	36	15	163
\$50,000-60,000	81	86	25	14	1	207
\$60,000-75,000	74	148	11	2	2	237
\$75,000-100,000	114	170	50	30	3	367
\$100,000-125,000	17	248	5	61	12	343
\$125,000-150,000	35	100	54	35	23	247
\$150,000-200,000	1	198	142	49	57	447
\$200,000+	<u>86</u>	<u>150</u>	<u>61</u>	<u>104</u>	<u>11</u>	<u>412</u>
<b>Total</b>	<b>610</b>	<b>1,317</b>	<b>382</b>	<b>351</b>	<b>147</b>	<b>2,807</b>

Owner Households						
Aged 62+ Years						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	174	78	13	7	6	278
\$10,000-20,000	585	126	9	8	7	735
\$20,000-30,000	552	357	16	9	7	941
\$30,000-40,000	301	309	25	71	7	713
\$40,000-50,000	254	215	64	2	5	540
\$50,000-60,000	123	399	46	9	4	581
\$60,000-75,000	178	412	149	20	9	768
\$75,000-100,000	132	375	184	19	15	725
\$100,000-125,000	61	374	54	15	33	537
\$125,000-150,000	111	254	99	46	15	525
\$150,000-200,000	67	221	58	16	6	368
\$200,000+	<u>105</u>	<u>408</u>	<u>35</u>	<u>18</u>	<u>63</u>	<u>629</u>
<b>Total</b>	<b>2,643</b>	<b>3,528</b>	<b>752</b>	<b>240</b>	<b>177</b>	<b>7,340</b>

Owner Households						
All Age Groups						
Year 2022 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	239	110	86	25	28	488
\$10,000-20,000	633	146	35	21	43	878
\$20,000-30,000	610	426	76	83	74	1,269
\$30,000-40,000	355	496	43	119	24	1,037
\$40,000-50,000	388	285	117	74	114	978
\$50,000-60,000	247	505	96	45	39	932
\$60,000-75,000	281	655	234	172	172	1,514
\$75,000-100,000	381	686	478	317	120	1,982
\$100,000-125,000	137	714	253	341	190	1,635
\$125,000-150,000	168	481	196	282	178	1,305
\$150,000-200,000	102	583	410	295	499	1,889
\$200,000+	<u>243</u>	<u>753</u>	<u>447</u>	<u>446</u>	<u>573</u>	<u>2,462</u>
<b>Total</b>	<b>3,784</b>	<b>5,840</b>	<b>2,471</b>	<b>2,220</b>	<b>2,054</b>	<b>16,369</b>

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Owner Households							
Age 15 to 54 Years							
Year 2017 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	40	20	72	21	16	6	175
\$10,000-20,000	7	21	39	9	27	18	121
\$20,000-30,000	32	38	61	89	53	30	303
\$30,000-40,000	24	113	25	42	1	1	206
\$40,000-50,000	93	25	54	37	47	51	307
\$50,000-60,000	53	27	27	34	25	21	187
\$60,000-75,000	37	129	91	167	98	87	609
\$75,000-100,000	146	163	255	259	61	41	925
\$100,000-125,000	54	117	213	273	80	77	814
\$125,000-150,000	19	142	48	202	81	57	549
\$150,000-200,000	37	168	220	243	244	173	1,085
\$200,000+	39	189	306	268	224	186	1,212
<b>Total</b>	<b>581</b>	<b>1,152</b>	<b>1,411</b>	<b>1,644</b>	<b>957</b>	<b>748</b>	<b>6,493</b>

Owner Households							
Aged 55 to 61 Years							
Year 2017 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	46	18	11	1	2	0	78
\$10,000-20,000	44	7	4	8	2	0	65
\$20,000-30,000	43	59	22	6	3	1	134
\$30,000-40,000	37	99	0	9	6	3	154
\$40,000-50,000	53	62	5	30	9	4	163
\$50,000-60,000	83	87	25	13	1	0	209
\$60,000-75,000	82	148	10	1	2	0	243
\$75,000-100,000	109	171	44	25	2	1	352
\$100,000-125,000	17	236	5	56	9	5	328
\$125,000-150,000	34	93	49	28	10	11	225
\$150,000-200,000	4	185	104	47	32	16	388
\$200,000+	62	130	51	76	7	2	328
<b>Total</b>	<b>614</b>	<b>1,295</b>	<b>330</b>	<b>300</b>	<b>85</b>	<b>43</b>	<b>2,667</b>

Owner Households							
Aged 62+ Years							
Year 2017 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	169	77	15	5	3	0	269
\$10,000-20,000	592	137	10	7	4	0	750
\$20,000-30,000	529	371	16	9	4	0	929
\$30,000-40,000	275	290	26	59	4	1	655
\$40,000-50,000	228	211	52	5	2	0	498
\$50,000-60,000	115	357	45	6	4	0	527
\$60,000-75,000	160	374	124	18	4	0	680
\$75,000-100,000	97	343	145	16	10	3	614
\$100,000-125,000	49	322	44	12	18	10	455
\$125,000-150,000	96	217	80	39	5	3	440
\$150,000-200,000	48	178	50	8	5	1	290
\$200,000+	71	281	24	14	31	15	436
<b>Total</b>	<b>2,429</b>	<b>3,158</b>	<b>631</b>	<b>198</b>	<b>94</b>	<b>33</b>	<b>6,543</b>

Owner Households							
All Age Groups							
Year 2017 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	255	115	98	27	21	6	522
\$10,000-20,000	643	165	53	24	33	18	936
\$20,000-30,000	604	468	99	104	60	31	1,366
\$30,000-40,000	336	502	51	110	11	5	1,015
\$40,000-50,000	374	298	111	72	58	55	968
\$50,000-60,000	251	471	97	53	30	21	923
\$60,000-75,000	279	651	225	186	104	87	1,532
\$75,000-100,000	352	677	444	300	73	45	1,891
\$100,000-125,000	120	675	262	341	107	92	1,597
\$125,000-150,000	149	452	177	269	96	71	1,214
\$150,000-200,000	89	531	374	298	281	190	1,763
\$200,000+	172	600	381	358	262	203	1,976
<b>Total</b>	<b>3,624</b>	<b>5,605</b>	<b>2,372</b>	<b>2,142</b>	<b>1,136</b>	<b>824</b>	<b>15,703</b>

\* Estimates based on household size ratios; not cross tabulated data

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Renter Households							
Age 15 to 54 Years							
Year 2017 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	59	154	14	50	5	0	282
\$10,000-20,000	44	42	33	12	3	1	135
\$20,000-30,000	50	19	40	69	17	4	199
\$30,000-40,000	14	92	130	75	62	47	420
\$40,000-50,000	317	57	12	15	14	13	428
\$50,000-60,000	44	65	159	1	33	27	329
\$60,000-75,000	84	81	18	7	29	25	244
\$75,000-100,000	4	37	56	1	67	83	248
\$100,000-125,000	5	92	27	15	6	0	145
\$125,000-150,000	1	46	3	41	19	6	116
\$150,000-200,000	1	5	5	7	49	69	136
\$200,000+	2	95	2	3	5	1	108
<b>Total</b>	<b>625</b>	<b>785</b>	<b>499</b>	<b>296</b>	<b>309</b>	<b>276</b>	<b>2,790</b>

Renter Households							
Aged 55 to 61 Years							
Year 2017 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	85	3	3	6	3	1	101
\$10,000-20,000	13	17	1	1	2	0	34
\$20,000-30,000	18	4	0	4	3	1	30
\$30,000-40,000	36	4	3	19	3	0	65
\$40,000-50,000	26	4	19	42	4	1	96
\$50,000-60,000	37	5	1	13	1	0	57
\$60,000-75,000	3	4	22	1	3	1	34
\$75,000-100,000	20	1	1	20	6	2	50
\$100,000-125,000	2	14	1	7	3	1	28
\$125,000-150,000	1	2	0	9	4	0	16
\$150,000-200,000	1	1	2	0	4	1	9
\$200,000+	21	5	0	12	2	0	40
<b>Total</b>	<b>263</b>	<b>64</b>	<b>53</b>	<b>134</b>	<b>38</b>	<b>8</b>	<b>560</b>

Renter Households							
Aged 62+ Years							
Year 2017 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	90	10	10	3	7	0	120
\$10,000-20,000	264	63	5	4	6	3	345
\$20,000-30,000	193	49	6	2	11	3	264
\$30,000-40,000	151	139	5	6	10	2	313
\$40,000-50,000	71	26	6	2	8	2	115
\$50,000-60,000	21	14	1	3	8	3	50
\$60,000-75,000	68	19	5	5	10	3	110
\$75,000-100,000	16	34	5	1	10	3	69
\$100,000-125,000	20	8	15	2	7	2	54
\$125,000-150,000	30	23	3	3	8	1	68
\$150,000-200,000	16	9	4	2	8	6	45
\$200,000+	28	15	6	2	8	2	61
<b>Total</b>	<b>968</b>	<b>409</b>	<b>71</b>	<b>35</b>	<b>101</b>	<b>30</b>	<b>1,614</b>

Renter Households							
All Age Groups							
Year 2017 Estimates							
	1-Pers	2-Pers	3-Pers	4-Pers	5-Pers	6+-Pers	Total
	HH	HH	HH	HH	Estimates*	Estimates*	
\$0-10,000	234	167	27	59	15	1	503
\$10,000-20,000	321	122	39	17	11	4	514
\$20,000-30,000	261	72	46	75	31	8	493
\$30,000-40,000	201	235	138	100	75	49	798
\$40,000-50,000	414	87	37	59	26	16	639
\$50,000-60,000	102	84	161	17	42	30	436
\$60,000-75,000	155	104	45	13	42	29	388
\$75,000-100,000	40	72	62	22	83	88	367
\$100,000-125,000	27	114	43	24	16	3	227
\$125,000-150,000	32	71	6	53	31	7	200
\$150,000-200,000	18	15	11	9	61	76	190
\$200,000+	51	115	8	17	15	3	209
<b>Total</b>	<b>1,856</b>	<b>1,258</b>	<b>623</b>	<b>465</b>	<b>448</b>	<b>314</b>	<b>4,964</b>

\* Estimates based on household size ratios; not cross tabulated data

## HOUSEHOLD DATA

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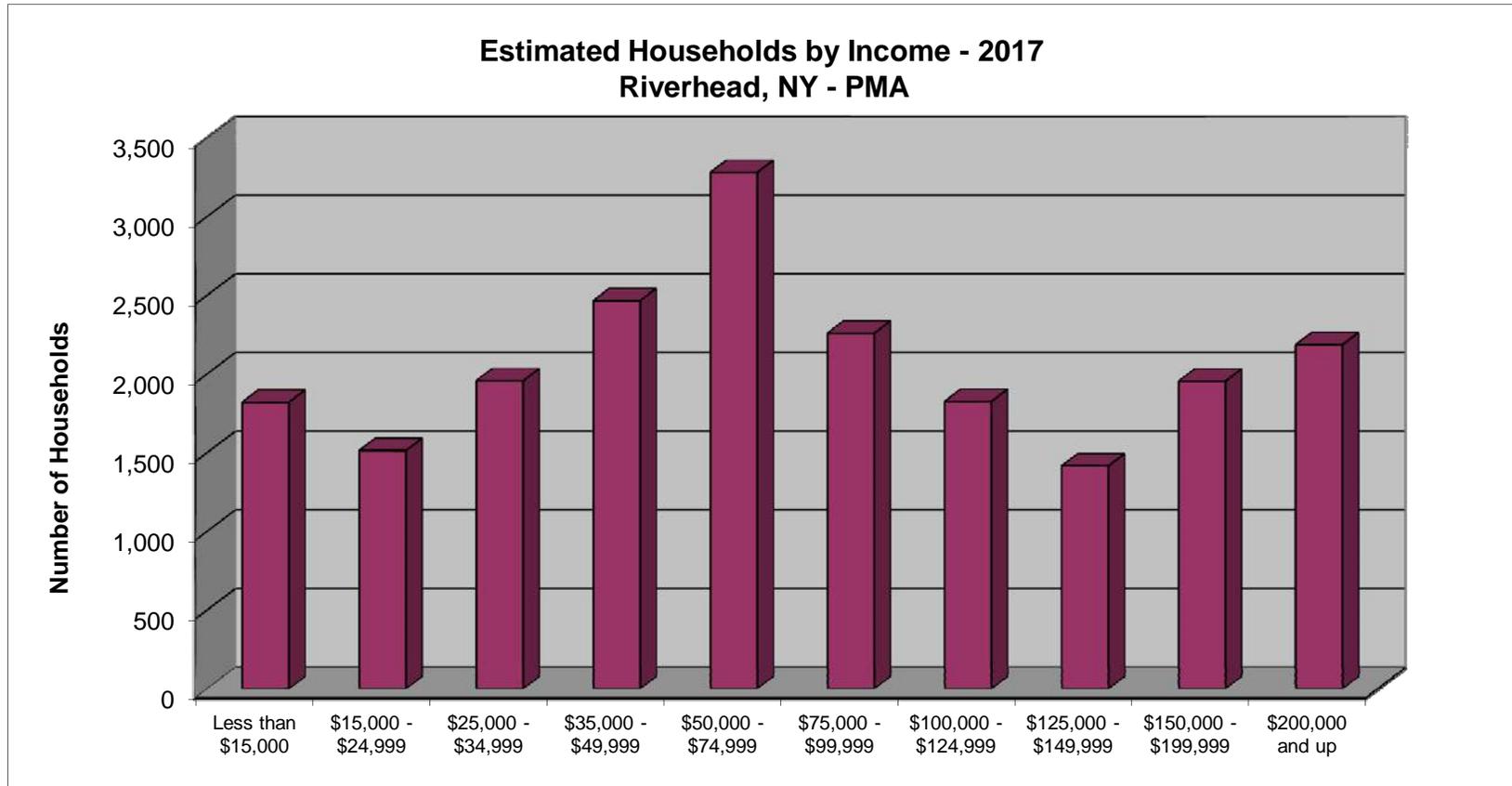
Households by Income and Age										
Riverhead, NY - PMA										
Current Year Estimates - 2017										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	31	174	159	188	276	356	396	240	<b>1,820</b>	<b>8.8%</b>
\$15,000 - \$24,999	86	98	86	142	214	363	355	169	<b>1,513</b>	<b>7.3%</b>
\$25,000 - \$34,999	22	208	198	203	275	493	387	170	<b>1,956</b>	<b>9.5%</b>
\$35,000 - \$49,999	78	246	253	404	543	522	306	113	<b>2,465</b>	<b>11.9%</b>
\$50,000 - \$74,999	78	286	337	668	767	729	321	93	<b>3,279</b>	<b>15.9%</b>
\$75,000 - \$99,999	8	293	384	488	546	357	146	36	<b>2,258</b>	<b>10.9%</b>
\$100,000 - \$124,999	73	166	263	457	472	275	86	32	<b>1,824</b>	<b>8.8%</b>
\$125,000 - \$149,999	15	135	212	303	319	289	103	38	<b>1,414</b>	<b>6.8%</b>
\$150,000 - \$199,999	23	193	463	542	519	156	50	7	<b>1,953</b>	<b>9.4%</b>
\$200,000 and up	<u>7</u>	<u>199</u>	<u>590</u>	<u>524</u>	<u>482</u>	<u>290</u>	<u>79</u>	<u>14</u>	<b>2,185</b>	<b><u>10.6%</u></b>
<b>Total</b>	<b>421</b>	<b>1,998</b>	<b>2,945</b>	<b>3,919</b>	<b>4,413</b>	<b>3,830</b>	<b>2,229</b>	<b>912</b>	<b>20,667</b>	<b>100.0%</b>
<b>Percent</b>	<b>2.0%</b>	<b>9.7%</b>	<b>14.2%</b>	<b>19.0%</b>	<b>21.4%</b>	<b>18.5%</b>	<b>10.8%</b>	<b>4.4%</b>	<b>100.0%</b>	

Source: Nielsen Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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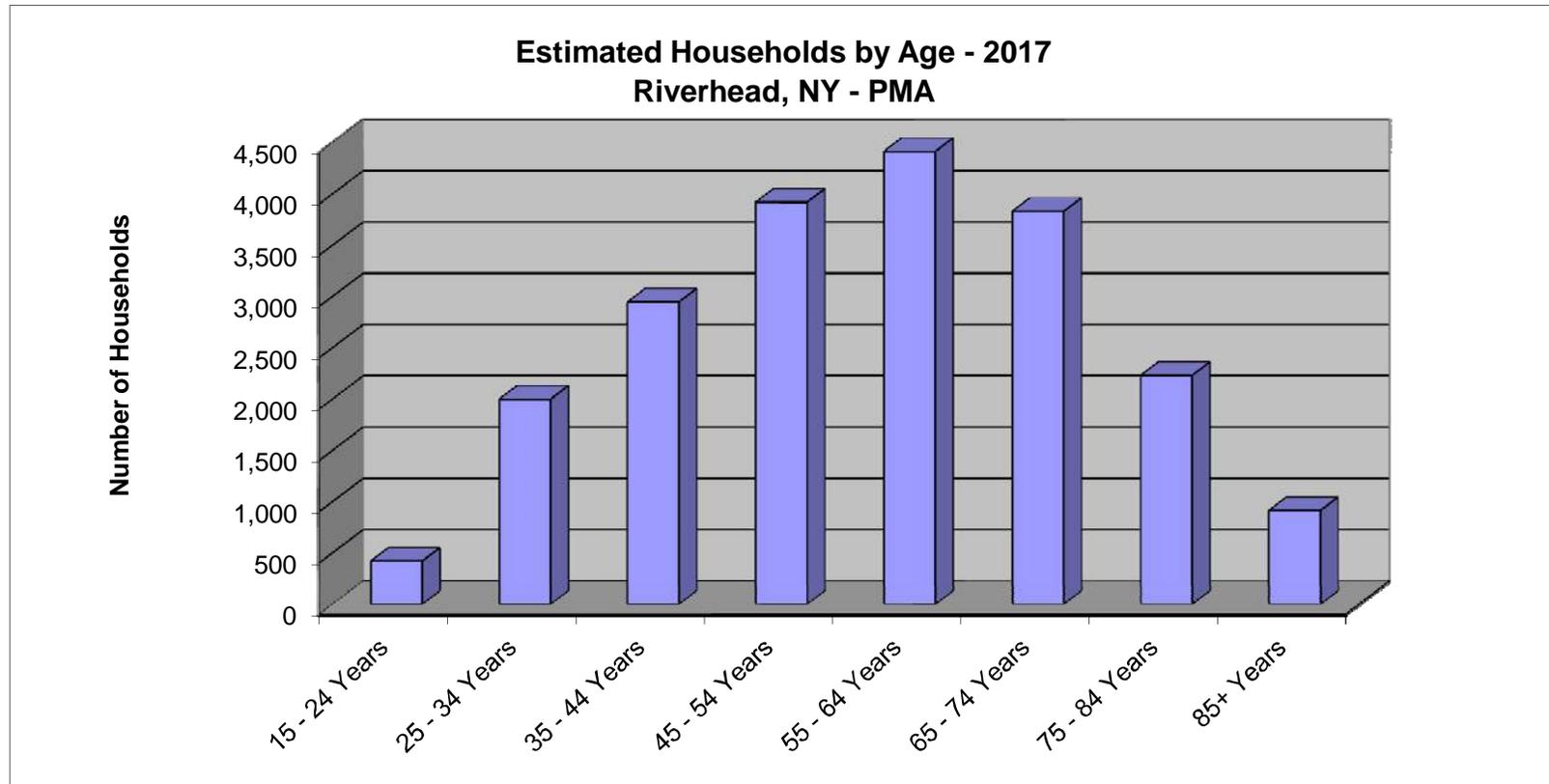


Source: Nielsen Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Source: Nielsen Claritas; Ribbon Demographics

## HOUSEHOLD DATA

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Median Household Income by Area			
Riverhead, NY - PMA			
Geography ID	Census 2000	2017 Estimate	2022 Projection
36103169704	\$35,095	\$57,830	\$62,568
36103169703	\$81,071	\$84,004	\$88,900
<b>36103169800</b>	<b>\$39,199</b>	<b>\$61,151</b>	<b>\$66,452</b>
36103169901	\$32,591	\$54,723	\$60,714
36103190401	\$39,648	\$57,059	\$58,849
36103190402	\$49,019	\$79,974	\$81,159
36103190403	\$49,625	\$61,373	\$65,789
36103159410	\$75,364	\$117,123	\$121,978
36103169902	\$60,476	\$76,262	\$83,837
36103170001	\$56,466	\$91,798	\$95,833
Average:	\$51,855	\$74,130	\$78,608



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## POPULATION DATA

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Population by Age & Sex Riverhead, NY - PMA											
Census 2010				Current Year Estimates - 2017				Five Year Projections - 2022			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	1,562	1,365	<b>2,927</b>	0 to 4 Years	1,494	1,395	<b>2,889</b>	0 to 4 Years	1,526	1,439	<b>2,965</b>
5 to 9 Years	1,647	1,552	<b>3,199</b>	5 to 9 Years	1,661	1,502	<b>3,163</b>	5 to 9 Years	1,533	1,447	<b>2,980</b>
10 to 14 Years	1,721	1,557	<b>3,278</b>	10 to 14 Years	1,705	1,592	<b>3,297</b>	10 to 14 Years	1,720	1,561	<b>3,281</b>
15 to 17 Years	1,115	1,006	<b>2,121</b>	15 to 17 Years	1,140	986	<b>2,126</b>	15 to 17 Years	1,158	1,047	<b>2,205</b>
18 to 20 Years	1,111	820	<b>1,931</b>	18 to 20 Years	1,106	898	<b>2,004</b>	18 to 20 Years	1,132	945	<b>2,077</b>
21 to 24 Years	1,493	990	<b>2,483</b>	21 to 24 Years	1,556	1,276	<b>2,832</b>	21 to 24 Years	1,615	1,327	<b>2,942</b>
25 to 34 Years	3,520	2,767	<b>6,287</b>	25 to 34 Years	3,865	2,916	<b>6,781</b>	25 to 34 Years	4,056	3,149	<b>7,205</b>
35 to 44 Years	3,770	3,499	<b>7,269</b>	35 to 44 Years	3,619	3,167	<b>6,786</b>	35 to 44 Years	3,574	3,015	<b>6,589</b>
45 to 54 Years	4,092	3,951	<b>8,043</b>	45 to 54 Years	4,001	3,869	<b>7,870</b>	45 to 54 Years	3,834	3,648	<b>7,482</b>
55 to 64 Years	3,297	3,593	<b>6,890</b>	55 to 64 Years	3,869	4,046	<b>7,915</b>	55 to 64 Years	4,120	4,261	<b>8,381</b>
65 to 74 Years	2,195	2,580	<b>4,775</b>	65 to 74 Years	2,903	3,451	<b>6,354</b>	65 to 74 Years	3,560	4,210	<b>7,770</b>
75 to 84 Years	1,330	1,750	<b>3,080</b>	75 to 84 Years	1,524	1,905	<b>3,429</b>	75 to 84 Years	1,648	2,066	<b>3,714</b>
85 Years and Up	<u>460</u>	<u>883</u>	<u><b>1,343</b></u>	85 Years and Up	<u>548</u>	<u>988</u>	<u><b>1,536</b></u>	85 Years and Up	<u>589</u>	<u>1,024</u>	<u><b>1,613</b></u>
<b>Total</b>	<b>27,313</b>	<b>26,313</b>	<b>53,626</b>	<b>Total</b>	<b>28,991</b>	<b>27,991</b>	<b>56,982</b>	<b>Total</b>	<b>30,065</b>	<b>29,139</b>	<b>59,204</b>
62+ Years	n/a	n/a	11,306	62+ Years	n/a	n/a	13,521	62+ Years	n/a	n/a	15,535
	<b>Median Age:</b>		<b>40.7</b>		<b>Median Age:</b>		<b>42.2</b>		<b>Median Age:</b>		<b>43.1</b>

Source: Nielsen Claritas; Ribbon Demographics

Ribbon Demographics, LLC

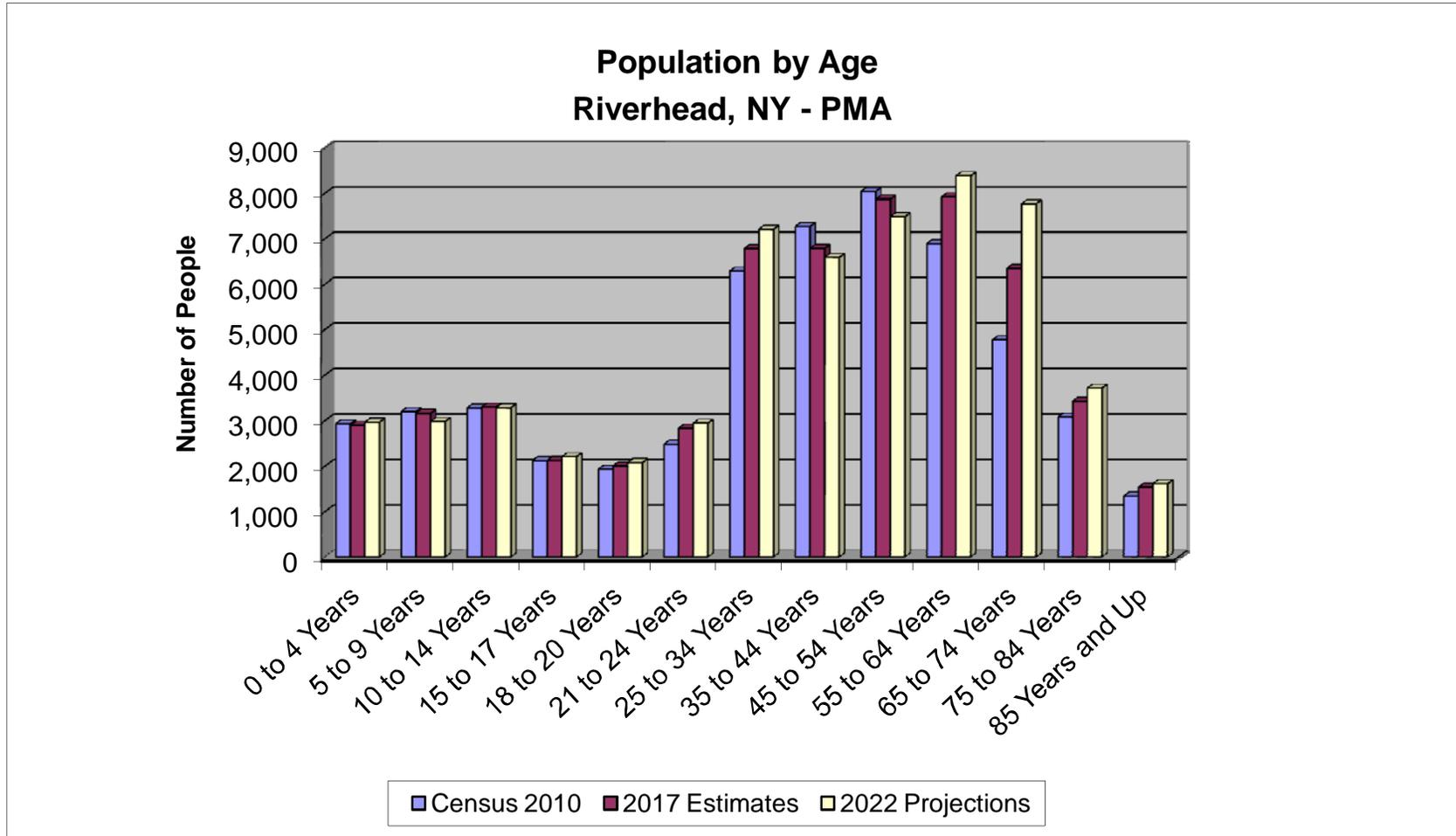
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POPULATION DATA

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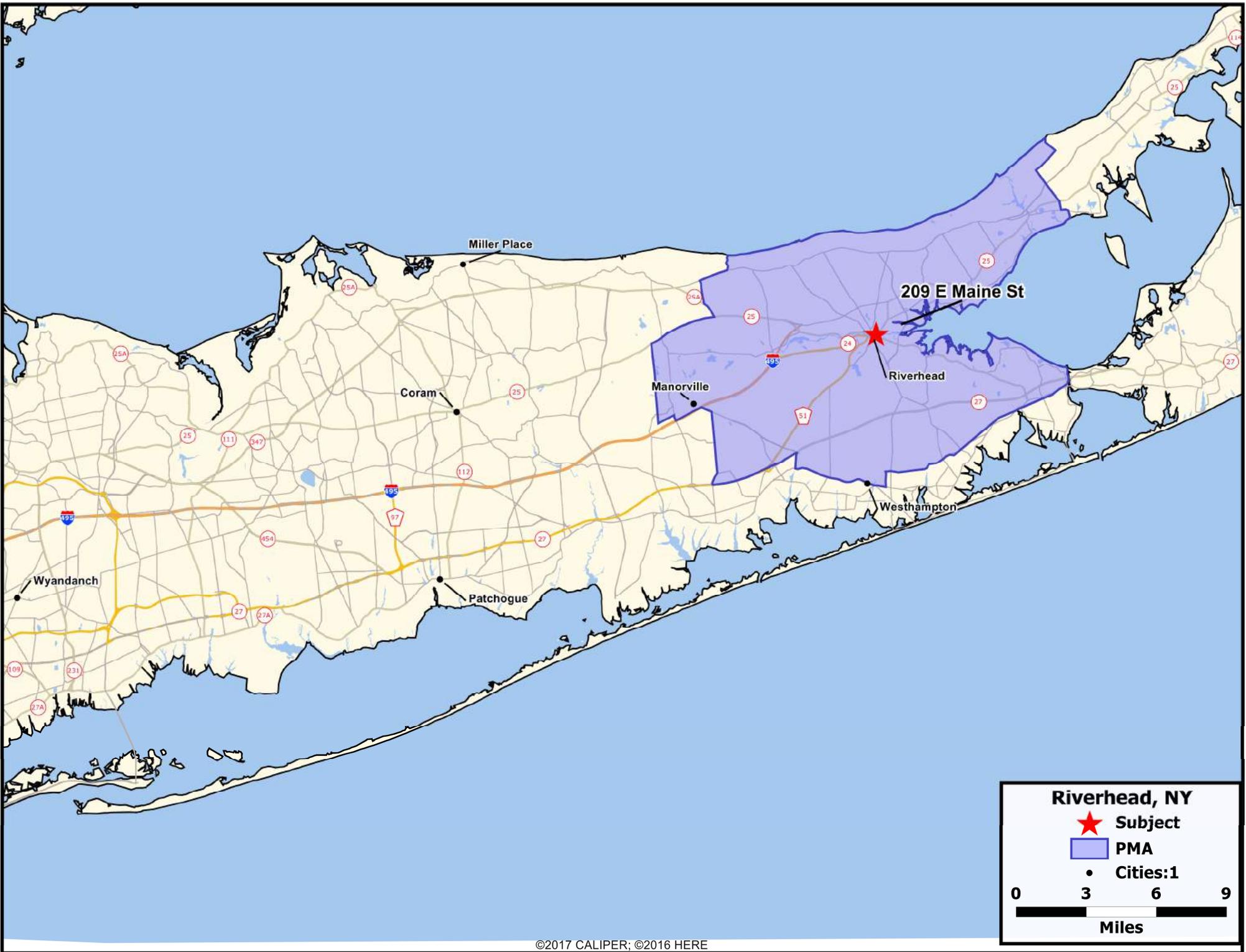
Source: Nielsen Claritas; Ribbon Demographics

## DEMAND GLOSSARY

## DEMAND GLOSSARY

Glossary/Explanatory Comments - Demand Model: Family Projects		
1	Total Number of HH in the Market: All age groups	Includes renters and owners from the HISTA data. Presented for reference not application. Includes all age groups.
2	% of Renters	The Total number of Renters divided by the total HH from line 1 above.
3	% of Owners	The Total number of Owners divided by the total HH from line 1 above.
4	Renter Mobility	For Family projects we account only for existing renters, not homeowners
5	Total Number of HH for the unit size(1)	Total number of HH for unit type. Typically 1/2 person for 1 Br, 2/3 person for 2 Br, and 3+ Persons for 3-4 Bd. There can be some variation
6	Less 62+	Typically we will not account for HH aged 62+ for family projects. There can be exceptions if there are 1br apartments, may vary by market
7	Net	The results of the above two.
8	Estimated Rents for Target Market - Gross Rent(2)	Gross Rents for the unit type in question. If there are multiple rents, each is represented here. Will be used to establish the income bands based on DHCR standards. For the low end to apply, there must be enough of the unit type to apply.
9	Income Qual. Range: (3)-Specific Range based on rents	Income Bands based on DHCR standards. Low= needed for affordability (low end rent from 8*12/48%). Upper= Max allowable (upper rent from 8*12.30%). The 30%-48% are the income bands based on rent to be charged. DHCR allows low to high based on rent, but requires that an adequate portion of units be set at the low end rent level for the unit type in question. May use 40% for family project Max
10	<b>Income Qualified HH From 0-Max(From Current HISTA)</b>	This band is necessary to avoid a "double" project elimination. Explained in greater detail in text. Here the Low end extends to zero in order to account for all forms of subsidized housing in a market area. The upper end remains similar to the line 8 discussion Accounts for all renter HH for the HH size in question that fall within the income bands set by line 9.
11	<b>Total Income Qualified HH</b>	The number of all income qualified HH from line 10 income band above, for the HH size that applies to this unit type.
12	<b>Elimination of Existing/Planned Competitors</b>	All existing and planned subsidized housing in the market area. Corresponds to chart in the text that breaks out units by bedroom type. These need to be eliminated based on DHCR standards in order to avoid impact on existing subsidized. Correlates to a NET Demand model.
13	<b>Net Demand</b>	The results from subtracting line 12 from line 11. These are therefore all HH in the band set from line 10 that are not in existing subsidized housing in the specific market area used. They are therefore considered the most likely target market for a new rental project.
14	<b>Income qual based on the specific band above</b>	Ratio of the number of renter HH from income band set on line 9 divided by the total on line 11. Uses the HISTA data to determine the number of HH for the unit type in question that fall within these income parameters.
15	<b>Mobility Factor</b>	For LIHTC projects this is always 100%. Presented for consideration and used as ratio only for SLIHTC or Market Rate deals.
16	<b>Net Demand</b>	The number of age and income qualified renter HH for unit type in question. Net since we have eliminated existing subsidized. These are income qualified who reside in rental situations other than affordable or subsidized housing.
	<b>Market Growth/Contraction</b>	The change in number of age/income qualified renter HH only. Tracked based on HISTA projections over the next five years. See the HISTA data in report and the addendum for details, the numbers are also presented in the text.
17	<b>Applicable Growth (2 of the 5 years)(6)</b>	We account for two of five years of growth. Accounts for construction/absorption. This is after income qualification bands. Not likely in Upstate NY that we will account for growth, but it is market specific
18	<b>Total Demand By Unit Type</b>	Adds line items 16 and 17
19	<b>Number of Units</b>	Total number of units for the bedroom type in question. Will be applied to set capture for this unit type.
20	<b>Capture for unit type</b>	The results of dividing line 18 by line 19. The % of age/income qual hh for this unit type that the project must capture to reach supportable occupancy.
21	<b>Ratio of total project (unit type compared to total)</b>	Total number of units for this unit type/total number of units for the project. Necessary to apply weighted average for project capture.
22	<b>Weighted Average Market Capture(pro-rated by type)</b>	Weighted average of the line 21 results. Indicative of the total capture needed to reach stable occupancy for the project.

**NASSAU-SUFFOLK COUNTY AREA DATA**



## SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA

Long Island is located in the southeast corner of New York State, approximately 18 miles east of Manhattan. Although Long Island geographically encompasses the New York City boroughs of Brooklyn and Queens, it refers exclusively to Nassau-Suffolk County. Nassau, the Island's western county contains 287 square miles, while Suffolk contains 911 square miles. From the Nassau-Queens border, Long Island extends 100 miles to Montauk, the island's easternmost point. Long Island, which is 20 miles wide at its widest point, is a barrier island bounded by the Atlantic Ocean to the south and east, and Long Island Sound to the north. Long Island has over 1,000 miles of shoreline, which for the base of Long Island's burgeoning tourism industry.

Although Nassau-Suffolk County are considered part of the New York City metropolitan area, they also form a separate Metropolitan Statistical Area. Nassau-Suffolk ranks amount the nation's top MSAs in terms of average and median income, buying power and retail sales. The Island is predominately characterized by upper-middle suburban neighborhoods with pockets of commercial growth centering on service and high technology industries. With the decline in the defense industry, Long Island has created several programs and budgeted significant money to help defense-related companies develop new uses for their expertise, mostly in the high technology fields.

Long Island boasts a thriving tourism industry, revolving predominately around Long Island's beaches and resort communities, including Jones Beach, Fire Island and the Hamptons. There are more than 18,000 retailers on Long Island that provide Long Islanders and visitors to the region with some of the best and most varied shopping in the country. Long Island's retail trade includes eight regional malls and over 1,000 smaller shopping centers, as well as flea markets, outlet centers, and the shopping villages located in many of Long Island's historic towns.

The Long Island region is considered one of the strongest labor markets within New York State. The area is densely populated, and residents of the Long Island region have easy access to jobs in New York City. It is estimated that 32% of Nassau residents and 12% of Suffolk residents commute to jobs in the city. The economy is highly diversified, but has several industry clusters that are especially important to its economic makeup. These include research and development, defense, and high-tech/information systems.

### ***Population:***

The population appears to have peaked in 1970 when the total was around 1,429,000. Population saturation appears to have occurred, and increases over the last decade have been more moderate. Note that the data shows 2000 and recently released 2010 statistics, and we have referenced from both Nassau and Suffolk, and the some of the critical and surrounding communities to consider. A summarization of population statistics for the county and some of the larger municipalities is outlined below:

<b>POPULATION PATTERNS &amp; TRENDS</b>				
<b>Municipality</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>% Change</b>
Nassau County	1,287,444	1,334,544	1,339,532	0.37%
Suffolk County	1,321,768	1,419,369	1,493,350	5.21%
Town of Hempstead	725,605	755,924	759,757	0.51%
Town of North Hempstead	211,393	222,611	226,322	1.67%
Long Beach City	33,510	35,462	33,275	-6.17%
Town of Oyster Bay	292,787	293,925	293,214	-0.24%
Town of Babylon	202,889	211,792	213,603	0.86%
Amityville	9,286	9,441	9,523	0.87%
Village of Lindenhurst	26,879	27,819	27,253	-2.03%
Village of Massapequa	18,044	17,499	17,008	-2.81%
Deer Park	NA	28,316	27,745	-2.02%
North Babylon	NA	17,877	17,509	-2.06%
Wyandanch	NA	10,546	11,647	10.44%

## **SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

The primary reason for the population declines in many cases can be attributed to the fact that very little residentially zoned land remains undeveloped. According to the Nassau-Suffolk Regional Planning Board, approximately 96% of the residential land in Nassau County is in use. During the 1960s housing starts averaged over 5,300 per year, while in 1973 to present fewer than 1,000 new homes were constructed. The stabilization trend of the county's population and housing supply, along with a continual demand to reside within Nassau County, has resulted in a strong residential resale market.

Some additional statistical information available pertaining to Suffolk County both from the 2010 Census and also through the most recent American Community Fact Finder Survey are outlined on the following pages.

## 2010 Demographic Profile

### NY - Suffolk County

#### Population

Total Population	1,493,350
------------------	-----------

#### Housing Status ( in housing units unless noted )

Total	569,985
Occupied	499,922
Owner-occupied	393,507
Population in owner-occupied ( number of individuals )	1,192,016
Renter-occupied	106,415
Population in renter-occupied ( number of individuals )	271,928
Households with individuals under 18	169,023
Vacant	70,063
Vacant: for rent	6,778
Vacant: for sale	6,138
Vacant: for seasonal/recreational/occasional use	46,460

#### Population by Sex/Age

Male	734,668
Female	758,682
Under 18	357,670
18 & over	1,135,680
20 - 24	90,371
25 - 34	166,685
35 - 49	341,800
50 - 64	295,539
65 & over	201,793

#### Population by Ethnicity

Hispanic or Latino	246,239
Non Hispanic or Latino	1,247,111

#### Population by Race

White	1,206,297
African American	111,224
Asian	50,972
American Indian and Alaska Native	5,366
Native Hawaiian and Pacific Islander	495
Other	82,965
Identified by two or more	36,031

U.S. Census Bureau



DP-1

Profile of General Population and Housing Characteristics: 2010  
2010 Demographic Profile Data

Geography:

Subject	Number	Percent
<b>SEX AND AGE</b>		
Total population	1,493,350	100.0
Under 5 years	85,984	5.8
5 to 9 years	97,819	6.6
10 to 14 years	106,367	7.1
15 to 19 years	106,992	7.2
20 to 24 years	90,371	6.1
25 to 29 years	81,668	5.5
30 to 34 years	85,017	5.7
35 to 39 years	96,447	6.5
40 to 44 years	116,894	7.8
45 to 49 years	128,459	8.6
50 to 54 years	117,323	7.9
55 to 59 years	94,938	6.4
60 to 64 years	83,278	5.6
65 to 69 years	62,652	4.2
70 to 74 years	45,331	3.0
75 to 79 years	36,789	2.5
80 to 84 years	29,180	2.0
85 years and over	27,841	1.9
Median age (years)	39.8	( X )
16 years and over	1,180,890	79.1
18 years and over	1,135,680	76.0
21 years and over	1,076,990	72.1
62 years and over	250,724	16.8
65 years and over	201,793	13.5
Male population	734,668	49.2
Under 5 years	44,073	3.0
5 to 9 years	50,139	3.4
10 to 14 years	54,526	3.7
15 to 19 years	55,950	3.7
20 to 24 years	47,334	3.2
25 to 29 years	41,993	2.8
30 to 34 years	42,498	2.8
35 to 39 years	47,250	3.2

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

Subject	Number	Percent
40 to 44 years	57,575	3.9
45 to 49 years	63,435	4.2
50 to 54 years	58,186	3.9
55 to 59 years	46,474	3.1
60 to 64 years	39,345	2.6
65 to 69 years	28,899	1.9
70 to 74 years	20,431	1.4
75 to 79 years	15,950	1.1
80 to 84 years	11,795	0.8
85 years and over	8,815	0.6
Median age (years)	38.4	( X )
16 years and over	574,490	38.5
18 years and over	551,103	36.9
21 years and over	519,802	34.8
62 years and over	108,895	7.3
65 years and over	85,890	5.8
Female population	758,682	50.8
Under 5 years	41,911	2.8
5 to 9 years	47,680	3.2
10 to 14 years	51,841	3.5
15 to 19 years	51,042	3.4
20 to 24 years	43,037	2.9
25 to 29 years	39,675	2.7
30 to 34 years	42,519	2.8
35 to 39 years	49,197	3.3
40 to 44 years	59,319	4.0
45 to 49 years	65,024	4.4
50 to 54 years	59,137	4.0
55 to 59 years	48,464	3.2
60 to 64 years	43,933	2.9
65 to 69 years	33,753	2.3
70 to 74 years	24,900	1.7
75 to 79 years	20,839	1.4
80 to 84 years	17,385	1.2
85 years and over	19,026	1.3
Median age (years)	41.1	( X )
16 years and over	606,400	40.6
18 years and over	584,577	39.1
21 years and over	557,188	37.3
62 years and over	141,829	9.5
65 years and over	115,903	7.8
RACE		
Total population	1,493,350	100.0
One Race	1,457,319	97.6
White	1,206,297	80.8
Black or African American	111,224	7.4
American Indian and Alaska Native	5,366	0.4

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

Subject	Number	Percent
Asian	50,972	3.4
Asian Indian	15,975	1.1
Chinese	12,052	0.8
Filipino	5,202	0.3
Japanese	904	0.1
Korean	5,627	0.4
Vietnamese	1,565	0.1
Other Asian [1]	9,647	0.6
Native Hawaiian and Other Pacific Islander	495	0.0
Native Hawaiian	105	0.0
Guamanian or Chamorro	208	0.0
Samoan	25	0.0
Other Pacific Islander [2]	157	0.0
Some Other Race	82,965	5.6
Two or More Races	36,031	2.4
White; American Indian and Alaska Native [3]	2,593	0.2
White; Asian [3]	5,786	0.4
White; Black or African American [3]	7,417	0.5
White; Some Other Race [3]	10,252	0.7
Race alone or in combination with one or more other races: [4]		
White	1,234,863	82.7
Black or African American	125,571	8.4
American Indian and Alaska Native	12,535	0.8
Asian	59,859	4.0
Native Hawaiian and Other Pacific Islander	1,606	0.1
Some Other Race	97,745	6.5
HISPANIC OR LATINO		
Total population	1,493,350	100.0
Hispanic or Latino (of any race)	246,239	16.5
Mexican	15,663	1.0
Puerto Rican	58,549	3.9
Cuban	4,310	0.3
Other Hispanic or Latino [5]	167,717	11.2
Not Hispanic or Latino	1,247,111	83.5
HISPANIC OR LATINO AND RACE		
Total population	1,493,350	100.0
Hispanic or Latino	246,239	16.5
White alone	137,569	9.2
Black or African American alone	9,107	0.6
American Indian and Alaska Native alone	2,460	0.2
Asian alone	677	0.0
Native Hawaiian and Other Pacific Islander alone	220	0.0
Some Other Race alone	79,924	5.4
Two or More Races	16,282	1.1
Not Hispanic or Latino	1,247,111	83.5
White alone	1,068,728	71.6
Black or African American alone	102,117	6.8
American Indian and Alaska Native alone	2,906	0.2
Asian alone	50,295	3.4
Native Hawaiian and Other Pacific Islander alone	275	0.0

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

Subject	Number	Percent
Some Other Race alone	3,041	0.2
Two or More Races	19,749	1.3
<b>RELATIONSHIP</b>		
Total population	1,493,350	100.0
In households	1,463,944	98.0
Householder	499,922	33.5
Spouse [6]	287,935	19.3
Child	469,559	31.4
Own child under 18 years	312,642	20.9
Other relatives	118,054	7.9
Under 18 years	35,371	2.4
65 years and over	21,422	1.4
Nonrelatives	88,474	5.9
Under 18 years	8,101	0.5
65 years and over	4,694	0.3
Unmarried partner	29,066	1.9
In group quarters	29,406	2.0
Institutionalized population	11,972	0.8
Male	5,016	0.3
Female	6,956	0.5
Noninstitutionalized population	17,434	1.2
Male	9,487	0.6
Female	7,947	0.5
<b>HOUSEHOLDS BY TYPE</b>		
Total households	499,922	100.0
Family households (families) [7]	370,897	74.2
With own children under 18 years	169,023	33.8
Husband-wife family	287,935	57.6
With own children under 18 years	133,188	26.6
Male householder, no wife present	24,697	4.9
With own children under 18 years	9,430	1.9
Female householder, no husband present	58,265	11.7
With own children under 18 years	26,405	5.3
Nonfamily households [7]	129,025	25.8
Householder living alone	102,900	20.6
Male	42,138	8.4
65 years and over	12,157	2.4
Female	60,762	12.2
65 years and over	33,628	6.7
Households with individuals under 18 years	188,048	37.6
Households with individuals 65 years and over	142,818	28.6
Average household size	2.93	( X )
Average family size [7]	3.36	( X )
<b>HOUSING OCCUPANCY</b>		
Total housing units	569,985	100.0
Occupied housing units	499,922	87.7

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

Subject	Number	Percent
Vacant housing units	70,063	12.3
For rent	6,778	1.2
Rented, not occupied	502	0.1
For sale only	6,138	1.1
Sold, not occupied	1,295	0.2
For seasonal, recreational, or occasional use	46,460	8.2
All other vacants	8,890	1.6
Homeowner vacancy rate (percent) [8]	1.5	( X )
Rental vacancy rate (percent) [9]	6.0	( X )
<b>HOUSING TENURE</b>		
Occupied housing units	499,922	100.0
Owner-occupied housing units	393,507	78.7
Population in owner-occupied housing units	1,192,016	( X )
Average household size of owner-occupied units	3.03	( X )
Renter-occupied housing units	106,415	21.3
Population in renter-occupied housing units	271,928	( X )
Average household size of renter-occupied units	2.56	( X )

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

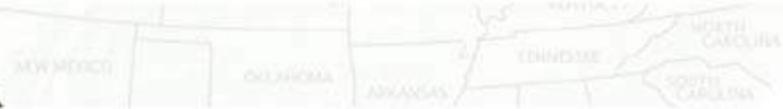
[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

U.S. Census Bureau

AMERICAN  
FactFinder



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

Geography: Nassau County, New York

Subject	Number	Percent
<b>SEX AND AGE</b>		
Total population	1,339,532	100.0
Under 5 years	73,888	5.5
5 to 9 years	83,405	6.2
10 to 14 years	93,607	7.0
15 to 19 years	94,070	7.0
20 to 24 years	79,376	5.9
25 to 29 years	71,252	5.3
30 to 34 years	71,304	5.3
35 to 39 years	80,583	6.0
40 to 44 years	97,049	7.2
45 to 49 years	109,918	8.2
50 to 54 years	108,067	8.1
55 to 59 years	93,403	7.0
60 to 64 years	78,929	5.9
65 to 69 years	55,579	4.1
70 to 74 years	42,728	3.2
75 to 79 years	37,942	2.8
80 to 84 years	34,375	2.6
85 years and over	34,057	2.5
Median age (years)	41.1	( X )
16 years and over	1,068,605	79.8
18 years and over	1,027,952	76.7
21 years and over	978,129	73.0
62 years and over	250,139	18.7
65 years and over	204,681	15.3
Male population	647,978	48.4
Under 5 years	37,727	2.8
5 to 9 years	42,768	3.2
10 to 14 years	47,960	3.6
15 to 19 years	48,715	3.6
20 to 24 years	41,104	3.1
25 to 29 years	36,407	2.7
30 to 34 years	35,111	2.6
35 to 39 years	38,849	2.9
40 to 44 years	46,347	3.5
45 to 49 years	52,636	3.9
50 to 54 years	52,207	3.9
55 to 59 years	45,115	3.4
60 to 64 years	37,896	2.8
65 to 69 years	25,617	1.9
70 to 74 years	18,719	1.4
75 to 79 years	15,785	1.2
80 to 84 years	13,398	1.0
85 years and over	11,617	0.9

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

Subject	Number	Percent
Median age (years)	39.5	( X )
16 years and over	509,245	38.0
18 years and over	488,149	36.4
21 years and over	462,279	34.5
62 years and over	106,983	8.0
65 years and over	85,136	6.4
Female population	691,554	51.6
Under 5 years	36,161	2.7
5 to 9 years	40,637	3.0
10 to 14 years	45,647	3.4
15 to 19 years	45,355	3.4
20 to 24 years	38,272	2.9
25 to 29 years	34,845	2.6
30 to 34 years	36,193	2.7
35 to 39 years	41,734	3.1
40 to 44 years	50,702	3.8
45 to 49 years	57,282	4.3
50 to 54 years	55,860	4.2
55 to 59 years	48,288	3.6
60 to 64 years	41,033	3.1
65 to 69 years	29,962	2.2
70 to 74 years	24,009	1.8
75 to 79 years	22,157	1.7
80 to 84 years	20,977	1.6
85 years and over	22,440	1.7
Median age (years)	42.7	( X )
16 years and over	559,360	41.8
18 years and over	539,803	40.3
21 years and over	515,850	38.5
62 years and over	143,156	10.7
65 years and over	119,545	8.9
<b>RACE</b>		
Total population	1,339,532	100.0
One Race	1,307,624	97.6
White	977,577	73.0
Black or African American	149,049	11.1
American Indian and Alaska Native	3,185	0.2
Asian	102,266	7.6
Asian Indian	39,572	3.0
Chinese	24,581	1.8
Filipino	9,881	0.7
Japanese	1,967	0.1
Korean	13,558	1.0
Vietnamese	809	0.1
Other Asian [1]	11,898	0.9
Native Hawaiian and Other Pacific Islander	336	0.0
Native Hawaiian	48	0.0
Guamanian or Chamorro	128	0.0
Samoan	27	0.0
Other Pacific Islander [2]	133	0.0
Some Other Race	75,211	5.6
Two or More Races	31,908	2.4
White; American Indian and Alaska Native [3]	1,473	0.1
White; Asian [3]	6,552	0.5
White; Black or African American [3]	4,291	0.3
White; Some Other Race [3]	9,011	0.7
Race alone or in combination with one or more other races: [4]		
White	1,000,818	74.7
Black or African American	159,230	11.9
American Indian and Alaska Native	8,027	0.6

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

Subject	Number	Percent
Asian	113,831	8.5
Native Hawaiian and Other Pacific Islander	1,557	0.1
Some Other Race	90,208	6.7
<b>HISPANIC OR LATINO</b>		
Total population	1,339,532	100.0
Hispanic or Latino (of any race)	195,355	14.6
Mexican	10,535	0.8
Puerto Rican	29,965	2.2
Cuban	5,430	0.4
Other Hispanic or Latino [5]	149,425	11.2
Not Hispanic or Latino	1,144,177	85.4
<b>HISPANIC OR LATINO AND RACE</b>		
Total population	1,339,532	100.0
Hispanic or Latino	195,355	14.6
White alone	100,268	7.5
Black or African American alone	7,744	0.6
American Indian and Alaska Native alone	1,806	0.1
Asian alone	708	0.1
Native Hawaiian and Other Pacific Islander alone	139	0.0
Some Other Race alone	70,471	5.3
Two or More Races	14,219	1.1
Not Hispanic or Latino	1,144,177	85.4
White alone	877,309	65.5
Black or African American alone	141,305	10.5
American Indian and Alaska Native alone	1,379	0.1
Asian alone	101,558	7.6
Native Hawaiian and Other Pacific Islander alone	197	0.0
Some Other Race alone	4,740	0.4
Two or More Races	17,689	1.3
<b>RELATIONSHIP</b>		
Total population	1,339,532	100.0
In households	1,317,866	98.4
Householder	448,528	33.5
Spouse [6]	269,043	20.1
Child	431,790	32.2
Own child under 18 years	277,508	20.7
Other relatives	108,243	8.1
Under 18 years	28,241	2.1
65 years and over	23,855	1.8
Nonrelatives	60,262	4.5
Under 18 years	5,056	0.4
65 years and over	4,029	0.3
Unmarried partner	17,993	1.3
In group quarters	21,666	1.6
Institutionalized population	9,423	0.7
Male	4,250	0.3
Female	5,173	0.4
Noninstitutionalized population	12,243	0.9
Male	6,131	0.5
Female	6,112	0.5
<b>HOUSEHOLDS BY TYPE</b>		
Total households	448,528	100.0
Family households (families) [7]	340,523	75.9
With own children under 18 years	150,170	33.5
Husband-wife family	269,043	60.0
With own children under 18 years	123,379	27.5
Male householder, no wife present	19,088	4.3
With own children under 18 years	6,193	1.4
Female householder, no husband present	52,392	11.7
With own children under 18 years	20,598	4.6

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

Subject	Number	Percent
Nonfamily households [7]	108,005	24.1
Householder living alone	90,292	20.1
Male	32,978	7.4
65 years and over	11,103	2.5
Female	57,314	12.8
65 years and over	34,655	7.7
Households with individuals under 18 years	165,255	36.8
Households with individuals 65 years and over	145,151	32.4
Average household size	2.94	(X)
Average family size [7]	3.38	(X)
<b>HOUSING OCCUPANCY</b>		
Total housing units	468,346	100.0
Occupied housing units	448,528	95.8
Vacant housing units	19,818	4.2
For rent	4,557	1.0
Rented, not occupied	374	0.1
For sale only	4,361	0.9
Sold, not occupied	1,298	0.3
For seasonal, recreational, or occasional use	4,073	0.9
All other vacants	5,155	1.1
Homeowner vacancy rate (percent) [8]	1.2	(X)
Rental vacancy rate (percent) [9]	4.8	(X)
<b>HOUSING TENURE</b>		
Occupied housing units	448,528	100.0
Owner-occupied housing units	358,300	79.9
Population in owner-occupied housing units	1,084,826	(X)
Average household size of owner-occupied units	3.03	(X)
Renter-occupied housing units	90,228	20.1
Population in renter-occupied housing units	233,040	(X)
Average household size of renter-occupied units	2.58	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption.

Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

***Economics & Housing:***

Nassau County has one of the most affluent populations in the Country. The 2000 median family income is \$81,246 according to the 2000 census, while the median household income was \$72,030. Nassau County levels exceed adjoining Suffolk County where the median family income was \$72,012 and the median household income was \$65,228. Meanwhile, the Nassau County averages significantly exceed state averages where the median family income was only \$51,691, and the median household income was \$43,393.

Economically, the area is primarily based on service and miscellaneous employment categories, and wholesale/retail trade. Manufacturing employment in Suffolk/Nassau County metropolitan area correlates to only 145,000 out of 1,200,000 employed, only around 12%. Meanwhile, wholesale and retail trade accounts for over 514,000 employees, or nearly 43% of the employment base.

Overviewed below is a summarization of the largest employers for the Nassau/Suffolk County region as of 2007 (most recent available):

<b>Largest Non-Government Employers – Nassau/Suffolk County</b>		
<b>Firm Name:</b>	<b>Approx. # of Employees:</b>	<b>Type of Business:</b>
Cablevision Systems	12,768	Broadband, cable, Internet offerings
Verizon Communications	5,600	Communications Service
North Shore University Medical Center	4,981	Healthy System
Winthrop – South Nassau University Health System	4,000	Healthcare System
Citigroup	2,800	Finance
All Metro Health Care	2,500	Health
Northrop-Grumman	2,400	Aerospace – Computer Software
South Nassau Community Hospital	2,262	Health
St. Francis Hospital	1,632	Health

SOURCE: Long Island Business News 2007 Book of Lists

The area's proximity to New York City allows many residents the opportunity to work in the city and enjoy the suburban style of like the county provides. The NYS Department of Labor estimates that 35% of the county's employed residents work in New York City and approximately 60% work within Nassau County.

A summary of jobs by industry is outlined in the chart on the following page. Service providing is clearly the largest sector within Nassau County, of which there is a large proportion in the trade, transportation and utility classification. This data shows that within the Nassau/Suffolk County area clothing and clothing accessories reflect the highest improvement over the last year in regards to employment changes; up 8.9%. Meanwhile, areas that declined between May 2010 and May 2011 included health and personnel care stores (down 0.08%), educational services which was down significantly by 4.0%, and accommodation and food which was down 3.3%.

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

**Nonfarm Employment by Industry (NAICS)  
New York State and Metropolitan Areas  
Data Source: Current Employment Statistics Survey  
Data for Nassau-Suffolk, NY Metropolitan Division**

(Data are *not* seasonally adjusted. Data are preliminary and subject to revision.)

Industry	MAY 2012	APR 2012	MAY 2011	Net Month	Percent Month	Net Year	Percent Year
Total Nonfarm	1,259,900	1,242,200	1,250,800	17,700	1.40%	9,100	0.70%
Total Private	1,050,400	1,033,600	1,042,300	16,800	1.60%	8,100	0.80%
Goods Producing	129,500	128,700	135,100	800	0.60%	-5,600	-4.10%
Natural Resources, Mining and Construction	57,000	56,300	61,700	700	1.20%	-4,700	-7.60%
Specialty Trade Contractors	37,500	37,500	42,900	0	0.00%	-5,400	-12.60%
Manufacturing	72,500	72,400	73,400	100	0.10%	-900	-1.20%
Durable Goods	43,500	43,100	43,900	400	0.90%	-400	-0.90%
Non Durable Goods	29,000	29,300	29,500	-300	-1.00%	-500	-1.70%
Service Providing	1,130,400	1,113,500	1,115,700	16,900	1.50%	14,700	1.30%
Private Service Providing	920,900	904,900	907,200	16,000	1.80%	13,700	1.50%
Trade, Transportation, and Utilities	260,500	256,100	258,600	4,400	1.70%	1,900	0.70%
Wholesale Trade	68,800	66,900	67,600	1,900	2.80%	1,200	1.80%
Merchant Wholesalers, Durable Goods	33,200	33,000	34,000	200	0.60%	-800	-2.40%
Merchant Wholesalers, Nondurable Goods	25,400	25,200	24,900	200	0.80%	500	2.00%
Retail Trade	153,700	152,800	153,300	900	0.60%	400	0.30%
Building Material and Garden Equipment	12,600	12,000	12,200	600	5.00%	400	3.30%
Food and Beverage Stores	35,900	35,500	34,900	400	1.10%	1,000	2.90%
Grocery Stores	30,000	29,500	29,400	500	1.70%	600	2.00%
Health and Personal Care Stores	12,500	12,500	12,600	0	0.00%	-100	-0.80%
Clothing and Clothing Accessories Stores	19,500	18,900	17,900	600	3.20%	1,600	8.90%
General Merchandise Stores	25,600	25,900	25,600	-300	-1.20%	0	0.00%
Department Stores	20,000	20,300	20,100	-300	-1.50%	-100	-0.50%
Transportation, Warehousing, and Utilities	38,000	36,400	37,700	1,600	4.40%	300	0.80%
Utilities	4,200	4,200	4,200	0	0.00%	0	0.00%
Transportation and Warehousing	33,800	32,200	33,500	1,600	5.00%	300	0.90%
Couriers and Messengers	5,000	4,900	5,100	100	2.00%	-100	-2.00%
Information	24,000	24,100	24,600	-100	-0.40%	-600	-2.40%
Broadcasting (except Internet)	6,200	6,200	6,200	0	0.00%	0	0.00%
Telecommunications	5,800	5,700	5,800	100	1.80%	0	0.00%
Financial Activities	73,500	72,600	70,400	900	1.20%	3,100	4.40%
Finance and Insurance	56,600	55,900	54,000	700	1.30%	2,600	4.80%
Credit Intermediation and Related Activities	22,200	22,000	21,400	200	0.90%	800	3.70%
Depository Credit Intermediation	11,700	11,700	11,300	0	0.00%	400	3.50%
Insurance Carriers and Related Activities	25,900	25,700	25,100	200	0.80%	800	3.20%

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

**Nonfarm Employment by Industry (NAICS)  
New York State and Metropolitan Areas  
Data Source: Current Employment Statistics Survey  
Data for Nassau-Suffolk, NY Metropolitan Division**

Industry	MAY 2012	APR 2012	MAY 2011	Net Month	Percent Month	Net Year	Percent Year
Real Estate and Rental and Leasing	16,900	16,700	16,400	200	1.20%	500	3.00%
Real Estate	13,500	13,300	13,000	200	1.50%	500	3.80%
Professional and Business Services	165,900	164,700	159,900	1,200	0.70%	6,000	3.80%
Professional, Scientific, and Technical Services	78,300	79,200	75,900	-900	-1.10%	2,400	3.20%
Legal Services	18,600	18,500	17,800	100	0.50%	800	4.50%
Accounting, Tax Prep., Bookkpng., and Payroll Servs.	11,000	11,900	11,300	-900	-7.60%	-300	-2.70%
Management of Companies and Enterprises	14,300	14,200	14,300	100	0.70%	0	0.00%
Admin. & Supp. and Waste Manage. & Remed. Servs.	73,300	71,300	69,700	2,000	2.80%	3,600	5.20%
Education and Health Services	237,100	235,500	233,100	1,600	0.70%	4,000	1.70%
Educational Services	35,700	36,600	37,200	-900	-2.50%	-1,500	-4.00%
Health Care and Social Assistance	201,400	198,900	195,900	2,500	1.30%	5,500	2.80%
Ambulatory Health Care Services	77,900	76,300	76,600	1,600	2.10%	1,300	1.70%
Hospitals	55,900	55,600	53,700	300	0.50%	2,200	4.10%
Nursing and Residential Care Facilities	34,300	34,000	33,000	300	0.90%	1,300	3.90%
Social Assistance	33,300	33,000	32,600	300	0.90%	700	2.10%
Leisure and Hospitality	104,600	99,200	105,600	5,400	5.40%	-1,000	-0.90%
Arts, Entertainment, and Recreation	23,700	19,500	21,900	4,200	21.50%	1,800	8.20%
Amusement, Gambling, and Recreation Industries	17,700	15,600	15,700	2,100	13.50%	2,000	12.70%
Accommodation and Food Services	80,900	79,700	83,700	1,200	1.50%	-2,800	-3.30%
Food Services and Drinking Places	77,100	76,000	78,700	1,100	1.40%	-1,600	-2.00%
Other Services	55,300	52,700	55,000	2,600	4.90%	300	0.50%
Personal and Laundry Services	19,700	19,500	20,300	200	1.00%	-600	-3.00%
Government	209,500	208,600	208,500	900	0.40%	1,000	0.50%
Federal Government	17,500	17,700	17,500	-200	-1.10%	0	0.00%
State Government	26,400	25,800	26,300	600	2.30%	100	0.40%
State Government Education	13,100	13,100	12,900	0	0.00%	200	1.60%
State Government Hospitals	1,600	1,600	1,700	0	0.00%	-100	-5.90%
Local Government	165,600	165,100	164,700	500	0.30%	900	0.50%
Local Government Education	108,200	106,700	108,900	1,500	1.40%	-700	-0.60%
Local Government Hospitals	2,700	2,700	3,100	0	0.00%	-400	-12.90%

Source: NYS Department of Labor

## SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA

The Nassau/Suffolk region and Long Island mirrors patterns evident throughout the metro New York region. The May of 2012 unemployment rate data shows an increase from a similar 2011 timeframe; up from 6.7% in May of 2011 to 7.4% in May of 2012. The level of employment, however, is also up; from 1,330,400 to 1,358,100; a 2.08% increase. These trends therefore show some positive characteristics in the total employed factor, but at the same time continued concern for the increased unemployment rate, as many in the employment pool have simply stopped looking for work. We have also separately reviewed Nassau and Suffolk counties which indicates that the both economies appears similar, as the unemployment rate in Nassau was 7.4% in May of 2012 compared to Suffolk at 7.4%.

Lastly, in regards to their rank within the state, both show favor compared to other counties in the state regarding unemployment. Nassau County ranked 6<sup>th</sup> out of 62 counties in the state at the 7.2% mark as of May 2012, and Suffolk County ranked 12<sup>th</sup>.

### UNEMPLOYMENT RATE – NASSAU-SUFFOLK

Year	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual Average
2012	7.80%	7.80%	7.20%	7.10%	7.40%								
2011	7.80%	7.70%	7.20%	6.60%	6.70%	7.00%	7.20%	7.00%	7.10%	6.80%	6.80%	6.80%	7.10%
2010	8.10%	8.20%	7.70%	7.10%	7.10%	7.10%	7.50%	7.20%	7.20%	7.00%	7.20%	7.00%	7.40%
2009	6.80%	7.30%	7.20%	6.80%	7.00%	7.40%	7.50%	7.30%	7.50%	7.20%	7.10%	7.20%	7.20%
2008	4.80%	4.70%	4.50%	4.00%	4.50%	4.70%	5.10%	5.10%	5.10%	5.00%	5.30%	5.80%	4.90%
2007	4.20%	4.10%	3.70%	3.30%	3.50%	3.70%	4.10%	3.90%	4.00%	3.70%	3.80%	4.00%	3.80%
2006	4.30%	4.50%	4.20%	4.00%	3.80%	3.90%	4.30%	3.90%	3.80%	3.40%	3.60%	3.40%	3.90%
2005	4.70%	4.80%	4.20%	3.80%	4.00%	4.10%	4.40%	4.00%	4.20%	3.90%	4.10%	3.90%	4.20%
2004	5.40%	5.30%	5.20%	4.50%	4.40%	4.60%	4.70%	4.30%	4.30%	4.10%	4.20%	4.20%	4.60%
2003	5.20%	5.10%	4.80%	4.50%	4.50%	4.90%	5.00%	4.70%	4.80%	4.60%	4.70%	4.50%	4.80%
2002	5.40%	5.20%	5.00%	4.60%	4.50%	4.60%	4.80%	4.50%	4.40%	4.20%	4.50%	4.50%	4.70%
2001	3.80%	3.60%	3.40%	3.20%	3.20%	3.50%	3.70%	3.90%	4.00%	4.10%	4.40%	4.50%	3.80%
2000	4.00%	3.90%	3.50%	3.00%	3.20%	3.30%	3.50%	3.40%	3.40%	3.10%	3.10%	3.00%	3.40%

### EMPLOYED – NASSAU-SUFFOLK

Year	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Ann Avg
2012	1,335,300	1,335,200	1,348,200	1,350,300	1,358,100								
2011	1,337,900	1,330,400	1,343,500	1,353,600	1,330,400	1,383,000	1,380,600	1,374,900	1,347,900	1,358,400	1,361,100	1,354,200	1,357,200
2010	1,339,900	1,333,900	1,347,100	1,365,700	1,368,600	1,392,500	1,392,000	1,386,100	1,357,500	1,361,800	1,357,300	1,357,000	1,363,300
2009	1,374,900	1,364,300	1,366,900	1,373,300	1,375,900	1,401,200	1,403,800	1,391,700	1,357,200	1,358,400	1,356,400	1,353,100	1,373,100
2008	1,413,700	1,405,100	1,415,300	1,421,800	1,422,700	1,450,200	1,455,400	1,442,600	1,411,500	1,416,800	1,408,600	1,402,500	1,422,200
2007	1,413,200	1,405,100	1,414,500	1,418,300	1,421,500	1,453,200	1,453,700	1,440,700	1,419,100	1,423,900	1,430,000	1,430,500	1,427,000
2006	1,397,900	1,391,600	1,402,200	1,407,300	1,415,500	1,449,600	1,452,000	1,442,600	1,412,600	1,428,600	1,430,800	1,435,900	1,422,200
2005	1,378,500	1,373,600	1,383,900	1,397,700	1,400,800	1,431,200	1,440,400	1,433,500	1,403,600	1,412,800	1,412,700	1,420,800	1,407,500
2004	1,361,300	1,361,500	1,367,100	1,374,400	1,377,500	1,412,400	1,423,800	1,415,200	1,382,400	1,397,400	1,401,200	1,404,700	1,389,900
2003	1,356,200	1,353,900	1,361,000	1,368,500	1,367,800	1,394,500	1,396,000	1,384,700	1,357,600	1,374,400	1,378,900	1,381,300	1,372,900
2002	1,333,900	1,345,100	1,350,500	1,357,100	1,364,700	1,389,400	1,394,900	1,388,100	1,367,100	1,374,800	1,369,300	1,374,000	1,367,400
2001	1,351,300	1,349,700	1,357,200	1,355,800	1,359,500	1,386,300	1,400,500	1,382,200	1,355,900	1,362,800	1,361,300	1,368,800	1,365,900
2000	1,343,700	1,344,800	1,349,900	1,361,900	1,358,600	1,387,000	1,391,200	1,383,200	1,356,100	1,368,200	1,369,000	1,382,000	1,366,300

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

**UNEMPLOYMENT RATE – SUFFOLK COUNTY**

<b>Year</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual Average</b>
2012	8.20%	8.30%	7.60%	7.50%	7.60%								
2011	8.30%	8.20%	7.60%	6.90%	6.90%	7.20%	7.50%	7.30%	7.30%	7.00%	7.00%	7.20%	7.40%
2010	8.50%	8.60%	8.10%	7.30%	7.20%	7.20%	7.70%	7.50%	7.30%	7.10%	7.50%	7.40%	7.60%
2009	7.20%	7.60%	7.50%	6.90%	7.10%	7.40%	7.60%	7.40%	7.60%	7.30%	7.30%	7.50%	7.40%
2008	4.90%	5.00%	4.70%	4.10%	4.60%	4.70%	5.20%	5.20%	5.10%	5.10%	5.40%	6.00%	5.00%
2007	4.30%	4.30%	3.80%	3.40%	3.50%	3.70%	4.20%	4.00%	4.00%	3.80%	3.90%	4.10%	3.90%
2006	4.40%	4.70%	4.30%	4.20%	3.80%	3.90%	4.40%	4.00%	3.80%	3.40%	3.70%	3.50%	4.00%
2005	4.90%	5.00%	4.30%	3.90%	4.00%	4.10%	4.50%	4.10%	4.20%	3.90%	4.20%	3.90%	4.20%
2004	5.60%	5.50%	5.40%	4.50%	4.40%	4.60%	4.80%	4.40%	4.40%	4.10%	4.20%	4.30%	4.70%
2003	5.40%	5.30%	5.00%	4.60%	4.50%	4.80%	5.00%	4.80%	4.80%	4.60%	4.70%	4.60%	4.80%
2002	5.40%	5.30%	5.00%	4.60%	4.40%	4.60%	4.90%	4.60%	4.40%	4.20%	4.50%	4.60%	4.70%
2001	3.90%	3.80%	3.50%	3.30%	3.20%	3.50%	3.80%	4.00%	4.00%	4.10%	4.40%	4.50%	3.80%
2000	4.10%	4.10%	3.60%	3.10%	3.20%	3.20%	3.50%	3.50%	3.40%	3.10%	3.20%	3.10%	3.40%

**EMPLOYED – SUFFOLK COUNTY**

Data in thousands.

<b>Year</b>	<b>Jan</b>	<b>Feb</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Ann Avg</b>
2012	709,700	709,600	716,500	717,600	721,800								
2011	711,100	707,100	714,000	719,400	723,000	735,000	733,700	730,700	716,400	722,000	723,400	719,700	721,300
2010	712,100	708,900	715,900	725,800	727,400	740,100	739,800	736,700	721,500	723,700	721,400	721,200	724,500
2009	731,900	726,300	727,600	731,000	732,400	745,900	747,300	740,900	722,500	723,100	722,100	720,300	730,900
2008	752,600	748,000	753,500	756,900	757,400	772,000	774,800	768,000	751,400	754,300	749,900	746,600	757,100
2007	750,300	746,000	751,000	753,000	754,700	771,500	771,800	764,900	753,400	756,500	759,200	759,500	757,600
2006	741,000	737,700	743,300	746,000	750,400	768,400	769,700	764,700	748,800	757,300	758,500	761,200	753,900
2005	730,000	727,400	732,900	740,200	741,900	757,900	762,800	759,200	743,300	748,200	748,100	752,400	745,300
2004	719,700	719,800	722,700	726,600	728,200	746,700	752,700	748,200	730,800	738,800	740,700	742,600	734,800
2003	715,000	713,800	717,500	721,500	721,100	735,100	735,900	730,000	715,700	724,500	726,900	728,200	723,800
2002	700,400	706,200	709,100	712,500	716,500	729,500	732,300	728,800	717,700	721,800	719,000	721,400	717,900
2001	707,000	706,100	710,100	709,400	711,300	725,300	732,700	723,100	709,400	713,000	712,200	716,100	714,600
2000	699,000	699,600	702,300	708,500	706,800	721,500	723,700	719,600	705,500	711,800	712,200	719,000	710,800

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

In regards to building permits, we provide documentation available from census data and other various sources below and on the following pages. The information indicates a significant slowdown in activity for both Suffolk-Nassau County from the pre-recessionary conditions; for instance in Suffolk there were over 4,200 single-family permits in 2005, but just over 1,000 between 2009 and 2011 in Nassau county and just over 2,400 for Suffolk County. Meanwhile, in some of the individual villages and towns that are important to recognize, the permit activity reflects more scattered variables. For instance in Babylon, there have certainly been less single-family permits over the last few years, but the changes are not as dramatic as the county as whole. This is also the case in the neighboring Town of Oyster Bay.

**SOCDS Building Permits Database**

**County Totals**

Housing Unit Building Permits for: Nassau County, NY											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012*
<b>Total Units</b>	985	978	1,177	1,435	1,452	822	1,868	378	523	853	306
<b>Units in Single-Family Structures</b>	740	635	735	1,197	1,291	737	822	365	400	311	168
<b>Units in All Multi-Family Structures</b>	245	343	442	238	161	85	1,046	13	123	542	138
<b>Units in 2-unit Multi-Family Structures</b>	30	44	68	44	38	18	6	8	28	2	4
<b>Units in 3- and 4-unit Multi-Family Structures</b>	3	8	0	7	4	4	0	0	63	0	0
<b>Units in 5+ Unit Multi-Family Structures</b>	212	291	374	187	119	63	1,040	5	32	540	134

Housing Unit Building Permits for: Suffolk County, NY											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012*
<b>Total Units</b>	4,384	3,217	3,397	5,183	2,573	2,126	1,396	990	971	856	491
<b>Units in Single-Family Structures</b>	3,481	2,649	2,940	4,241	2,410	2,030	972	791	910	759	324
<b>Units in All Multi-Family Structures</b>	903	568	457	942	163	96	424	199	61	97	167
<b>Units in 2-unit Multi-Family Structures</b>	204	238	230	2	4	6	0	0	0	6	0
<b>Units in 3- and 4-unit Multi-Family Structures</b>	109	114	98	0	6	33	0	0	0	0	0
<b>Units in 5+ Unit Multi-Family Structures</b>	590	216	129	940	153	57	424	199	61	91	167

**Selected Jurisdictions**

Housing Unit Building Permits for: FARMINGDALE VILLAGE, NY (Nassau County)											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012*
Total Units	77	13	22	21	22	12	0	0	0	0	1
Units in Single-Family Structures	6	8	15	21	17	12	0	0	0	0	1
Units in All Multi-Family Structures	71	5	7	0	5	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	3	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	68	5	7	0	5	0	0	0	0	0	0

Housing Unit Building Permits for: MASSAPEQUA PARK VILLAGE, NY (Nassau County)											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012*
Total Units	1	1	1	2	0	4	5	6	5	2	1
Units in Single-Family Structures	1	1	1	2	0	4	5	6	5	2	1
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: OYSTER BAY COVE VILLAGE, NY (Nassau County)											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012*
Total Units	1	5	0	2	2	2	3	2	0	1	0
Units in Single-Family Structures	1	5	0	2	2	2	3	2	0	1	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

Housing Unit Building Permits for: OYSTER BAY TOWN, NY (Nassau County)											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012*
Total Units	156	67	89	170	284	149	397	95	142	72	28
Units in Single-Family Structures	110	67	89	166	234	135	327	95	142	72	28
Units in All Multi-Family Structures	46	0	0	4	50	14	70	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	2	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	4	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	46	0	0	0	48	14	70	0	0	0	0

Housing Unit Building Permits for: AMITYVILLE VILLAGE, NY (Suffolk County)											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012*
Total Units	7	7	2	17	0	136	73	6	0	0	0
Units in Single-Family Structures	3	3	2	15	0	136	12	0	0	0	0
Units in All Multi-Family Structures	4	4	0	2	0	0	61	6	0	0	0
Units in 2-unit Multi-Family Structures	0	4	0	2	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	4	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	61	6	0	0	0

Housing Unit Building Permits for: BABYLON TOWN, NY (Suffolk County)											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012*
Total Units	189	199	129	127	192	99	255	30	20	15	6
Units in Single-Family Structures	120	125	129	127	117	87	44	30	20	15	6
Units in All Multi-Family Structures	69	74	0	0	75	12	211	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	69	74	0	0	75	12	211	0	0	0	0

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**

Housing Unit Building Permits for: BABYLON VILLAGE, NY (Suffolk County)											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012*
Total Units	30	2	6	6	2	5	9	15	1	1	1
Units in Single-Family Structures	30	2	6	6	2	5	9	15	1	1	1
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: LINDENHURST VILLAGE, NY (Suffolk County)											
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012*
Total Units	165	7	9	21	19	29	5	1	1	3	21
Units in Single-Family Structures	8	7	9	21	19	10	5	1	1	3	1
Units in All Multi-Family Structures	157	0	0	0	0	19	0	0	0	0	20
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	3	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	154	0	0	0	0	19	0	0	0	0	20

\*As of May 2012  
Source: HUDUSER

***Transportation:***

A network of expressways and parkways serve Nassau County. The Long Island expressway, Northern and Southern State Parkways, are the main east/west highways connecting Suffolk County and the City of New York. The Meadowbrook and Wantagh State Parkways and the Seaford-Oyster Bay Expressway are the main north/south arteries connecting the north and south shores of the island.

The Long Island Rail Road operates two main lines and several branches through Nassau County. In addition to providing frequent commuter service to and from New York City, the Long Island Rail Road carries tons of freight to the island's industries. Nassau has good access to Kennedy and LaGuardia airports in Queens, which are within 10 miles of the Nassau border. Newark Airport is also accessible as is the 1,400 acre MacArthur Airport in Bohemia, Suffolk County.

The average travel time to work, as of the 2000 Census was 34.3 minutes, indicating that residents rely on the transportation linkages on a consistent basis.

***Residential Real Estate:***

Nassau-Suffolk County remains one of the most expensive residential areas in the nation, offering a wide array of aesthetically appealing dwellings, sprawling estates and large mansions, as well more typical dwelling units. National rankings of the 75 most expensive suburban communities placed one in Nassau County community (Laurel Hollow/Millmack) as the third most expensive suburb in the United States with an average price for single-family homes exceeding \$1 million. The 2010 Census documentation indicates that the median price of a home within Suffolk County is over \$424,200, a pattern and trend that continues to increase based on more recent statistics.

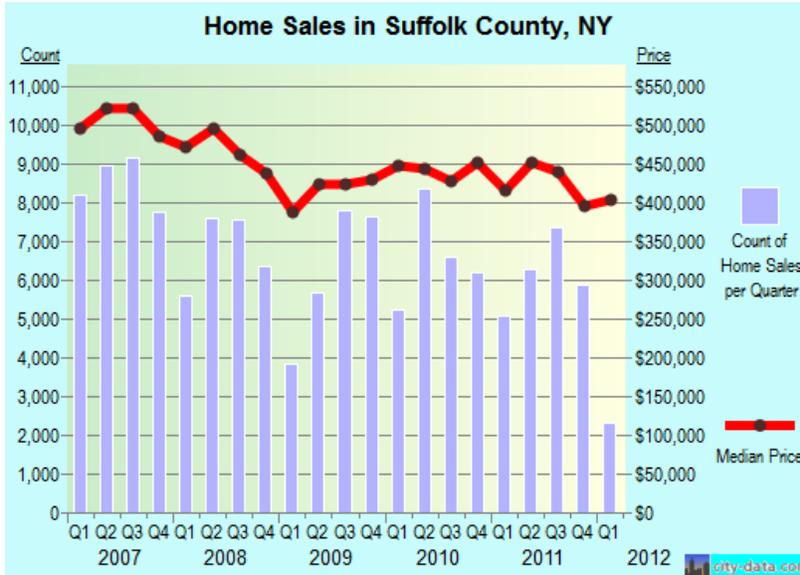
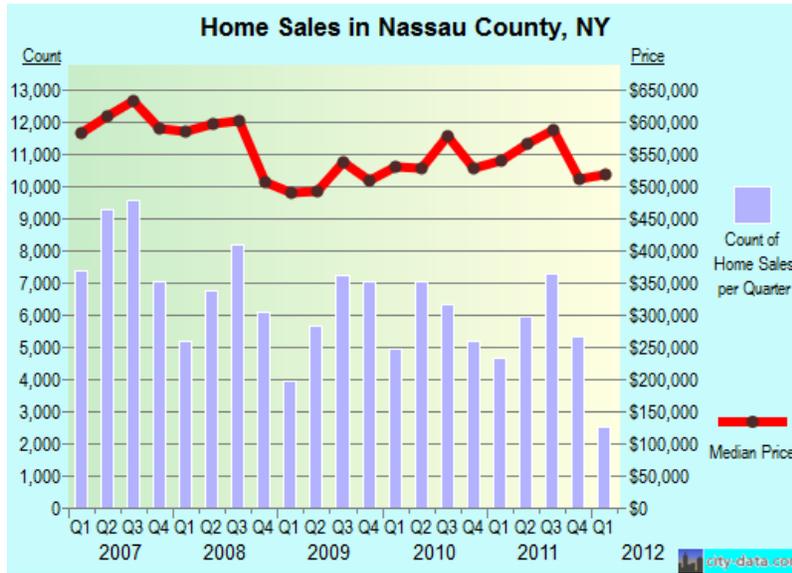
The predominate type of housing within Suffolk County remains single-family. Over 69% of the dwelling units are one unit detached housing. Multiple family includes only 18.66% of the entire household base. Meanwhile, the area remains fairly heavily concentrated with owner-occupied units. As of the 2000 Census, only 19.7% of housing units were renter as opposed to homeowner occupied.

Outlined in the chart on the following page is a summarization of recent statistics gathered by [www.city-data.com](http://www.city-data.com) that tracks ML and realtor listings for Nassau-Suffolk County. This information shows that housing price had declined from the 2006 to 2008 levels, but they have been gradually increasing and stabilizing over the last couple of years indicating a minor improvement from when the recession initially hit. Pricing had dropped below \$500,000 on average, but now 2012 exceeds \$500,000 on average for Nassau County. This is still well below levels previously achieved of up to \$650,000, but it does show signs of an improvement.

Meanwhile, the level of sale transactions in the region has remained below 2006 to 2007 levels with quarterly totals ranging from about 7,000 to almost 8,000 transactions in Nassau compared to previous years levels where the totals on a quarterly basis approach 6,000, just over 5,200 to just over 7,000 per quarter in Suffolk County compared to pre-recessionary sale transactions ranging from over 7,000 to almost 11,000 quarterly.

In Suffolk, the pricing has historically been lower than Nassau. Between 2006 and 2008, the pricing generally ranged from around \$450,000 to over \$525,000. The decline started in 2008, but it now appears that pricing has stabilized in the last quarter issuing an increase backup to just over \$400,000.

**SUFFOLK COUNTY/NASSAU COUNTY/LONG ISLAND AREA & ECONOMIC DATA**



Source: www.citi-data.com

***Environment:***

Environmental issues, high costs and government budget deficits are the main concern affecting future growth and development. The closing of beaches in 1988 due to hospital waste highlighted the importance of this issue, and cost businesses millions of dollars. Water treatment and supply, and solid waste disposal are critical issues. The Long Island Landfill Law (1980) enacted to protect groundwater threatened with contamination, required that all landfills be closed.

In 1991 Nassau contained 1,847 facilities considered to be air pollution sources by the New York State Department of Environmental Conservation – the highest level in the state. Nassau also contained 42 Hazardous Waste sites. Environmental concerns, in addition to the lack of developable land have reduced the potential for development.

***Health:***

Major hospitals in Nassau include Long Island Jewish Medical Center (829 beds), and North Shore University Hospital (720 beds), which are among the finest in the nation. Other hospitals include South Nassau Community Hospital (429 beds), Long Beach Memorial Hospital (203 beds), Mercy Hospital (387 beds), Massapequa General Hospital (102 beds). Winthrop University Medical Center (591 beds) and St. Frances Hospital (247 beds). Many of these facilities have merged or affiliated with others. The North Shore University System with 2,582 beds and 12,656 employees includes North Shore University Hospital in Manhasset, Southside Hospital, Huntington Hospital, Franklin Hospital Medical Center, and North Shore Glen Cove, Plainview and Syosset. Residents also have access to some of the finest hospitals in the world in New York City including Montefiore Hospital, Columbia Presbyterian Medical Center, New York University Medical Center, The Rockefeller Institute, Sloan Kettering, Mount Sinai and Cornell University New York Medical Center plus numerous specialized institutions.

***Education:***

Higher education is available at such colleges as the State University of New York at Old Westbury, Adelphi University, Hofstra University, Long Island University, and the New York Institute of Technology. Nassau Community College also serves local residents. Residents are also available near the State University of New York at Stony Brook, New York University and Columbia College. Long Island colleges served an estimated 135,000.

***Culture and Recreation:***

Long Island has 115 golf courses, 95 tennis clubs, 86 major parks with 55,000 acres; 99,481 motorboats, 215 charter boats; and 429 yacht clubs and marinas. Nassau Coliseum hosts the New York Islanders, concerts and special events. Shoreline activities on Long Island Sound, Atlantic, Jones and Long Beaches occupy the leisure time of residents.

Residents also have access to the unsurpassed cultural activities of New York City-Broadway, museums, music, restaurants, etc.

***Utilities – Communications:***

Electricity and natural gas for domestic, commercial and industrial consumers is now provided by Keyspan and the Long Island Power Authority, which took over the operations of the Long Island Lighting Company. Telephone service is provided by Verizon and others, however, competition in telecommunication and energy generation has begun to arrive.

Nassau is served by Newsday and 127 community weeklies, and residents have access to three dailies serving New York City. It also has access to the 57 radio stations broadcasting in New York City plus 29 local stations, three local UHF stations, seven channel VHF television reception and three local cable television stations plus hookup for 35 channels.

***Conclusions:***

Although Nassau and Suffolk counties are approaching a point of population saturation, its strong economic base, proximity to New York City, and desirable living conditions should continue to have a positive effect on future real estate values. High tax, electricity and housing costs could reduce growth.

## **QUALIFICATIONS OF THE ANALYST**

**GAR ASSOCIATES LLC  
PROFESSIONAL QUALIFICATIONS OF:**

**M. SCOTT ALLEN**

M. Scott Allen is a partner with GAR Associates LLC and the Principal of the Housing/Market Analysis Group. He is a State Certified General appraiser, and market analyst and he has been active in undertaking these duties since 1986. He was appointed Vice President to the Commercial Division of GAR Associates LLC in 1992 and Principal of the Housing/Market Analysis group in 2015.

**MULTI-FAMILY SERVICES (MARKET ANALYSIS/APPRAISALS):**

While a wide variety of property and real estate types have been analyzed over the years, the current efforts are concentrated on market analysis and appraisal work related to a wide variety of multi-family and residential housing. This includes affordable, market rate, and senior specific (independent/assisted and advanced levels of care) projects. Our experience has allowed us to successfully complete work in other parts of the Northeast and the Country and general state certifications (for appraisal licensing) are permanently held in multiple states – see the next section/page.

Our Market Analysis division has grown out of an increased need for market studies and consulting for newly developed housing projects. On an annual basis, we complete almost 300 market studies and appraisals in conjunction with a wide variety of multiple family housing including:

- *Proposed developments using Low-Income Housing Tax Credits.*
- *Market studies in conjunction with proposed market rate housing projects.*
- *Senior specific as well as family developments.*
- *Market studies and appraisals required under the HUD MAP guidelines.*
- *Market analysis and market studies required in order to support HUD Section 236 Decoupling efforts.*
- *Real estate appraisals for all types of multi-family and residential housing.*

Our market studies are prepared in conjunction with the requirement of the end user. We are approved under the HUD MAP Program, and recognized by New York State HCR, Fannie Mae and Freddie Mac as a provider of such studies. We have also prepared market studies for multiple state allocating agencies which have found our reports acceptable and we are approved on certain state lists; work has been completed and was submitted to various states including Arizona, Massachusetts, Vermont, and New York. Over the past decade, GAR Associates has been active in completing numerous studies in conjunction with submission for Low-Income Housing Tax Credits issued by NYS HCR. We have completed studies across New York State, spreading from metropolitan New York City to Western New York, and areas in between. Based on our experience here, and in conjunction with our NCHMA ties, we have expanded our studies to other areas including work in: Arizona, Vermont, New Jersey, New Hampshire, Massachusetts, Michigan, Connecticut, Pennsylvania, Virginia, Delaware and Nebraska. From fall 2010 to fall 2012 Mr. Allen served as the Chairperson for the NCHMA, and is currently on their executive committee, and serves on the Board of Director for their parent organization; NH&RA.

Currently, the concentration of work effort undertaken is associated with various forms of housing. This includes preparation of market studies in conjunction with affordable housing developments, market studies for market rate housing projects, appraisals/rent comparability studies related to this real estate type, and analysis of military and student housing projects.

On an annual basis, Mr. Allen prepares anywhere between 30 and 40 reports that are directly used in conjunction with NYS HCR Tax Credit Submission filing for 9% credits. He is approved as a market analyst by various state agencies, and is approved as a HUD analyst. Additionally, Mr. Allen serves on the Standards and Executive Committees for NCHMA and from 2010-2012 was the Chair for this organization which has been instrumental in setting guidelines and standards for market analysis used in conjunction with affordable housing. He also served on the Board of Directors for their parent organization NH&RA. In regards to HUD specific work efforts, Mr. Allen attends the Eastern Lender Conference on an annual basis, and has attended the Mid-West Lender Conference in the past. He has appeared on multiple panels at ELA, and for three years (2013-2016) has served as an instructor for the MBA Underwriters Training Class pertaining to the appraisal procedures and principals section (Mr. Allen in conjunction with two HUD underwriters assisted in preparation and writing of this class).

**GAR ASSOCIATES LLC**  
**PROFESSIONAL QUALIFICATIONS OF:**

**M. SCOTT ALLEN**  
(continued)

**EDUCATION:**

Bachelor of Arts – Materials and Logistics Management; through the College of Business  
Michigan State University, East Lansing, Michigan.  
Graduated 1986.

Williamsville East High School, Williamsville, New York.  
Graduated 1982.

**CERTIFICATIONS:**

**New York State Certified General Real Estate Appraiser – Certificate No. 46-4454.**

- Approved as Market Analyst by NYS HCR.
- Approved HUD MAP Analyst and Appraiser.

In addition to New York State, Mr. Allen is permanently certified as a General Appraiser in the following states:

<i>State</i>	<i>Certificate No.</i>	<i>License Expiration</i>
Arizona	32058	1/31/2019
Connecticut	RCG-0001270	4/30/2017
Massachusetts	103369	6/15/2018
New York	46000004454	11/25/2017
North Carolina	A7283	6/15/2018
Pennsylvania	08-0283630	6/30/2017
South Carolina	6681	6/30/2018
Vermont	80.0062301	5/31/2018
Virginia	4001014635	12/31/2017
Maryland	32910	4/6/2020

**MEMBERSHIP AFFILIATIONS:**

Member of NCHMA – National Council of Housing Market Analysts (NCHMA). (Formerly known as NCAHMA: National Council of Affordable Housing Market Analysts.)

Active on the Executive and Standards Committees and from fall of 2010 thru the fall of 2012 was the Chair for this organization. *He is currently on the Board of Directors for their parent organization NH&RA.*

Member: Eastern and Western Conference Lenders Association (HUD Lender Associations)

Member: New York State Association for Affordable Housing (NYSFAFH)

NAIOP – Upstate New York Chapter, Board of Directors (1995-1997).

NAIOP – Upstate New York Chapter, President (1998).

Candidate for Designation through the Appraisal Institute, MAI.

**GAR ASSOCIATES LLC**  
**PROFESSIONAL QUALIFICATIONS OF:**

**M. SCOTT ALLEN**  
(continued)

**WORK EXPERIENCE/CLIENT BASE:**

Work experience includes a broad range of locations related to market analysis and real estate appraisal. While a concentration of this work effort continues to be throughout all of New York State, There are multiple states where recent real estate appraisal and market analysis work had been undertaken and conducted; basically all of the Northeastern markets, Mid-western areas, and the State of Arizona.

The client base is diverse and includes:

- Various state allocating agencies and other Government sectors including HUD, Rural Development and Fannie Mae/Freddie Mac.
- Financial Institutions and Investors. This includes banks, tax credit syndicators, and institutional investors.
- Private developers and investors.

Again, we refer the reader to the attached list of recent housing work for additional documentation pertaining to work experience by location and client base.

**TECHNICAL TRAINING/CONTINUING EDUCATION:**

Recently completed necessary continuing education for the State Certification in New York State:

- Online Forecasting Revenue (2017)
- Online Rates and Ratios: Making Sense of GIMs, OARs, and DCF (2016)
- Online Analyzing Operating Expenses (2015)
- General Demonstration Report writing (2014)
- Understanding the New Role of the Appraisal in Commercial Banking (2014)
- Online and in-person USPAP Update Course (online course taken yearly, in classroom 2016)

Conferences and meetings attended on a consistent basis as part of the continuing education include:

- NCHMA Annual Conferences and Meetings (Two Sessions Annually since 2007)
- NH&RA annual meeting (2013-2016)
- Eastern Conference Lenders Annual Meeting (2011-2016).
- Western Conference Lenders Annual Meeting (2016)
- NYSFAFH Annual Meeting in New York and Semi-Annual Meeting in Upstate, N.Y.
- HCR Workshop and Training Sessions on an Annual Basis In Conjunction with Qualified Allocation Plan
- Arizona Housing Department Annual Conference (2009-2016), market analyst meetings, as well as the annual tax credit workshop (2011-2017)
- Midwest Lenders Annual Conference (2012) and HUD MAP Certification (HUD Lenders Association)

***Instruction:***

From 2013 to 2016, served and will serve as one of the two approved instructors for the MBA (Mortgage Bankers Association) HUD MAP Underwriting Training Program in 2017. Specifically applied to the appraisal class for on-line instruction as it relates to Appraisal Principles and Procedures. This class is approved by HUD for training of underwriters for the HUD MAP program.

## Market Studies Completed by State (2013-Present)

### Arizona

Location	Project / Property Type	Client	Report Type
Mesa, Maricopa Co., AZ	Family Tax Credit	Yes Housing Of Arizona, Inc.	Market Study
Mesa, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Tempe, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Flagstaff, Coconino Co., AZ	Family Market Rate	Chason Affinity Companies	Market Study
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Gardner Capital Development Arizona, LLC	Market Study
Yuma, Yuma Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Family Tax Credit	Yes Housing Of Arizona, Inc.	Market Study
Tucson, Pima Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Guadalupe, Maricopa Co., AZ	Family Tax Credit	Tiempo, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Yes Housing Of Arizona, Inc.	Market Study
Mesa, Maricopa Co., AZ	Senior Tax Credit	Karma Development, LLC	Market Study
Guadalupe, Maricopa Co., AZ	Family Tax Credit	Corbett Consulting	Market Study
Phoenix, Maricopa Co., AZ	Family Tax Credit	Corbett Consulting	Market Study
Tucson, Pima Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Tucson, Pima Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Adolfson & Peterson	Market Study
Avondale, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Mesa, Maricopa Co., AZ	Family Tax Credit	Amcal Multi-housing, Inc.	Market Study
Avondale, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Corbett Consulting	Market Study
Tucson, Pima Co., AZ	Family Tax Credit	Compass Affordable Housing, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Tempe, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Tucson, Pima Co., AZ	Family Tax Credit	Southern Arizona Land Trust (salt)	Market Study
Nogales, Santa Cruz Co., AZ	Senior Tax Credit	Gorman & Company, Inc.	Market Study
Mesa, Maricopa Co., AZ	Family Tax Credit	Amcal Multi-housing, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Mesa, Maricopa Co., AZ	Family Tax Credit	Gorman & Company, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Corbett Consulting	Market Study
Phoenix, Maricopa Co., AZ	Senior Tax Credit	Chicanos Por La Causa, Inc.	Market Study
Phoenix, Maricopa Co., AZ	Family Tax Credit	Yes Housing Of Arizona, Inc.	Market Study

### Massachusetts

Location	Project / Property Type	Client	Report Type
Holyoke, Hampden Co., MA	Family Tax Credit	The Community Builders	Market Study
Holyoke, Hampden Co., MA	Family Tax Credit	The Community Builders	Market Study
Greenfield, Franklin Co., MA	Family Tax Credit	The Community Builders	Market Study
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Cambridge, Middlesex Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study
Boston, Suffolk Co., MA	Family Tax Credit	Rbc Capital Markets	Market Study

### New Jersey

Location	Project / Property Type	Client	Report Type
Newark, Essex Co., NJ	Family Tax Credit	Rbc Capital Markets	Market Study
E Orange, Essex Co., NJ	Senior Tax Credit	Rbc Capital Markets	Market Study
Belleville, Essex Co., NJ	Senior Tax Credit	First Sterling Financial, Inc.	Market Study
Newark, Essex Co., NJ	Family Tax Credit	Rbc Capital Markets	Market Study

### New York

Location	Project / Property Type	Client	Report Type
White Plains, Westchester Co., NY	Senior Market Rate	Engel Burman Group	Market Study
Lake Ronkonkoma, Suffolk Co., NY	Family Tax Credit	Concern For Independent Living	Market Study
Ithaca, Tompkins Co., NY	Special Needs Project	Lakeview Mental Health Services	Market Study
Watertown, Jefferson Co., NY	Family Tax Credit	Georgica Green Ventures, LLC	Market Study
Clarkstown, Rockland Co., NY	Senior Tax Credit	Hyenga Development	Market Study
Wheatfield, Niagara Co., NY	Senior Tax Credit	Episcopal Community Housing Development	Market Study
Lansing, Tompkins Co., NY	Family Tax Credit	The Nrp Group, LLC	Market Study
Utica, Oneida Co., NY	Special Needs Project	Central New York Services, Inc.	Market Study
Watertown, Jefferson Co., NY	Family Tax Credit	Evergreen Partners/the Wishcamper Group	Market Study
Nyack, Rockland Co., NY	Family Tax Credit	First Sterling Financial, Inc.	Market Study
Malta, Saratoga Co., NY	HUD 221 (D)(4)	Century Health Capital, Inc.	Market Study
Hamburg, Erie Co., NY	Family Tax Credit	Dato Development, LLC	Market Study
Wilton, Saratoga Co., NY	Family Market Rate	Gordon Companies	Market Study
New Rochelle, Westchester Co., NY	Family Tax Credit	First Sterling Financial, Inc.	Market Study
Various, Nassau Co., NY	Condo	Engel Burman Group	Market Study
Livingston Manor, Sullivan Co., NY	Family Tax Credit	First Sterling Financial, Inc.	Market Study
Latham, Albany Co., NY	Senior Market Rate	Colonie Senior Services Centers, Inc.	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Port Washington, Nassau Co., NY	Senior Tax Credit	Ska Marin	Market Study
Riverhead, Suffolk Co., NY	Family Tax Credit	Metro Group Properties, Inc.	Market Study
Newburgh, Orange Co., NY	Family Tax Credit	Mill Street Partners, LLC	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	Adl Properties, LLC	Market Study
Genesee, Genesee Co., NY	Student Housing	Genesee College Foundation	Market Study
Selden, Suffolk Co., NY	Family Tax Credit	Concord Management, Ltd.	Market Study
Selden, Suffolk Co., NY	Family Tax Credit	Concord Management, Ltd.	Market Study
Melville, Suffolk Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Bronx, Bronx Co., NY	Special Needs Project	Rbc Capital Markets	Market Study
Chappaqua, Westchester Co., NY	Family Tax Credit	Wilder Balter Partners	Market Study
Huntington, Suffolk Co., NY	Condo	Engel Burman Group	Market Study
Buffalo, Erie Co., NY	Condo	Chason Affinity Companies	Market Study
Buffalo, Erie Co., NY	Senior Tax Credit	Episcopal Community Housing Development	Market Study
Greece, Monroe Co., NY	Family Tax Credit	Nathaniel Development Corporation	Market Study

## Market Studies by State Continued

Troy, Rensselaer Co., NY	HUD 221 (D)(4)	Gershman Mortgage	Market Study
Hudson Falls, Washington Co., NY	Senior Tax Credit	Liberty Affordable Housing Inc.	Market Study
Beacon, Dutchess Co., NY	Family Tax Credit	Metropolitan Funding Corporation	Market Study
Colonie, Albany Co., NY	Senior Tax Credit	First Sterling Financial, Inc.	Market Study
New Rochelle, Westchester Co., NY	Family Tax Credit	The Macquesten Companies	Market Study
Wyandanch, Suffolk Co., NY	Special Needs Project	Albanese Organization, Inc.	Market Study
Chester, Orange Co., NY	HUD 221 (D)(4)	Wyatt Funding Corporation	Market Study
Auburn, Cayuga Co., NY	Family Tax Credit	First Sterling Financial, Inc.	Market Study
Greece, Monroe Co., NY	Senior Tax Credit	Rbc Capital Markets	Market Study
Ithaca, Tompkins Co., NY	Family Market Rate	Newman Development Group, LLC	Market Study
Lancaster, Erie Co., NY	Senior Market Rate	Niagara Lutheran Health System	Market Study
Peekskill, Westchester Co., NY	Family Tax Credit	The Kearney Realty & Development Group	Market Study
Troy, Rensselaer Co., NY	Family Tax Credit	Omni Development - Do Not Use	Market Study
Rochester, Monroe Co., NY	Senior Tax Credit	Winn Development	Market Study
Rochester, Monroe Co., NY	Senior Tax Credit	Winn Development	Market Study
Kingston, Ulster Co., NY	Family Tax Credit	Mjj Corporation	Market Study
Tuckahoe, Suffolk Co., NY	Family Tax Credit	Georgica Green Ventures, LLC	Market Study
Buffalo, Erie Co., NY	Special Needs Project	Help Usa	Market Study
Cornwall, Orange Co., NY	Senior Tax Credit	Cohen-esrey Communities, LLC	Market Study
Akron, Erie Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Watertown, Jefferson Co., NY	Family Tax Credit	Evergreen Partners/the Wishcamper Group	Market Study
Mount Vernon, Westchester Co., NY	Family Tax Credit	The Macquesten Companies	Market Study
Queensbury, Warren Co., NY	Family Market Rate	Glens Falls National Bank & Trust Company	Market Study
Queens, Queens Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Poughkeepsie, Dutchess Co., NY	Family Market Rate	Jm Development	Market Study
Cohoes, Albany Co., NY	HUD 221 (D)(4)	Century Health Capital, Inc.	Market Study
Dryden, Tompkins Co., NY	Family Tax Credit	Conifer Realty, LLC	Market Study
New Rochelle, Westchester Co., NY	Family Tax Credit	The Macquesten Companies	Market Study
Amherst, Erie Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Amherst, Erie Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Auburn, Cayuga Co., NY	Family Tax Credit	Rbc Capital Markets	Market Study
Lake Ronkonkoma, Suffolk Co., NY	Special Needs Project	Concern For Independent Living	Market Study
Cohoes, Albany Co., NY	Special Needs Project	Regan Development Corporation	Market Study
Latham, Albany Co., NY	Senior Market Rate	Colonie Senior Services Centers, Inc.	Market Study
Livingston Manor, Sullivan Co., NY	Family Tax Credit	Wilder Balter Partners	Market Study
Newburgh, Orange Co., NY	Family Tax Credit	Mjj Corporation	Market Study
Rome, Oneida Co., NY	Family Tax Credit	Omni Development - Do Not Use	Market Study
Middletown, Orange Co., NY	Family Tax Credit	Mjj Corporation	Market Study
Queens, Queens Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Buffalo, Erie Co., NY	Senior Tax Credit	People Inc.	Market Study
Albany, Albany Co., NY	Family Tax Credit	Albany Housing Authority	Market Study
Binghamton, Broome Co., NY	Family Tax Credit	First Ward Action Council, Inc.	Market Study
Beacon, Dutchess Co., NY	Family Tax Credit	The Kearney Realty & Development Group	Market Study
Prattsville, Greene Co., NY	Senior Tax Credit	The Kearney Realty & Development Group	Market Study
Hempstead, Nassau Co., NY	Family Tax Credit	Conifer Realty, LLC	Market Study
Village Of Buchanan, Westchester Co., NY	Senior Tax Credit	Community Housing Innovations, Inc.	Market Study
Wyandanch, Suffolk Co., NY	Family Tax Credit	Albanese Organization, Inc.	Market Study
Wyandanch, Suffolk Co., NY	Family Tax Credit	Albanese Organization, Inc.	Market Study
Albany, Albany Co., NY	Family Tax Credit	Albany Housing Authority	Market Study
Queens, Queens Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Southampton, Suffolk Co., NY	Family Tax Credit	Georgica Green Ventures, LLC	Market Study
Prattsville, Greene Co., NY	Senior Tax Credit	The Kearney Realty & Development Group	Market Study
Mechanicville, Saratoga Co., NY	Family Tax Credit	The Nrp Group, LLC	Market Study
Carmel, Putnam Co., NY	Senior Tax Credit	Wilder Balter Partners	Market Study
Carmel, Putnam Co., NY	Senior Tax Credit	Wilder Balter Partners	Market Study
Yorktown Heights, Westchester Co., NY	Family Tax Credit	Marathon Development Group	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	Workforce Housing Group	Market Study
New Windsor, Orange Co., NY	Senior Market Rate	Mjj Corporation	Market Study
Johnson City, Broome Co., NY	Family Tax Credit	Regan Development Corporation	Market Study
Geneva, Ontario Co., NY	Family Tax Credit	Conifer Realty, LLC	Market Study
Binghamton, Broome Co., NY	Senior Tax Credit	First Sterling Financial, Inc.	Market Study
Schenectady, Schenectady Co., NY	Senior Tax Credit	The Community Builders	Market Study
Tonawanda, Erie Co., NY	Special Needs Project	People Inc.	Market Study
Carmel, Putnam Co., NY	Senior Tax Credit	Wilder Balter Partners	Market Study
Colonie, Albany Co., NY	Senior Tax Credit	The Kearney Realty & Development Group	Market Study
Melville, Suffolk Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Queens, Queens Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Albany, Albany Co., NY	Family Tax Credit	Albany Housing Authority	Market Study
Troy, Rensselaer Co., NY	Family Tax Credit	The Community Builders	Market Study
Troy, Rensselaer Co., NY	Family Tax Credit	Omni Development - Do Not Use	Market Study
New Windsor, Orange Co., NY	Family Tax Credit	Mjj Corporation	Market Study
Perinton, Monroe Co., NY	Senior Market Rate	Landers Management, LLC	Market Study
Buffalo, Erie Co., NY	Family Tax Credit	Parkview Apartments Of Buffalo, Llc.	Market Study
Gouverneur, St Lawrence Co., NY	Senior Tax Credit	Omni Development - Do Not Use	Market Study
Babylon, Suffolk Co., NY	Senior Market Rate	Engel Burman Group	Market Study
North Hempstead, Nassau Co., NY	Family Tax Credit	Georgica Green Ventures, LLC	Market Study
Corinth, Saratoga Co., NY	Senior Tax Credit	Corinth Senior Housing Development, LLC	Market Study
Tonawanda, Erie Co., NY	Special Needs Project	People Inc.	Market Study
Springville, Erie Co., NY	Family Tax Credit	Belmont Housing Resources For Wny	Market Study
Wilton, Saratoga Co., NY	Senior Tax Credit	Whitney Capital Company, LLC	Market Study
Jamaica, Queens Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study
Newburgh, Orange Co., NY	Family Tax Credit	Mill Street Partners, LLC	Market Study
Carmel, Putnam Co., NY	Special Needs Project	Wilder Balter Partners	Market Study
Buffalo, Erie Co., NY	Special Needs Project	Regan Development Corporation	Market Study
Albany, Albany Co., NY	Family Tax Credit	Albany Housing Authority	Market Study
Thompson, Sullivan Co., NY	Family Tax Credit	Mjj Corporation	Market Study
New Hartford, Oneida Co., NY	Senior Tax Credit	Omni Development - Do Not Use	Market Study

### Market Studies by State Continued

Rochester, Monroe Co., NY	Senior Tax Credit	Winn Development	Market Study
Schenectady, Schenectady Co., NY	Senior Tax Credit	The Community Builders	Market Study
Gloversville, Fulton Co., NY	Senior Tax Credit	Liberty Affordable Housing Inc.	Market Study
Greenport, Columbia Co., NY	Family Tax Credit	Christa Companies	Market Study
Greece, Monroe Co., NY	Senior Market Rate	Hi-style Development Management	Market Study
Greece, Monroe Co., NY	Family Tax Credit	Nathaniel Development Corporation	Market Study
Gouverneur, St Lawrence Co., NY	Senior Tax Credit	Omni Development - Do Not Use	Market Study
Yonkers, Westchester Co., NY	Senior Tax Credit	Westhab	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	The Bluestone Organization	Market Study
Troy, Rensselaer Co., NY	Family Market Rate	Beacon Communities Development LLC	Market Study
Saratoga Springs, Saratoga Co., NY	Family Tax Credit	Saratoga Housing Group	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	The Community Builders	Market Study
Nyack, Rockland Co., NY	Special Needs Project	Transitional Services For New York, Inc.	Market Study
Islip, Suffolk Co., NY	Family Tax Credit	Conifer Realty, LLC	Market Study
Yonkers, Westchester Co., NY	Family Tax Credit	The Community Builders	Market Study
Schenectady, Schenectady Co., NY	Family Tax Credit	The Community Builders	Market Study
Poughkeepsie, Dutchess Co., NY	Family Tax Credit	The Kearney Realty & Development Group	Market Study
Batavia, Genesee Co., NY	Family Tax Credit	Birchwood Village	Market Study
Prattsville, Greene Co., NY	Senior Tax Credit	Birchez Associates	Market Study
Greece, Monroe Co., NY	Family Tax Credit	North Greece Housing, Inc	Market Study
Peekskill, Westchester Co., NY	Family Tax Credit	The Kearney Realty & Development Group	Market Study
Buffalo, Erie Co., NY	Family Market Rate	First Niagara Bank, N.a.	Market Study
Valley Stream, Nassau Co., NY	Family Tax Credit	D&f Development Group, LLC	Market Study

### **Pennsylvania**

<b>Location</b>	<b>Project / Property Type</b>	<b>Client</b>	<b>Report Type</b>
Bradford, Mckean Co., PA	Family Tax Credit	Housing Visions Consultants, Inc.	Market Study
Hermitage, Mercer Co., PA	Family Tax Credit	Evergreen Partners	Market Study

UNIQUE ID NUMBER

46000004454

State of New York  
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY  
Control No. 88758

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE  
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
11	26	15

ALLEN M SCOTT  
C/O GAR ASSOCIATES  
2399 SWEET HOME RD  
AMHERST, NY 14228



EXPIRATION DATE

MO.	DAY	YR.
11	25	17

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A  
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused  
its official seal to be hereunto affixed.

CESAR A. PERALES  
SECRETARY OF STATE

**Appendix A-2**  
**Economic Impact Analysis**

NP&V, LLC

*July 26, 2017*

# **ECONOMIC IMPACT ANALYSIS**

**Riverview Lofts, 221 East Main Street**

**Riverhead, New York**

NP&V No. 16068

*Submitted to:* Georgica Green Ventures, LLC  
c/o Alexandra Giorgos  
50 Jericho Quadrangle, Suite 200  
Jericho, New York 11753

*Submitted by:* Nelson, Pope & Voorhis, LLC,  
*Environmental Planning Consultants*  
572 Walt Whitman Road  
Melville, New York 11747  
Phone: (631) 427-5665

**July 26, 2017**



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**ATTACHMENT A - NELSON, POPE & VOORHIS, LLC ECONOMIC ANALYSIS QUALIFICATIONS**



## ECONOMIC IMPACT ANALYSIS

**Riverview Lofts, 221 East Main Street**

**Riverhead, New York**

NP&V No. 16068

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### **1.0 INTRODUCTION AND PURPOSE**

Nelson, Pope & Voorhis, LLC has prepared this economic impact analysis for Riverview Lofts, in downtown Riverhead, New York (herein also referenced as the “proposed project”). NP&V is a professional environmental and planning firm with qualifications and expertise to prepare economic impact analyses, and has a track record of similar completed fiscal and economic impact analysis, as well as residential and commercial market analysis and related economic development services to private and municipal clients. The economic qualifications of the firm and personnel are provided in **Attachment A**.

Georgica Green Ventures, LLC, proposes the development of an approximately 0.85-acre project site, located at the southwestern corner of the intersection of East Main Street and McDermott Avenue, in downtown Riverhead, Suffolk County, New York. The property consists of two (2) tax lots, identified by Suffolk County Tax Map as District 0600, Section 129, Block 1, Lots 21 and 22. The proposed project includes the construction of a single five (5)-story mixed-use structure featuring 13,212 SF of first-floor commercial spaces, and four (4) floors of apartments totaling 116 units.

The proposed project is responsive to the need for new multifamily housing in the community, and conforms to the Town Comprehensive Plan in terms of providing workforce and downtown housing opportunities and ground floor retail spaces. The proposed project will contribute to the long-term economic health of the community through the provision of new rental housing

opportunities, through the provision of 116 rental units. In total, the proposed project includes a total of 31 studio units, 57 one (1)-bedroom units, and 28 two-bedroom units (one of which will be set aside for rent-free occupancy by the building superintendent). In addition, the proposed project includes the development of 13,212 SF of retail and commercial space.

The proposed project will create strong economic activity by providing new employment opportunities and local economic growth. Consumer activity will ripple through the local community, creating beneficial economic impacts throughout downtown Riverhead and other parts of the Town, Suffolk County, and the region as a whole. The analysis included herein examines and quantifies the economic impacts that are anticipated to result from the 116 rental units and 13,212 SF of retail and commercial space proposed at Riverview Lofts. **Section 2.0** presents an executive summary and key findings of the economic impact analysis. **Section 3.0** outlines the methodology and the sources of data used to project the economic impacts generated in this analysis. **Section 4.0** depicts the economic impacts – on output, employment and labor income – during both the construction period and annually, during a stabilized year of operations. **Section 5.0** provides a conclusion with respect to the overall economic impact analysis, and **Section 6.0** outlines the references utilized in this analysis.

## 2.0 EXECUTIVE SUMMARY

As noted in **Section 1.0**, this analysis examines the economic impacts that are associated with the construction and annual operations of the proposed project, located in downtown Riverhead, New York. Economic impacts include direct, indirect and induced benefits on output, employment and associated labor income during the construction phase and during a year of stabilized operations of the proposed project. A summary of findings is provided herein, with detailed methodologies and references provided in the subsequent sections of this analysis. This analysis was prepared using methods, data and information that are considered to be industry standard for such economic impact analyses.

### ***Definition of Economic Impacts***

A *direct impact* arises from the first round of buying and selling. These direct impacts can be used to identify additional rounds of buying and selling for other sectors of the economy and to identify the impact of spending by local households. An *indirect impact* refers to the increase in sales of other industry sectors, which include further round-by-round sales. An *induced impact* accounts for the changes in output and labor income by those employed within the region, resulting from direct and indirect impacts. The *total impact* is the sum of the direct, indirect and induced impacts.

### ***Key Findings***

The proposed project is responsive to the need for new multifamily housing in the community, and conforms to the Town Comprehensive Plan in terms of providing workforce and downtown housing opportunities and ground floor retail spaces. The proposed project will contribute to the long-term economic health of the community through the provision of new rental housing opportunities, through the provision of 116 rental units. In total, the proposed project includes a total of 31 studio units, 57 one (1)-bedroom units, and 28 two-bedroom units (one of which will be set aside for rent-free occupancy by the building superintendent). In addition, the proposed project includes the development of 13,212 SF of retail and commercial space.

It is projected that the construction period and annual operations of the proposed project will contribute positively to the local economy. During the construction period, opportunities for employment will offer direct, indirect and induced benefits among businesses and households located throughout the region. During the annual operations of the proposed project, long term jobs will also offer direct, indirect and induced benefits to the local economy, Suffolk County and the region as a whole. The new jobs created during both the short-term construction period, as well as long-term annual operations will help to increase business and household income in the community. In turn, as spending increases, this creates additional jobs and further increases business and household income throughout the local economy and into other parts of the region.

### **Anticipated Economic Impacts**

- For the purpose of this analysis, it is anticipated that the construction of the proposed project will commence in the fall of 2017, with construction occurring over a period of 24 months. It is anticipated that the proposed project will be completed during the fall of 2019.

- The construction period is projected to represent a total of approximately \$33.66 million in investment. The \$33.66 million in direct output is projected to generate an indirect impact of over \$14.3 million, and an induced impact of nearly \$15.7 million, bringing the total economic impact on output to over \$63.6 million during the 24-month long construction period.
- It is projected that the construction period will necessitate 123.0 full time equivalent (FTE) employees annually over the 24-month construction period.
- The 123.0 FTE jobs created annually during the construction period will have an indirect impact of 112.1 FTE employees and an induced impact of 108.6 FTE employees in other industry sectors, bringing the total impact of construction to 343.8 FTE jobs during the construction period. This job creation – direct, as well as indirect and induced – is most crucial during Long Island’s present economic state, and presents opportunities for persons who are unemployed throughout the region.
- Labor income from the construction jobs are estimated to amount to \$68,900 per year, per employee. Assuming that the construction period lasts 24 months in duration, this represents approximately \$137,800 per worker, for a total of over \$17.0 million in collective earnings among the 123.0 FTE construction workers. This labor income is projected to have an indirect impact of over \$5.0 million and an induced impact of nearly \$5.4 million, bringing the total economic impact of the construction to over \$27.4 million in labor income.
- It is assumed that the operational phase of development will begin upon the completion of the 24-month long construction period, anticipated to occur in the fall of 2019. For the purpose of this analysis, it is assumed that the first year of stabilized operations will occur in 2020. At that point in time, and for the purpose of this analysis, it is assumed that the proposed project will be operating at or near full occupancy, with the majority of its units and the commercial space leased and occupied.
- Direct output is estimated to total \$5.7 million per year. This includes revenue generated in the form of monthly rent for the residential units, as well as lease rates and sales revenues that occur within the commercial space.
- The direct operational revenues are projected to generate an indirect impact of over \$624,000 and an induced impact of over \$945,000 per year. This additional output is generated through round-by-round sales made at various merchants in other sectors of the regional economy. These include local retailers, service providers, banks, grocers, restaurants, financial institutions, insurance companies, health and legal services providers, and other establishments in the region.
- The sum of the direct, indirect and induced impacts results in a total economic impact on output of over \$4.5 million during annual operations.
- In total, it is estimated that the proposed project would create 32.0 FTE jobs during annual operations.
- The 32.0 FTE direct employment positions are projected to result in an indirect impact of 3.7 FTE jobs, and an induced impact of 6.1 FTE jobs throughout the region, bringing the total economic impact of operational employment to 41.8 FTE jobs during stabilized operations.
- The 32.0 FTE employees are anticipated to earn a total of \$1.1 million in collective labor income. This direct labor income is projected to result in an indirect impact of nearly \$208,000 and an induced impact of over \$322,000, bringing the total economic impact of labor income to over \$1.6 million during annual operations.

A summary of key economic findings is provided in **Table 1**. The methodologies and full derivation of the facts and figures presented in the above summary are fully described in subsequent sections of this analysis.

**TABLE 1**  
**SUMMARY OF KEY ECONOMIC FINDINGS**

<b>Economic Impact Parameter</b>	<b>Output (Revenue)</b>	<b>Employment (Number of Jobs)</b>	<b>Labor Income (Wages)</b>
<i>Economic Impact of Construction</i>			
Direct Impact	\$33,660,169	123.0	\$17,013,693
Indirect Impact	\$14,304,011	112.1	\$5,076,753
Induced Impact	\$15,688,414	108.6	\$5,393,246
<b>Total Economic Impact of Construction</b>	<b>\$63,652,594</b>	<b>343.8</b>	<b>\$27,483,693</b>
<i>Economic Impact of Annual Operations</i>			
Direct Impact	\$2,940,813	32.0	\$1,114,195
Indirect Impact	\$624,538	3.7	\$207,914
Induced Impact	\$945,694	6.1	\$322,752
<b>Total Economic Impact of Annual Operations</b>	<b>\$4,511,045</b>	<b>41.8</b>	<b>\$1,644,861</b>

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

### 3.0 METHODOLOGY

Various data and information from state, local, and commercial data sources was used to analyze the existing and projected economic impacts stemming from the construction and annual operations of the proposed project.

Georgica Green Ventures, LLC supplied information regarding the construction cost and construction schedule, as well as the recommended program and mix of uses, monthly rental rates for each unit type, commercial lease rates, the number of employees and associated salaries during annual operations.

United States Bureau of Labor Statistics and New York State Department of Labor publish the Occupational Employment Statistics survey. This survey was used to estimate the wages earned among those employed within construction and extraction occupations in the Long Island labor market. These wages were assumed for each of the workers responsible for the construction of the proposed project.

In addition, the Quarterly Census of Employment and Wages survey was used to estimate the wages earned among those employed within the retail trade industry in the Long Island labor market. These wages were assumed for each of the employees during annual operations of the proposed project's retail component.

International Council of Shopping Centers and Urban Land Institute provides data pertaining to median sales revenues per square foot among various types of retail establishments in the United States. This data was applied to the proposed commercial component to project the annual sales revenues that the proposed project is anticipated to generate.

Minnesota IMPLAN Group developed an economic impact modeling system called IMPLAN, short for "impact analysis for planning." The program was developed in the 1970s through the United States Department of Agriculture's Forest Service, and was privatized in 1993.

IMPLAN is built on a mathematical input-output (I-O) model to express relationships between various sectors of the economy in a specific geographic location. The I-O model assumes fixed relationships between producers and their suppliers based on demand, and the inter-industry relationships within a region largely determine how that economy will respond to change. In an I-O model, the increase in demand for a certain product or service causes a multiplier effect; increased demand for a product affects the producer of the product, the producer's employees, the producer's suppliers, the supplier's employees, and so on, ultimately generating a total impact in the economy that is greater than the initial change in demand.

The IMPLAN model is a method for estimating local economic multipliers, including those pertaining to production, value-added, employment, wage and supplier data. IMPLAN differentiates in its software and data sets between 536 sectors that are recognized by the United States Department of Commerce. Multipliers are available for all states, counties and zip codes, and are derived from production, employment and trade data from sources including the United

States Census Bureau, County Business Patterns, Annual Survey of Government Employment, Annual Survey of Retail Trade; United States Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Consumer Expenditure Survey; United States Department of Labor; Office of Management and Budget; United States Department of Commerce; Internal Revenue Service; United States Department of Agriculture, National Agricultural Statistical Service; Federal Procurement Data Center; and United States Bureau of Economic Analysis, Regional Economic Information System, Survey of Current Business, among other national, regional, state and local data sources.

IMPLAN is widely accepted as the industry standard for estimating how much a one-time or sustained increase in economic activity in a particular region will be supplied by industries located in the region. Federal government agencies such as the Army Corps of Engineers, Bureau of Economic Analysis, Bureau of Land Management, Environmental Protection Agency, Federal Reserve Bank, Fish and Wildlife Service, and National Park Service have used the multipliers to study the local impact of government regulation on specific industries and to assess the local economic impacts of Federal actions. State and local governments including New York State Department of Labor, New York State Division of the Budget, New York State Office of the State Comptroller, New York State Assembly and New York City Economic Development Corporation, have used the multipliers to estimate the regional economic impacts of government policies and projects and of events, such as the location of new businesses within their state, or to assess the impacts of tourism. Likewise, businesses, universities and private consultants have used the multipliers to estimate the economic impacts of a wide range of projects, such as building a new sports facility or expanding an airport; of natural disasters; of student spending; or of special events, such as national political conventions.

NP&V personnel have received formal IMPLAN training through the Minnesota Implan Group, and possess the qualifications to project economic impacts for a multitude of project types using this software. For the purpose of this analysis, multipliers specific to socio-economic data in Suffolk County's "*Construction of new multifamily residential structures*" and "*Construction of new commercial structures, including farm structures*" industries were purchased and analyzed to determine the direct, indirect and induced economic impacts during the construction period of the proposed project. Moreover, multipliers specific to socio-economic data in Suffolk County's "*Real estate*" and "*Retail – General merchandise stores*" industries were purchased and analyzed to determine the direct, indirect and induced economic impacts during the annual operations of the proposed project. Details economic impacts can be found in **Section 4.0** of this analysis.

## 4.0 ANTICIPATED ECONOMIC IMPACTS

For the purpose of this analysis, it is anticipated that the construction of the proposed project will commence in the fall of 2017, with construction occurring over a period of 24 months.<sup>1</sup> It is anticipated that the proposed project will be complete during the fall of 2019.

It is projected that the construction and operations of the proposed project will contribute positively to the local economy. During the construction period, opportunities for employment will offer direct, indirect and induced benefits among businesses and households located throughout the region. During annual operations, long term jobs will also offer direct, indirect and induced benefits to downtown Riverhead and other parts of the Town, Suffolk County and the region as a whole. The new jobs created during both construction and long-term operations will help to increase business and household income in the community. In turn, as spending increases, this creates additional jobs and further increases business and household income throughout the Town and into other parts of the region.

A detailed analysis of direct, indirect and induced impacts (as defined in **Section 2.0**) generated during the construction period is outlined in **Section 4.1**. It is important to note that each of these impacts are temporary and are projected to occur only during the 24 month construction-period. Economic impacts generated during operations; however, are permanent and on-going and they are projected on an annual basis, assuming continued stabilized operations. A detailed analysis of direct, indirect and induced impacts during annual operations is described in **Section 4.2**.

### 4.1 Economic Impacts of Construction

During the construction period, *output* refers to the investment, or total costs associated with the construction of the proposed project. The construction period is projected to represent a total of approximately \$33.66 million<sup>2</sup> in investment, of which \$31.8 million is attributed to the construction of the residential component, and \$1.8 million is attributed to the commercial component of the proposed project, and includes construction and land development costs associated with the development of each.<sup>3</sup> The \$33.66 million in direct output is projected to generate an indirect impact of over \$14.3 million, and an induced impact of nearly \$15.7 million, bringing the total economic impact on output to over \$63.6 million during the 24-month long

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<sup>1</sup> Construction schedule estimate provided by Georgica Green Ventures, LLC, in July 2017.

<sup>2</sup> For the purpose of this analysis, this figure and all other figures in this section reflect 2017 dollars, the year in which construction is assumed to commence. Consequently, the projected economic impact is a conservative estimate as construction is anticipated to occur over a 24-month period.

<sup>3</sup> Construction costs provided by the Georgica Green Ventures, LLC, in July 2017. It is important to note that all costs are estimates based upon market conditions as of the date of submission of this analysis.

construction period.<sup>4</sup> A summary of the top industries affected during the construction period, sorted by the total impact on output is provided in **Table 2**.

**TABLE 2**  
**TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,**  
**BY TOTAL IMPACT ON OUTPUT**

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 60: Construction of new multifamily residential structures	\$31,824,086	115.0	\$15,912,044
IMPLAN Sector 407: Retail - Nonstore retailers	\$2,551,256	17.3	\$718,802
IMPLAN Sector 441: Owner-occupied dwellings	\$2,302,039	0.0	\$0
IMPLAN Sector 440: Real estate	\$2,030,476	8.9	\$175,505
IMPLAN Sector 403: Retail – Clothing and clothing accessories stores	\$2,019,305	22.9	\$559,934

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During the construction period, direct *employment* refers to the number of short-term jobs necessary to build the proposed project. It is projected that the construction period will necessitate 123.0 full time equivalent (FTE) employees annually over the 24-month construction period.

Direct employment creates additional opportunities for job creation throughout other sectors of the economy through expenditures derived from labor income and output. As such, the 123.0 FTE jobs created annually during the construction period will have an indirect impact of 112.1 FTE employees and an induced impact of 108.6 FTE employees in other industry sectors, bringing the total impact of construction to 343.8 FTE jobs during the construction period.<sup>5</sup> This job creation – direct, as well as indirect and induced – presents significant opportunities for those persons who are unemployed throughout the region. A summary of the top industries affected during the construction period, sorted by the total impact on employment is provided in **Table 3**.

<sup>4</sup> According to IMPLAN, a multiplier of 1.837293 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand through the “Construction of new multifamily residential structures” (IMPLAN Sector 60) and a multiplier of 1.592125 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand through the “Construction of new commercial structures, including farm structures” (IMPLAN Sector 57) in Suffolk County, New York.

<sup>5</sup> According to IMPLAN, a multiplier of 11.741229 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand through the “Construction of new multifamily residential structures” (IMPLAN Sector 60) and a multiplier of 10.463298 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand through the “Construction of new commercial structures, including farm structures” (IMPLAN Sector 57) in Suffolk County, New York.

**TABLE 3**  
**TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,**  
**BY TOTAL IMPACT ON EMPLOYMENT**

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 60: Construction of new multifamily residential structures	\$31,824,086	115.0	\$15,912,044
IMPLAN Sector 403: Retail - Clothing and clothing accessories stores	\$2,019,305	22.9	\$559,934
IMPLAN Sector 407: Retail - Nonstore retailers	\$2,551,256	17.3	\$718,802
IMPLAN Sector 406: Retail - Miscellaneous store retailers	\$489,955	11.0	\$312,915
IMPLAN Sector 401: Retail – Health and personal care stores	\$876,055	9.7	\$461,023

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During the construction period, direct *labor income* refers to the earnings, wages, or salary paid to each of the construction workers. Labor income typically comprises approximately 50% of the total cost of residential construction and 60% of the total cost of commercial construction; the remaining portion represents the cost of construction materials.<sup>6</sup> Assuming the payment of the area standard wage, each of the construction workers are estimated to earn the average annual wage of \$68,900.<sup>7</sup> Assuming that the construction period lasts 24 months in duration, this represents approximately \$137,800 per worker, for a total of over \$17.0 million in collective earnings among the 123.0 FTE construction workers.

This labor income is projected to have an indirect impact of over \$5.0 million and an induced impact of nearly \$5.4 million, bringing the total economic impact of the construction to over \$27.4 million in labor income.<sup>8</sup> A summary of the top industries affected during the construction period, sorted by the total impact on labor income is provided in **Table 4**.

<sup>6</sup> Construction labor and materials estimates per architectural design group Hawkins, Webb, Jaeger, PLLC.

<sup>7</sup> New York State Department of Labor’s Occupational Employment Statistics Survey reports an average wage of \$68,900 among those employed within the construction and extraction occupations in the Long Island labor market as of the first quarter of 2017. For the purpose of this analysis, and to present a conservative estimate, wages are projected to remain constant to their 2017 averages during the construction period.

<sup>8</sup> According to IMPLAN, a multiplier of 0.674112 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand through the “Construction of new multifamily residential structures” (IMPLAN Sector 60) and a multiplier of 0.697540 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand through the “Construction of new commercial structures, including farm structures” (IMPLAN Sector 57) in Suffolk County, New York.

**TABLE 4**  
**TOP INDUSTRIES AFFECTED DURING CONSTRUCTION PERIOD,**  
**BY TOTAL IMPACT ON LABOR INCOME**

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 60: Construction of new multifamily residential structures	\$31,824,086	115.0	\$15,912,044
IMPLAN Sector 57: Construction of new commercial structures, including farm structures	\$1,836,084	8.0	\$1,101,650
IMPLAN Sector 407: Retail - Nonstore retailers	\$2,551,256	17.3	\$718,802
IMPLAN Sector 395: Wholesale trade	\$1,676,044	6.6	\$623,242
IMPLAN Sector 403: Retail - Clothing and clothing accessories stores	\$2,019,305	22.9	\$559,934

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

A summary of the derivation of the collective economic benefits during the construction period is provided in **Table 5**.

**TABLE 5**  
**ECONOMIC IMPACTS OF CONSTRUCTION**

Impact Type	Output (Revenue)	Employment (Number of FTE Jobs)	Labor Income (Wages)
Direct Impact	\$33,660,169	123.0	\$17,013,693
Indirect Impact	\$14,304,011	112.1	\$5,076,753
Induced Impact	\$15,688,414	108.6	\$5,393,246
Total Impact	\$63,652,594	343.8	\$27,483,693

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

## 4.2 Economic Impacts of Annual Operations

It is assumed that the operational phase of development will begin upon the completion of the 24-month long construction period, anticipated to occur in the fall of 2019. For the purpose of this analysis, it is assumed that the first year of stabilized operations will occur in 2020. At that point in time, and for the purpose of this analysis, it is assumed that the proposed project will be operating at or near full occupancy, with the majority of its units and the commercial space leased and occupied.

During operations, direct output refers to the total revenues derived from the annual operation of the proposed project. This includes revenue generated in the form of monthly rent for the residential units, as well as lease rates and sales revenues that occur within the commercial space. As seen in **Table 6**, output from the rental units is estimated to total over \$1.7 million per year.<sup>9</sup>

**TABLE 6  
PROJECTED DIRECT OUTPUT**

Unit Type	Number of Units	Net Monthly Rent per Unit	Total Gross Annual Rent
<i>Tier I Apartments (60% of the AMI Income Limit)</i>			
Studio	25	\$976	\$292,800
1-BR	44	\$1,210	\$638,880
2-BR	18	\$1,452	\$313,632
<i>Tier II Apartments (90% of the AMI Income Limit)</i>			
Studio	4	\$1,125	\$54,000
1-BR	5	\$1,464	\$87,840
2-BR	4	\$1,655	\$79,440
<i>Tier III Apartments (130% of the AMI Income Limit)</i>			
Studio	2	\$1,326	\$31,824
1-BR	8	\$1,639	\$157,344
2-BR	5	\$1,955	\$117,300
<i>Non-Rent Bearing Units</i>			
2-BR	1	\$0	\$0
<b>Total: All Residential Units</b>	<b>116</b>	<b>--</b>	<b>\$1,773,060</b>

Source: Project program provided by Georgica Green Ventures, LLC; Analysis by Nelson, Pope & Voorhis.

In addition, output in the form of commercial leases is estimated at \$15 per square foot of space, per year. Assuming 11,992 SF of rentable commercial space, this totals an additional \$179,880 per year. Output in the form of sales revenues will also contribute positively to the local economy. According to the Urban Land Institute, and the International Council of Shopping Centers, the average retailer generates between approximately \$190 and \$340 per square foot, depending on the location and the type of shopping center.<sup>10</sup> Since traditional downtowns do not necessarily fit within one of the deemed shopping center classifications, an average of the lowest and highest price points was utilized for the purpose of estimating sales revenues; this equates to sales of approximately \$284.30 per square foot. When applied to 13,212 SF of commercial space, it is projected that the retail component of the proposed project will generate

<sup>9</sup> Estimated monthly residential rental rates and commercial lease rates provided by Georgica Green Ventures, LLC, in July 2017.

<sup>10</sup> Median sales revenues per square foot derived from all types of retail establishments located in a sample of various types of shopping centers in the United States. It is important to note that the figures do not represent the industry average; however, the participating shopping centers are a representative group, and the results provide benchmarks that can be valuable in analyzing shopping center operations. These data are reported and published in "Dollars and Cents of Shopping Centers," Urban Land Institute and International Council of Shopping Centers, June 2008.

approximately \$3.7 million in sales revenues per year.

Combined, direct output is projected to total over \$5.7 million.<sup>11</sup> The direct operational revenues<sup>12</sup> are projected to generate an indirect impact of over \$624,000 and an induced impact of over \$945,000 per year. This additional output is generated through round-by-round sales made at various merchants in other sectors of the regional economy. These include local retailers, service providers, banks, grocers, restaurants, financial institutions, insurance companies, health and legal services providers, and other establishments in the region. The sum of the direct, indirect and induced impacts results in a total economic impact on output of over \$4.5 million during annual operations.<sup>13</sup> A summary of the top industries affected during annual operations, sorted by the total impact on output is provided in **Table 7**.

**TABLE 7**  
**TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,**  
**BY TOTAL IMPACT ON OUTPUT**

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 440: Real estate	\$2,161,721	3.8	\$155,853
IMPLAN Sector 405: Retail - General merchandise stores	\$1,001,842	29.2	\$981,523
IMPLAN Sector 441: Owner-occupied dwellings	\$139,913	0.0	\$0
IMPLAN Sector 62: Maintenance and repair construction of nonresidential structures	\$60,583	0.3	\$23,748
IMPLAN Sector 433: Monetary authorities and depository credit intermediation	\$51,967	0.1	\$9,380

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

<sup>11</sup> For the purpose of this analysis, this figure and all other figures in this section reflect 2020 dollars, the year in which the first year of stabilized operations is anticipated to commence.

<sup>12</sup> The direct operational revenues include monthly rental income from the residential units as well as annual tenant leases and sales revenues from the commercial space. This totals approximately \$5.7 million per year, which includes over \$3.7 million in annual sales revenues from the commercial space. It is important to note however, that the effect of retail/wholesale margins must be taken into account when projecting the economic impact of sales occurring within retail establishments. Margins represent the difference between producer and purchaser prices, or the mark-up that each retailer applies to a given product over and above the cost to produce. For the purpose of this analysis, margins specific to retail establishments in Suffolk County, New York, were applied to the economic impact of \$3.7 million in sales revenues occurring within the commercial space. This results in a direct impact of retail sales equal to approximately \$815,359 per year – representing the “profit” among the businesses located in the commercial space. The difference between this figure and the annual sales revenues is attributed to the cost to produce the items being purchased at each establishment.

<sup>13</sup> According to IMPLAN, a multiplier of 1.275683 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Real estate” (IMPLAN Sector 440) and a multiplier of 1.595229 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by “Retail – General merchandise stores” (IMPLAN Sector 405) in Suffolk County, New York.

During operations, direct *employment* refers to the number of persons that are employed by the proposed project. For the purpose of this analysis, it is assumed that the residential component of the proposed project will create three (3.0) FTE jobs during stabilized operations: a manager, a maintenance supervisor and a grounds porter. In addition, and assuming that one (1) FTE job will be created per each 550 square feet of retail space, it is estimated that the commercial component of the proposed project would generate approximately 29.0 FTE jobs during annual operations.<sup>14</sup> In total, it is estimated that the proposed project would create 32.0 FTE jobs during annual operations.

The 32.0 FTE direct employment positions are projected to result in an indirect impact of 3.7 FTE jobs, and an induced impact of 6.1 FTE jobs throughout the region, bringing the total economic impact of operational employment to 41.8 FTE jobs during stabilized operations.<sup>15</sup> A summary of the top industries affected during annual operations, sorted by the total impact on employment is provided in **Table 8**.

**TABLE 8**  
**TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,**  
**BY TOTAL IMPACT ON EMPLOYMENT**

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 405: Retail - General merchandise stores	\$1,001,842	29.2	\$981,523
IMPLAN Sector 440: Real estate	\$2,161,721	3.8	\$155,853
IMPLAN Sector 464: Employment services	\$44,964	0.6	\$30,151
IMPLAN Sector 501: Full-service restaurants	\$26,308	0.4	\$12,497
IMPLAN Sector 468: Services to buildings	\$23,786	0.3	\$10,040

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

During operations, direct *labor income* refers to annual wages, earnings or salary that is paid to the 32.0 FTE employees. It is assumed that the salaries for the residential-centered jobs will collectively total \$138,200 per year, during a stabilized year of operations of the proposed

<sup>14</sup> Estimated number of operational jobs provided by Georgica Green Ventures, LLC, in July 2017. The number of retail jobs projected via employee-to-square foot ratios, which are averages specific to a given industry, as published in various sources. Such sources include but not limited to the Commercial Buildings Energy Consumption Survey by the Energy Information Administration, Long Island Business News, CEQR Technical Manual, as well as Federal, State and local planning standards and design publications. Such ratios are considered to be industry standard for such economic impact analyses.

<sup>15</sup> According to IMPLAN, a multiplier of 6.994124 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by “Real estate” (IMPLAN Sector 440) and a multiplier of 17.470563 represents the total change in the number of jobs that occurs in all industries for each additional one million dollars of output delivered to final demand by “Retail – General merchandise stores” (IMPLAN Sector 405) in Suffolk County, New York.

project. Moreover, and assuming an industry average annual salary of \$33,655 for the retail jobs, this component of the proposed project is anticipated to generate \$975,995 in salaries.<sup>16</sup> Combined, the jobs from the proposed project are projected to create salaries of \$1.1 million per year. The \$1.1 million in direct labor income is projected to result in an indirect impact of nearly \$208,000 and an induced impact of over \$322,000, bringing the total economic impact of labor income to over \$1.6 million during annual operations.<sup>17</sup> A summary of the top industries affected during annual operations, sorted by the total impact on labor income is provided in **Table 9**.

**TABLE 9**  
**TOP INDUSTRIES AFFECTED DURING ANNUAL OPERATIONS,**  
**BY TOTAL IMPACT ON LABOR INCOME**

Sector	Output (Revenue)	Employment (Number of Jobs)	Labor Income (Wages)
IMPLAN Sector 405: Retail - General merchandise stores	\$1,001,842	29.2	\$981,523
IMPLAN Sector 440: Real estate	\$2,161,721	3.8	\$155,853
IMPLAN Sector 464: Employment services	\$44,964	0.6	\$30,151
IMPLAN Sector 475: Offices of physicians	\$36,009	0.2	\$27,420
IMPLAN Sector 482: Hospitals	\$49,836	0.3	\$25,576

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

A summary of the derivation of the collective economic benefits during a stabilized year of operations is provided in **Table 10**.

<sup>16</sup> Estimated salaries provided by Georgica Green Ventures, LLC, in July 2017. Salaries for the retail jobs provided by New York State Department of Labor’s Quarterly Census of Employment and Wages. Wages reflect the 2015 annual average among employees specific to the retail trade industry in the Long Island labor market.

<sup>17</sup> According to IMPLAN, a multiplier of 0.186877 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by “Real estate” (IMPLAN Sector 440) and a multiplier of 0.568543 represents the total dollar change in labor income of households employed by all industries for each additional dollar of output delivered to final demand by “Retail – General merchandise stores” (IMPLAN Sector 405) in Suffolk County, New York.

**TABLE 10**  
**ECONOMIC IMPACTS OF ANNUAL OPERATIONS**

<b>Impact Type</b>	<b>Output (Revenue)</b>	<b>Employment (Number of Jobs)</b>	<b>Labor Income (Wages)</b>
Direct Effect	\$2,940,813	32.0	\$1,114,195
Indirect Effect	\$624,538	3.7	\$207,914
Induced Effect	\$945,694	6.1	\$322,752
<b>Total Effect</b>	<b>\$4,511,045</b>	<b>41.8</b>	<b>\$1,644,861</b>

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

## 5.0 CONCLUSION

The proposed project is responsive to the need for new multifamily housing in the community, and conforms to the Town Comprehensive Plan in terms of providing workforce and downtown housing opportunities and ground floor retail spaces. The proposed project will contribute to the long-term economic health of the community through the provision of new rental housing opportunities, through the provision of 116 rental units. In total, the proposed project includes a total of 31 studio units, 57 one (1)-bedroom units, and 28 two-bedroom units (one of which will be set aside for rent-free occupancy by the building superintendent). In addition, the proposed project includes the development of 13,212 SF of retail and commercial space. The expected public benefits of the proposed project are significant and beneficial, in that it will provide for new and needed housing opportunities in downtown Riverhead. Moreover, future occupancy of the proposed project will broaden the local consumer base for area businesses. The proposed project will generate immediate construction jobs as well as permanent employment opportunities for area residents.

The proposed project is projected to create strong economic activity through the provision of jobs and housing opportunities. As seen in **Section 4.0**, it is projected that the construction and annual operations of the proposed project will contribute positively to the local economy. During the construction period, opportunities for employment will offer direct, indirect and induced benefits for residents of downtown Riverhead, and for those residing throughout the greater region. During the operation of the proposed project, long term jobs will also offer direct, indirect and induced benefits to the Town of Riverhead, Suffolk County and the region as a whole. The new jobs created during both construction and annual operations will help to increase business and household income in the community. In turn, as spending increases, this creates additional jobs and further increases business and household income. This job creation – direct, as well as indirect and induced – is most crucial and presents significant opportunities for persons who are unemployed throughout the region. A summary of key economic findings is provided in **Table 11**.

**TABLE 11**  
**SUMMARY OF KEY ECONOMIC FINDINGS**

<b>Economic Impact Parameter</b>	<b>Output (Revenue)</b>	<b>Employment (Number of Jobs)</b>	<b>Labor Income (Wages)</b>
<i>Economic Impact of Construction</i>			
Direct Impact	\$33,660,169	123.0	\$17,013,693
Indirect Impact	\$14,304,011	112.1	\$5,076,753
Induced Impact	\$15,688,414	108.6	\$5,393,246
<b>Total Economic Impact of Construction</b>	<b>\$63,652,594</b>	<b>343.8</b>	<b>\$27,483,693</b>
<i>Economic Impact of Annual Operations</i>			
Direct Impact	\$2,940,813	32.0	\$1,114,195
Indirect Impact	\$624,538	3.7	\$207,914
Induced Impact	\$945,694	6.1	\$322,752
<b>Total Economic Impact of Annual Operations</b>	<b>\$4,511,045</b>	<b>41.8</b>	<b>\$1,644,861</b>

Source: Project program provided by Georgica Green Ventures, LLC; New York State Department of Labor; International Council of Shopping Centers and Urban Land Institute; Analysis by Nelson, Pope & Voorhis, LLC, via IMPLAN software.

## 6.0 REFERENCES

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**ATTACHMENT A**  
Nelson, Pope & Voorhis, LLC  
Economic Analysis Qualifications

# NELSON POPE & VOORHIS

## ABOUT NELSON, POPE & VOORHIS...

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**Nelson, Pope & Voorhis, LLC** was formed in 1997 and has grown in capabilities and size since that time. The merging of Charles Voorhis & Associates (13 year history) with Nelson & Pope (a 50-year tradition in engineering and related services) created an environmental planning firm with a wealth of experience to bring to complex environmental problem solving, planning and feasibility, resource assessment and site investigations.

**Nelson, Pope & Voorhis** serves governmental and private sector clients in preparing creative solutions in the specialized area of complex environmental project management and land use planning and analysis.

**Nelson, Pope & Voorhis** has the benefit of knowledge of local issues, local resources, and the passion to provide the very best solutions and strategies for the local area. This provides unparalleled knowledge of the application of the community planning process, comprehensive planning and SEQRA Administration. The result is a team of highly compatible land use professionals that will get the job done in a manner that ensures real and implementable solutions.

**Nelson, Pope & Voorhis** employees are recognized as experts in environmental, land use and planning issues and have provided consulting services to various municipalities. NP&V encourages continuing education through participation in conferences and seminars for all staff and holds regular training luncheons utilizing APA and other training packages.

**Nelson, Pope & Voorhis** has a capable staff of professionals, including planners and economic analysts, ecologists, hydrologists, wetlands specialists and environmental professionals. When integrated with technical staff of Nelson & Pope, the team is expanded to include civil, sanitary and transportation engineers and land surveyors.

**Nelson, Pope & Voorhis** would appreciate the opportunity to discuss how we can assist you in achieving your goals. We are committed to providing quality environmental, planning and consulting services to all clients. This statement of qualifications is an introduction to the many services we provide with a focus on municipal services; the following pages contain a more detailed presentation of services offered by **Nelson, Pope & Voorhis**, as well as a sampling of completed projects and key staff resumes.

Call us at (631) 427-5665. We welcome the opportunity to serve your environmental, planning and consulting needs.



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Charles Voorhis is managing partner and is a member of the American Institute of Certified Planners (AICP) and is a Certified Environmental Professional (CEP), having over 30 years of experience in environmental planning on Long Island and the New York area. Mr. Voorhis oversees the business in terms of management, marketing and expertise, provides expert testimony in hearings and court proceedings, and ensures that client needs are served to the best of the firm's ability.

The firm has significant expertise in applied use of the State Environmental Quality Review Act (SEQRA) with understanding of the practical and legal use of this law from both the private and municipal perspective. Staffing includes environmental professionals assembled to work together as a team with complementary expertise and interests. NP&V personnel maintain wildlife collection permits in New York State, and are active contributors to the Long Island Geographic Information System (GIS) user group meetings and publications.

The firm has developed a number of copyright protected computer models for environmental analysis in the areas of: wildlife and ecology; water budget analysis and groundwater impacts; economic and market analysis; and stormwater impact prediction. The reports and graphics generated for projects are high in quality and professionally prepared through the use of state-of-the-art technology in digital aerial photography, geocoding and mapping of site features using differential global positioning systems (GPS), AutoCAD analysis/mapping, ESRI geographic information systems (GIS) programs including ArcMap and 3D Analyst and Spatial Analyst, custom spreadsheet models for regional land use impact assessment, and related technological tools for advanced data management and word processing. The seamless integration of environmental and engineering services with Nelson & Pope is accomplished by direct communication and computer networking to ensure that projects are managed through the review process to the development stage.

NP&V features three divisions, created to better serve clients with high quality, innovative and responsive consulting



## THE THREE DIVISIONS OF NP&V...

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The division of **ENVIRONMENTAL & COMMUNITY PLANNING** specializes in comprehensive local and regional planning. Technology is key in today's planning field and NP&V continues to keep pace with the most current tools available for planning applications. Use of Geographic Information System (GIS) software, 3D Analyst, ArcScene and Spatial Analyst, as well as CommunityViz (3-D simulation and analysis software), architectural SketchUp (modeling software), AutoCAD, and planning and analysis software and spreadsheets, results in rapid, accurate and high quality data, analysis, illustration and reporting. This division conducts planning studies, revitalization plans, community development/public participation activities, and human resource analysis including noise, air, demographic, socio-economic and visual resource assessment (including 3D simulations, photo simulations and shadow studies). The division is directed by Kathryn Eiseman, AICP and includes planners, economic analysts and GIS specialists with environmental, planning and architectural backgrounds.

The division of **ENVIRONMENTAL RESOURCE & WETLANDS ASSESSMENT** provides quality services in the preparation of Environmental Impact Statements (EIS's), Environmental Assessments (EA's), planning and zoning law review and preparation, stormwater permitting and erosion control compliance, and wetland delineation, assessment, mitigation and permitting. This division is headed by Carrie O'Farrell, AICP and has a capable staff including environmental scientists, wetland ecologists and environmental professionals to ensure timely delivery of quality products.

The division of **PHASE I/II ASSESSMENTS & REMEDIATION** performs Phase I and II Environmental Site Assessments (ESA's), voluntary cleanup, brownfields cleanup, RI/FS and all aspects of site remediation and investigation. The division is headed by Steven McGinn, CEI a member of Nelson & Pope's environmental services branch for 13 years with significant experience in preparation of Phase I/II ESA's field investigations and remediation. This division includes a staff of hydrogeologists and environmental professionals and coordinates required field equipment and laboratory services. NP&V has performed large and small assessments and provides the fastest possible turnaround to meet due diligence periods and deadlines which are often a factor in real estate transactions. NP&V Phase I/II ESA services are known and accepted by lending institutions throughout the tri-state area. NP&V owns, maintains and operates GPR (Ground Penetrating Radar) and PowerProbe units to provide expanded services in site investigations. A description of NP&V qualifications and resumes of personnel proposed for the project and specific project experience is included in the



## SUMMARY OF SERVICES...

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### What we do at Nelson, Pope & Voorhis...

- **SEQRA Compliance and Environmental Analysis:** Environmental impact statements (EIS); assessment forms (EAF); ecological and wildlife studies; noise and air emission impact studies; and compliance with Federal, State & local environmental regulations & laws.
- **Municipal Planning:** Full environmental and planning review services for municipalities including site plan and subdivision review, zoning board review and SEQRA Administration.
- **Regional and Community Planning:** Conceptual site development planning; public outreach: visioning workshops and charrettes; development alternatives; zoning; site yield studies; build-out analysis; visual analysis (3-D modeling; photo simulations) and comprehensive regional and hamlet planning studies.
- **Feasibility and Due Diligence Assistance:** Comprehensive research into site development related issues affecting project implementation, timing and costs.
- **Economic Planning:** Fiscal and economic impact analyses, market analyses & feasibility studies, economic development strategies, niche market and branding planning, tax base analysis, housing incentives and programs and community development.
- **Grants Administration:** Preparation of federal and state funded municipal grant applications, project management; including the preparation of all reporting documents.
- **Environmental Site Assessment:** Phase I, II and III environmental site assessments; geophysical surveys; remedial investigation and feasibility studies; Brownfield investigations; voluntary cleanup program; oil spill closure; asbestos and lead testing and abatement.
- **Soil Borings & Subsurface Investigations:** Soil borings, Ground Penetrating Radar; groundwater investigations, modeling; and flow studies; monitoring well and piezometer installation.



## SUMMARY OF SERVICES...

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- **STORM WATER MANAGEMENT PLANS (SWPPPS):** Design of management plans for storm water and erosion control compliance with latest Federal and State regulations; preparation and processing of NOI; and site compliance during construction...
- **WATERFRONT AND COASTAL ZONE PROJECTS:** Planning; permitting of waterfront improvement projects; water quality data management and studies; and docking facilities...
- **MAPPING:** Inventory of physical features; GIS mapping; data management and analysis; and ground penetrating radar for identification of subsurface conditions...
- **WATERSHED MANAGEMENT AND WATER SUPPLY:** Comprehensive regional watershed and water supply management and planning studies...
- **PERMITTING AND PROCESSING:** Preparation and processing of environmental applications for submittal; client representation before municipal agencies and departments and expert testimony for legal support and hearings...
- **Wetland Permitting:** Flagging and identification of fresh water and tidal wetlands; preparation of wetland permitting; and wetland restoration plans.

**Nelson, Pope & Voorhis** has the benefit of knowledge of local issues, local resources, and the passion to provide the very best solutions and strategies for the local area. This provides unparalleled knowledge of the application of the community planning process, comprehensive planning and SEQRA Administration. The result is a team of highly compatible land use professionals that will get the job done in a manner that ensures real and feasible solutions.



# ECONOMIC AND FISCAL IMPACT ANALYSIS, DEMOGRAPHIC AND COMMUNITY NEEDS ASSESSMENTS

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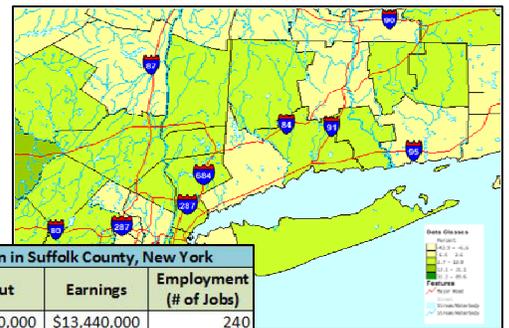
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- MARKET POSITIONING & BRANDING
- MAIN STREET REVITALIZATION
- COMPREHENSIVE COMMUNITY NEEDS ASSESSMENTS
- SOCIOECONOMIC ANALYSIS
- DEMOGRAPHIC ANALYSIS
- TAX BASE ANALYSIS



NAICS CODE 230000: Construction in Suffolk County, New York			
	Output	Earnings	Employment (# of Jobs)
Direct Impact	\$33,600,000	\$13,440,000	240
RIMS Multiplier	1.9793	0.5803	14.0154
Indirect and Induced Impact	\$66,504,480	\$7,799,232	100
<b>Total Impact</b>	<b>\$100,104,480</b>	<b>\$21,239,232</b>	<b>340</b>

Many of our clients know of our quality services in tax revenue and demographic impact analysis including demographic and school district impact assessments. This expertise combined with our expert use of Geographic Information System (GIS) and census data has allowed NP&V to complete quality fiscal and economic impact studies since the company was formed in 1997.

Our fiscal impact analyses identify project benefits in terms of tax revenue projections and demand for community services from various providers. We have expanded our capabilities and recently, our economic impact analyses concentrate on an expanded quantification of project benefits including job generation during the construction and operation of development, projected salaries, consumer spending, sales tax generation from spending and other economic “ripple effect” benefits. It is critically important to understand the full benefits of economic development projects during difficult economic times.

NP&V has a track record of completed, successful and built projects involving fiscal impact analysis, demographic assessment, market studies and customized analyses of community service related impacts in nearly all Towns in Nassau and Suffolk Counties. NP&V’s economic planning expertise can be integrated into economic development strategies, project feasibility, balancing of mixed-use project scenarios, community development and assistance programs and needs assessments. Please contact us for more information on how we can assist with the economic planning aspects of your development, re-development, revitalization or community needs assessment project.

# MARKET ANALYSIS

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- WETLAND PERMITTING**
- STORM WATER MANAGEMENT PLANS**
- WATERFRONT & COASTAL ZONE PROJECTS MAPPING**
- WATERSHED MANAGEMENT & WATER SUPPLY**
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NP&V is a professional environmental and planning firm with qualifications and expertise to prepare various types of residential and commercial market analyses and feasibility studies, and has a track record of such completed projects throughout Long Island.

In the preparation of a market analysis, NP&V strives to identify and quantify the need for a specific type of development – be it a shopping center, office space, a new residential subdivision or an assisted living community, among others – that can be accommodated at a given location. NP&V is able to analyze the relationship between the supply and demand and reveal whether or not a given development could be supported in a specified location. This is accomplished through the definition of a target market area, a critical evaluation of demographics, socioeconomic characteristics and consumer trends, and an analysis of existing and comparable developments.



Findings and recommendations of our market analyses are tailored to each community, and provide the facts necessary to determine the viability of a given project, attract specific types of businesses, and market projects to possible investors. As such, our market analyses have proven to be a valuable tool in the decision-making process – for both the public sector and private developers.

# NICHE MARKET AND BRANDING PLAN & BUILD-OUT/TAX BASE ANALYSIS TOWN OF BROOKHAVEN

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Nelson, Pope & Voorhis (NP&V) is working with the Town of Brookhaven on a niche market and branding plan for Greater Bellport community. The focus of this plan is to form a set of recommendations that outline the necessary steps that members in the Greater Bellport community can take in order to successfully create a sense of place, community pride and positive perceptions through a more niche-oriented position in the local market. NP&V recommended various initiatives to make the Greater Bellport community unique and marketable, creating a place that people want to be, where people are comfortable, and a place that people remember and come back to time and again. The niche market and branding plan strives to promote the community's niche market to new residents, visitors and economic development opportunities alike, offering the Greater Bellport community the opportunity to develop a theme that they want to be known for.

NP&V is also working with the Town of Brookhaven on a build-out/tax base analysis, to analyze how the local school district could be impacted by growth. NP&V is working on the creation of a GIS model to compare tax assessments for various land use scenarios to ensure an adequate tax base to support increased growth in school population without disproportionate increases in residential tax rates. This model will be used to test assumptions for future development and analyze various alternatives in an automated fashion, allowing for easily comparison of scenarios and results. Ultimately, the model will provide a reality check for future planning with respect to provision of quality community services, and may provide support for creating additional commercial tax base within the district. The project is underway, and is nearing completion.

# ECONOMIC DEVELOPMENT CHAPTER OF THE COMPREHENSIVE PLAN UPDATE TOWN OF SOUTHOLD

## **ENVIRONMENTAL PLANNING CONSULTING**

**FEASIBILITY & DUE DILIGENCE  
ASSISTANCE  
REGIONAL & SITE PLANNING  
ECONOMIC PLANNING  
ENVIRONMENTAL SITE  
ASSESSMENT  
ENVIRONMENTAL SCIENCE &  
ANALYSIS  
WETLAND PERMITTING  
STORM WATER MANAGEMENT  
PLANS  
WATERFRONT & COASTAL  
ZONE PROJECTS  
MAPPING  
WATERSHED MANAGEMENT &  
WATER SUPPLY  
PERMITTING & PROCESSING  
SUSTAINABILITY & LEED  
PROJECT PLANNING &  
SUPPORT**



In an effort to achieve the Town's vision, five goals and numerous objectives were formed to provide direction for future decision-making pertaining to the Town's economy. Much of the Town's economic vitality is based on the Town's unique rural, historic and maritime-based character as well as its natural resources. It is critical that these qualities be recognized, enhanced and protected. NP&V is currently working on the preparation of the economic chapter of the Comprehensive Plan Update for the Town of Southold to allow for the formation of appropriate recommendations and implementation strategies focused on long-term economic sustainability throughout the Town.

One of the specific tasks involved with the economic chapter of the Town's Comprehensive Plan is the zoning/build-out analysis. The Town of Southold is facing development pressure and is concerned about the impact that the current zoning may have on the Town's resources. The Town of Southold prepared a build-out analysis of several zoning districts, and NP&V funneled these findings into a model to assess the regional impact of full build-out and modified development scenarios. Ensuring quality of life, protection of environmental resources, housing needs and maintenance of the tax base were key elements of the model. This project involved the creation of a spreadsheet model to synthesize multiple evaluation factors to analyze the impact of full build out of the Town of Southold under its current zoning. This project is an update to a similar project completed for the Town in 2003.

## **NELSON POPE & VOORHIS**

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11747

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**RESUMES**

*Nelson, Pope & Voorhis*

# CHARLES J. VOORHIS, AICP, CEP

## PERSONAL PROFESSIONAL QUALIFICATIONS

### Licensing and Certification:

- Certified Environmental Professional (CEP)
- American Institute of Certified Planners (AICP)
- Certified Environmental Inspector, Environmental Assessment Association
- US Coast Guard Master Steam and Auxiliary Sail Vessels

### Experience:

- Managing Partner of Firm, Nelson, Pope & Voorhis, LLC; Melville, New York (1/97-Present)
- Principal of Firm, Charles Voorhis & Associates, Inc.; Miller Place, New York (8/88-1/97)
- Director, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (3/86-8/88)
- Environmental Analyst, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (8/82-3/86)
- Private and Public Consultant, Planning and Environmental Issues (8/82-3/87)
- Public Health Sanitarian, Suffolk County Department of Health Services; Hauppauge, New York (1/80-8/82)
- Environmentalist I, Suffolk County Department of Environmental Control, Central Islip, New York (2/78- 8/79)

### Education:

- SUNY at Stony Brook; Master of Science in Environmental Engineering, concentration in Water Resource Management, 1984
- Princeton Associates; Groundwater Pollution and Hydrology Short Course, Princeton, New Jersey, 1983
- New York State Health Department, Environmental Health Training Course, Hauppauge, New York, 1982
- Southampton College of Long Island University; Bachelor of Science in Environmental Geology, 1977

### Significant Professional Achievements:

- Lake Agawam Comprehensive Management Plan, 2008
- Southold TDR Planning Report and GEIS, 2008
- Suffolk County North Shore Embayments Watershed Management Plan, 2007
- Mt. Sinai Harbor Management Plan, 2006
- The Residences at North Hills, DEIS and FEIS, 2005-06
- Shelter Island Water Supply Study, 2005
- Town of Southold Comprehensive Implementation Strategy, 2003
- Lower Port Jefferson Harbor Action Plan, 2002
- Setauket Fire District Needs Analysis, 2001
- Southampton Agricultural Opportunities Subdivision, DEIS, FEIS and Findings, 2001
- Old Orchard Woods, DEIS and FEIS, 2000
- Town of Smithtown Armory Park, DEIS, 2000
- Town of Southold Water Supply Management & Water Protection Strategy, 2000
- CVS @ Greenlawn, DEIS and FEIS, 1998
- Knightsbridge Gardens, DEIS and FEIS, 1997
- Camelot Village @ Huntington, DEIS, 1997
- Airport International Plaza, DEIS and FEIS, 1996
- Price Club @ New Rochelle, DEIS and FEIS, 1995
- Commack Campus Park @ Commack DEIS and FEIS, 1994
- Water Mill Shops @ Water Mill DEIS, 1993
- PJ Venture Wholesale Club @ Commack DEIS and FEIS, 1993
- Dowling College NAT Center DEIS and FEIS, 1992
- Final EIS Angel Shores @ Southold, 1991
- Town of Brookhaven Boat Mooring Plan, 1991
- Draft EIS Round Hill @ Old Westbury, 1990
- GEIS Commercial Rezoning on the Towns Own Motion, 1988
- Draft EIS St. Elsewhere @ Nesconset, 1989
- EQBA, Acquisition Study for Brookhaven Town, 1987
- Award for Environmentally Sensitive Land Design, Pine Barrens Review Comm., 1988
- Town of Brookhaven Land Use Plan, 1987
- Discussion of Hydrogeologic Zone Boundaries in the Vicinity of S. Yaphank, LI, NY, 1986
- Comprehensive Review of Industrial Zoned Land in the Sensitive Hydrogeologic Zone, Brookhaven, 1983

### Professional & Other Organizations (past and present):

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- American Water Resources Association, Syracuse, New York
- New York Water Pollution Control Association, Riverdale, New York
- Water Pollution Control Federation, Washington, D.C.
- Long Island Seaport & EcoCenter, Inc., Director, Port Jefferson, NY
- Boy Scouts of America, Trained Scoutmaster, Nathaniel Woodhull District, NY
- Historical Society of Port Jefferson, Trustee, Port Jefferson, NY
- Environmental Conservation Board, Village of Port Jefferson, NY
- Port Jefferson Village, Waterfront Advisory Committee, Port Jefferson, NY
- Town of Brookhaven Mount Sinai Harbor Advisory Committee, Medford, NY
- Brookhaven Conservation Advisory Council, Medford, NY

# STEVEN J. MCGINN, CEI

## PERSONAL PROFESSIONAL QUALIFICATIONS

### Licensing and Certification:

- Licensed Asbestos Inspector
- OSHA 40 Hour HAZWOPER
- Certified Environmental Inspector, Environmental Assessment Association (CEI)
- Lead Based Paint Risk Assessor
- Radon Measurement Specialist

### Experience:

- Partner/Division Manager, Nelson, Pope & Voorhis, LLC (July 2005 to Present)
- Senior Environmental Analyst, Nelson, Pope & Voorhis, LLC (January 1997 to July 2005)
- Environmental Analyst, Nelson & Pope, LLP (July 1989 to January 1997)
- Project Manager, Middleton Kontokosta & Associates (May 1988 to July 1989)
- Planning Aide, Town of Huntington Planning Department (January 1987 to May 1988)

### Education:

- 8-Hour HAZWOPER Refresher Course
- 40-Hour Course Hazardous Materials Training
- Performing Phase I Environmental Inspections, Environmental Assessment Association, Sept. 1997
- Environmental Regulations Course, Executive Enterprises, June 1996
- Environmental Impact Statements, Cook College/Rutgers University, December 1994
- State University of New York at Cortland - Bachelor of Science in Geography, January 1986

### Significant Professional Achievements:

- Village of Hempstead Urban Renewal Project - Phase I ESA
- Coram Plaza, Coram - Phase I, II & III ESA and Asbestos Survey
- 744 Clinton Street, Brooklyn - Phase I & II ESA
- Middle Island Country Club, Middle Island - Phase I & II ESA
- Tyrolean Auto Sport, Northport - Phase II & III ESA
- Long Island Children's Museum, Westbury - Phase I & II ESA
- 940 Bryant Avenue, Bronx - Phase I ESA
- 1345 Seneca Avenue, Bronx - Phase I ESA
- Red Roof Farms, Rye Brook - Phase I & II ESA
- Thomas Dodge Subaru, Port Jefferson - Phase I & II ESA
- 221 Skip Lane, Bay Shore - Phase I & II ESA
- 950 West Main Street, Riverhead - Phase I ESA
- Long Island Galleria/Price Club Plaza, Westbury - DEIS & FEIS
- Currans Road Development, Middle Island - DEIS & FEIS
- Timber Ridge at the Plains, Greenlawn - DEIS & FEIS
- Greene's Creek Marina, Sayville - DEIS
- Town of Brookhaven Marine Reconstruction Projects, Patchogue, Blue Point, Port Jefferson, Mount Sinai, - Tidal Wetland Permits
- Village of Lake Success, Lake Success - Land Use and Zoning Analyses

### Professional Responsibilities:

- Division Manager for Phase I and Phase II Environmental Site Assessments, Site Remediation Coordination and Supervision, Lead-Based Paint sampling and Asbestos Surveys for lending institutions
- Author of numerous Phase I & II ESA reports, remediation & brownfield projects work plans, and closure reports in both draft and final formats for major large scale, high-profile projects.
- Other responsibilities include the preparation of various environmental, planning and zoning studies and the preparation of various state and federal applications such as: land use and zoning studies, noise and air quality assessments, feasibility studies, economic analyses, freshwater and tidal wetland permits, etc.
- Interaction with various Town, County, State and Federal officials, attorneys, developers, engineers, Town Boards, Planning Boards, and Zoning Boards of Appeals.

### Professional & Other Organizations (past and present):

- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, VA
- Environmental Assessment Association, Scottsdale, Arizona
- National Groundwater Association, Assoc. of Groundwater Scientists and Engineers

# CARRIE O'FARRELL, AICP

## PERSONAL PROFESSIONAL QUALIFICATIONS

### Experience:

- Partner/Division Manager of the Environmental Resource & Wetland Assessment Division, Nelson, Pope & Voorhis, LLC Melville, New York (3/2004 - present).
- Environmental Planner; Nelson, Pope & Voorhis, LLC, Melville, NY (10/2002 to 2/2004). Preparation of environmental assessments, environmental impact statements and various other land use and feasibility studies. Development of land use plans for town zoning and planning purposes, and coordinate reviews with various town and state officials. Preparation of freshwater & tidal wetlands permits & permit plans, NYSDEC Stormwater Pollution Prevention Plans and Stormwater General Permit filings.
- Consultant and Environmental Policy Analyst, Booz Allen Hamilton, Inc., Washington, D.C. (1999 to 2002). Provide program management, planning, on-site support, and data analysis for various federal agency environmental programs including U.S. Department of Energy, Federal Aviation Administration (FAA), and U.S. Department of Defense. Prepared policy recommendations, program information briefings, Congressional testimony, and various program support activities. Reviewed and prepared sections of environmental impact analyses, policy language, responses to public comments, press releases, and fact sheets; and coordinated interagency meetings and comment resolution between various federal offices.

### Education:

- Bachelor of Science: University of Rochester, Environmental Science, May 1999

### Significant Professional Achievements:

- Environmental Impact Statements (EIS): Lighthouse@Long Island, Kensington Estates, Woodbury; Roslyn Landing@Roslyn; Tiana Commons PDD, Town of Southampton; Glen Harbor Partners Town of N. Hempstead; The Residences @ North Hills, Village of North Hills; Lands End, Village of Sands Point; Korean Church of Long Island, Village of Lake Success; Sandy Hills, Town of Brookhaven;
- Draft Generic EIS and Mixed Use Planned Development District legislation: Gabreski Airport PDD; North Sea Mixed Use Development District, Southampton, NY.
- Planned Development District Master Plan & Planned Development District (PDD) Legislation: Gabreski Airport Master Plan, Town of Southampton; North Sea PDD, Town of Southampton; Poxabogue Golf Course PDD, Town of Southampton
- Expanded Part I & Part III Environmental Assessments: Parrish Art Museum, Town of Southampton; Cenacle Manor, Ronkonkoma; The Seasons at East Meadow; Laurel Hollow Subdivision; Greenport Marina, Greenport, NY; Engel Burman @ Plainview; Shaw Estates at Manorville
- DEC SPDES Phase II Permits & Municipal Compliance: Village of Poquott, Village of Port Jefferson, & Village of Bellport Stormwater Management Plans; Completion of DEC annual reports; completion of 75+ Stormwater Pollution Prevention Plans for Stormwater Discharges from Construction Activity (GP-0-08-001) for construction sites throughout Nassau & Suffolk Counties.
- Municipal Planning Studies: Mount Sinai Harbor Management Plan, Town of Brookhaven; NYSDOS Beaverdam Creek Watershed Management Plan; NYSDOS Barriers to Fish Passage in six South Shore Estuary Reserve Tributaries; Town of North Hempstead, North Sheets Creek Beach Shoreline & Park Improvements; Town of Shelter Island Water Supply Study; Village of Manorhaven Nature Preserve.
- Wetlands Permits & Feasibility Studies: Fire Island Pines Property Owner's Association, Brookhaven; Bedford Ponds, Bedford, NY; Kismet Walks, Town of Islip; Mooney Pond, Coram, Town of Brookhaven; Port Washington Yacht Club, Port Washington;
- Site plan/subdivision review: Town of Southampton, Town of Southold, & Village of Poquott.
- US Department of Energy Yucca Mountain Project Draft, Supplemental, and Final EIS. Conducted headquarters policy review, prepared draft language, and coordinated interagency comment/review of documents for nationwide NEPA project.
- U.S. Department of Energy Yucca Mountain Site Recommendation. Assisted in the development and review of U.S. Secretary of Energy's Yucca Mountain Site Recommendation Decision and Congressional approval.
- NYC CEQR Environmental Assessments: Briarwood Plaza Bell Boulevard Rezoning; Hatzolah of Boro Park
- NEPA Environmental Assessment: Heckscher Museum, Huntington, NY.

# KATHRYN J. EISEMAN, AICP

## PERSONAL PROFESSIONAL QUALIFICATIONS

### Licensing and Certification:

- American Institute of Certified Planners (AICP)

### Experience:

- Partner/Division Manager of the Environmental & Community Planning Division, Nelson, Pope & Voorhis, LLC (Melville, NY) and Charles Voorhis & Associates, Inc. (Miller Place, NY) (7/93 to Present). Project management, preparation of planning studies, downtown revitalization plans, visual preference surveys and public workshop planning and facilitation, environmental impact statements, Geographic Information Systems analysis and mapping, air impact studies, air dispersion modeling (CAL3QHC), noise impact analysis and mitigation, conduct planning studies for land use compatibility/precedent, school and fiscal analysis, testimony at Planning Board meetings.
- Arlington Central School District; Poughkeepsie, NY. (9/91 - 6/93). Mathematics teacher, grade 7.
- Hyde Park Central School District; Hyde Park, NY. (9/89 - 6/91). Mathematics teacher, grades 7 and 8. Yearbook and Mathcounts Club advisor.

### Education:

- State University of NY at Stony Brook, Masters Degree in Environmental and Waste Management, 12/96.
- State University of New York at New Paltz; New York (9/89- 6/93). Graduate studies in mathematics, education, computer science, environmental studies and liberal arts.
- Syracuse University; Syracuse, New York. Bachelors Degree. Dual Majors: Mathematics and Education, 5/88.
- Université de Grenoble; Grenoble, France. French language certificate program for foreign students, 5/84.

### Significant Professional Achievements:

- Montauk Highway Corridor Study & Land Use Plan for Mastic and Shirley Phase II , 2009
- East Hampton Commercial Districts Study, 2009
- Oyster Bay LWRP, in progress
- Town of Brookhaven Athletic Fields Needs Assessment, in progress
- Planning Consultant to the Village of Southampton, ongoing
- Eastern Waterfront Community Vision & Revitalization Plan , 6/09
- Lake Ronkonkoma Clean Lakes Study Update, 7/08
- Suffolk County North Shore Embayments Watershed Management Plan, (Final), 11/07
- Syosset Downtown Redevelopment & Revitalization Plan, 9/05
- East Hills Architectural Review Board Planning Study, 1/05
- East Hills Residential Bulk Regulations Review & Study, 1/05
- Stormwater Outfall and Conveyance Inventory and Mitigation Plan for Town of Islip, 2003
- Mt. Sinai Harbor Shellfish Closure Area Investigation, Town of Brookhaven, 2/03
- Hicksville Fire District Mapping and Spatial Analysis, 2003.
- Visual Preference Survey, Port Jefferson Village, 6/02
- Setauket Fire District Needs Analysis, Setauket, New York, 2001
- Review of Past Water Quality Studies, Port Jefferson Village, 2000
- Stormwater Study, Inventory & Analysis of Stormwater Outfalls for the Town of Brookhaven South Shore Bays, 1996, West Meadow Creek, 2000, and Town of Islip, 2001

### Professional Organizations, Certifications & Training:

- APA Metro Long Island Section Treasurer
- Boys & Girls Club of Bellport Advisory Council Member
- American Institute of Certified Planners since July 2000
- American Planning Association Member since 1997
- IAP2 Certificate Course in Public Participation, January 2004
- CommunityViz Scenario Constructor, SiteBuilder 3D™, Policy Simulator training, November 2002
- Introduction to ArcView GIS, ESRI 16 hour course, 4/00
- Fundamentals of Dispersion Modeling and Computer Modeling Laboratory, June, 1998
- Rutgers University, Methodology of Delineating Wetlands, July 1987



# NICOLE L. DELLAVECCHIA

## PERSONAL PROFESSIONAL QUALIFICATIONS

### Experience:

#### **Economic Analyst/Planner, Nelson, Pope & Voorhis, LLC (2009-Present)**

- Completed fiscal impact analyses and economic impact analyses for planned development districts, as well as residential, commercial, recreational and mixed-use developments
- Prepared market analyses, feasibility studies, and needs assessments on small and large-scale shopping centers, mixed use developments, as well as residential developments, including independent senior living, assisted living facilities, continuing care retirement communities (CCRC) and other senior housing developments
- Completed property tax and sales tax analyses
- Prepared niche market/branding plans
- Conducted tax base, build-out, and zoning analyses
- Completed analyses to assess and quantify impacts to school districts and other local community service providers
- Involved with the preparation of SEQR review documents including Environmental Assessment Forms and Environmental Impact Statements
- Conducted demographic and socioeconomic analyses
- Prepared proposals and other marketing efforts

#### **Urban Planner/Economic Analyst, Saratoga Associates, Saratoga Springs, NY (2006-2008)**

- Completed comprehensive/master plans in urban, suburban and rural communities
  - Conducted comprehensive community needs assessments, and demographic and socioeconomic analyses
  - Heavily involved in economic development strategies, mall redevelopment, and tourism plans
- Prepared market analyses and feasibility studies, as well as fiscal and economic impact analyses on variety of uses
- Involved with the preparation of corridor management plans, environmental impact statements, brownfield and industrial park redevelopment plans, local waterfront revitalization programs, parking demand analyses
  - Facilitated public participation, community visioning processes and public forums
  - Created maps, images, graphics and other visuals for various plans and presentations
  - Prepared and reviewed grants for federal, state and local funding sources

### Significant Professional Achievements:

- Waterfront Market Analysis: *Town of Oyster Bay Eastern Waterfront Area (2011)*
- Commercial Market Analysis: *The Meadows at Yaphank PDD (2011)*, *Mt. Sinai Village Centre (2011)*, *Artist Lake Plaza (2010)*, *Eastport Hamlet Centre (2009)*
- Residential Market Analysis: *The Uplands at St. Johnland CCRC (2011)*, *Assisted Living Community in Speonk (2010)*
- School District Analysis: *Jefferson Meadows (2011)*, *North Manor Estates (2011)*
- Comprehensive Master Plan: *Village of Poquott (2011)*, *Town of Southold - Economic Development Chapter and Demographics Chapter (2011)*
- Niche Market and Branding Plan: *North Bellport Community (2011)*
- Fiscal Impact Analysis: *The Meadows at Yaphank PDD (2011)*, *Mt. Sinai Village Centre (2011)*, *New Frontier (2011)*, *Eastport Hamlet Centre (2010)*, *The Hamptons Club at Eastport (2009)*
- Economic Impact Analysis: *The Meadows at Yaphank PDD (2011)*, *Mt. Sinai Village Centre (2011)*, *New Frontier (2011)*, *Assisted Living Community at East Northport (2009)*, *The Hamptons Club at Eastport (2009)*
- Planning Analysis in Support of Use Variance: *Edwards Avenue Property, Calverton (2011)*
- Received formal training in the IMPLAN Economic Modeling System through the Minnesota Implan Group, 2009

### Education:

- **Master of Urban Planning**  
*Specialization in International and Economic Development*  
State University of New York, University at Buffalo, 2006
- **Bachelor of Arts - Economics**  
State University of New York, College at Geneseo, 2004
- **Bachelor of Arts - International Relations**  
*Specialization in Economic Development*  
State University of New York, College at Geneseo, 2004

### Professional Organizations and Interests:

- American Planning Association, Member
- United States Green Building Council, Member
- State University of New York, College at Geneseo, Long Island Regional Alumni Committee, Member
- Ronald McDonald House of Long Island, Volunteer
- Special Olympics of New York, New York City Region and Long Island Region, Volunteer
- Alpha Phi Omega, Alumni