

**LONG ISLAND'S  
“LITTLE BOXES”  
MUST ACT AS ONE:  
OVERCOMING URBAN SPRAWL  
& SUBURBAN SEGREGATION**

**A presentation to a conference on  
“NEW HORIZONS FOR  
LONG ISLAND:  
Undoing Institutional Racism  
& Overcoming Regional Inequities”  
Islandia Marriott Long Island  
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**By  
David Rusk  
4100 Cathedral Avenue, NW #610  
Washington, DC 20016-3584  
(202) 364-2455  
(202) 364-6936  
DRusk@ Starpower.net**

**LONG ISLAND  
(NASSAU-SUFFOLK NY PMSA)**

**1,198 square miles  
2.8 million residents**

**is a  
“little box” region.**

**Long Island  
is divided into  
2 counties  
13 towns  
96 incorporated municipalities  
and  
129 school districts.**

**“Little box” regions are  
highly divided by race, ethnicity,  
and income class**

**Long Island is USA's  
most segregated suburb  
for black residents  
in Census 2000.**

**Black Segregation Index  
(0 to 100: 100 = total apartheid)**

<b>Long Island</b>	<b>74</b>
<b>Metro Detroit</b>	<b>85</b>
<b>Metro Milwaukee</b>	<b>82</b>
<b>Metro Chicago</b>	<b>81</b>
<b>New York PMSA</b>	<b>82</b>
<b>USA (100 largest metros)</b>	<b>60</b>
<b>Fairfax-Montgomery</b>	<b>40</b>

**Long Island is  
highly re-segregated.**

**Though incomes are high  
(Nassau County had 2<sup>nd</sup> highest  
household income in 2000),  
Long Island has lagged behind  
in rates of growth in 1990s.**

	<b>Long Island</b>	<b>USA Avr.</b>
<b>Population</b>	<b>5.5%</b>	<b>13.2%</b>
<b>Jobs</b>	<b>7.0%</b>	<b>19.3%</b>
<b>Real personal income per capita</b>	<b>8.6%</b>	<b>14.3%</b>

**Typically, 109 local governments compete rather than collaborate over new (higher-end) housing, factories, office parks, & shopping malls.**

**County governments are relatively powerless regarding land use, economic development incentives, housing policy, and schools – issues that shape region's future.**

**Nassau-Suffolk Peers  
but “Big Box” Governments:**

**Montgomery County, MD  
(4<sup>th</sup> highest income)  
& Fairfax County, VA  
(1<sup>st</sup> highest income)  
(both outside Washington, DC)**

**900 square miles  
1.9 million residents**

**Montgomery County:  
8 small cities/towns  
unified, county-wide school district**

**Fairfax County:  
2 small cities  
unified, county-wide school district**

	<b>Nassau- Suffolk</b>	<b>Montgomery- Fairfax</b>
<b>Minority pct</b>	<b>24%</b>	<b>35%</b>
<b>Black segregation</b>	<b>74</b>	<b>41/38</b>
<b>Poor segregation</b>	<b>30</b>	<b>29/31</b>
<b>Population</b>	<b>5.5%</b>	<b>17.0%</b>
<b>Jobs</b>	<b>7.0%</b>	<b>21.0%</b>
<b>Real personal income per capita</b>	<b>8.6%</b>	<b>13.5%</b>

**Montgomery – global biotech capital**

**Fairfax – global Internet capital**

# **Montgomery County**

- 1. Countywide, anti-sprawl, comprehensive land use and transportation planning**
- 2. Extensive farmland preservation and open space acquisition program**
- 3. USA's largest and oldest mixed-income housing policies**
- 4. Regional revenue sharing (implicit thru county government)**

**All facilitated by “Big Box” governmental structures**

- a. Montgomery County Government**
- b. Montgomery County Public Schools**



**Countywide, Anti-Sprawl,  
Comprehensive Land Use and  
Transportation Planning**

**Wedges and Corridors Plan**

**Adopted in 1964;  
policy tools pioneered  
in late 1960s & early 1970s**

**Wedges – farmland and open space  
& some very low-density development**

**Corridors – intensive, more compact  
urban development keyed to Metro and  
major road corridors (e.g. I-270)**

**Extensive Farmland Protection and Open  
Space Acquisition Program  
(goal: preserve 140 of 495 sq. mi.)**

**1. Transfer of Development Rights  
(TDR) Program**

**Private developers purchase TDRs from  
farmers to use for more compact  
developments in urbanizing areas**

**By 1998:**

- \* 38,000+ acres preserved**
- \* 5,000 TDRs purchased**
- \* \$60 million paid farmers  
by private developers**

**2. Purchase of Development Rights  
(PDR) Program**

**Tax dollars purchase PDRs from  
farmers to limit development, keep farms  
by 1997, 7,500 acres preserved**

# USA's Largest and Oldest Mixed-income Housing Policies

## Montgomery County Housing Opportunities Commission

<u>Type</u>	<u>Units</u>
Assisted family housing	6,584
Assisted elderly housing	3,581
Growth policy special allocation	724
HOC-developed mixed-income	1,771
Accessory apartments	317
Condo conversions (HOC-purchased)	3,764
HOC revenue-bonded	13,321
Moderately Priced Dwelling Units (MPDUs)	<u>10,572</u>
<b>Total</b>	<b>40,644</b>

**Virtually all are located  
in mixed-income developments**

**Montgomery County's  
Moderately Priced Dwelling Unit  
(MPDU) Policy  
(i.e. "inclusionary zoning")**

**Adopted as county ordinance in 1973  
(controls 88% of county area)**

**Requires any larger housing development  
(50+ units - homes, townhouses,  
apartments) to be**

**—85% market rate**

**—10% "workforce" homes  
(sold or rented to persons at  
maximum 65% of median income)**

**—5% purchased by county's public  
housing agency ("welfare-to-workforce"  
homes)**

**To offset profit loss from 15% below-  
market sales or rentals, county provides  
up to 22% density bonus.**

## **Results (by 2001)**

**11,000 MPDU housing units  
built by private developers  
(2/3 for-sale, 1/3 rentals)**

**1,600 bought and 1,200 rented  
by Housing Opportunities Commission  
(scattered in 220 different neighborhoods)**

**Assisted housing = 3.4% of total housing  
1.9% to 6.1% in 14 of 18 districts**

**MPDU sales price=\$80,000 (1992-97)  
Non-MPDU sales price=\$250,000**

**No significant social problems in mixed-  
income communities**

**No negative impact whatsoever  
on resale prices of market rate homes  
in mixed income neighborhoods**

## **What if Long Island had had MPDU-type policy (1970-96)?**

**About 236,000 housing units  
were built in the 25 year period.**

**Assuming only half were in new  
developments of sufficient size to apply  
inclusionary requirement,  
MPDU policy would have provided**

**— 11,800 “workforce” homes for modest  
income public employees and retail and  
service sector workers; and**

**— 5,900 highly scattered, public housing  
authority-owned homes for  
“welfare-to-workforce” families.**

## Hypothetical Impact of Regional Fair Share Inclusionary Zoning Policy

City	Total MPDU Units	Net Shift of Poor Persons	Pre-Policy Poverty Rate	Post-Policy Poverty Rate
<u>Sending Areas (sample)</u>				
Hempstead village	173	-575	12.4%	11.1%
Roosevelt village	38	-172	11.3%	10.1%
Mastic Beach	104	-116	11.0%	9.9%
Mastic	248	-143	10.3%	9.2%
Central Islip	206	-267	10.1%	9.1%
North Amityville	122	-129	9.9%	8.9%
Long Beach city	255	-273	8.3%	7.4%
<u>Receiving Areas (sample)</u>				
Coram	701	+584	4.0%	6.0%
Holbrooke	374	+311	3.6%	4.8%
Medford	322	+268	3.4%	4.7%
West Babylon	273	+227	3.4%	3.9%
Ronkonkoma	234	+195	2.8%	3.8%
Dix Hills	217	+181	1.7%	2.4%
		* * *		
Jericho	81	+68	1.9%	2.4%
Melville	103	+86	3.2%	3.9%
Garden City village	51	+42	1.8%	2.0%
Woodmere	18	+15	2.0%	2.1%

**Local governments,  
in theory,  
have authority to act on  
regional tax base sharing,  
regional growth management, and  
regional fair share housing.**

**They won't.**

**Local governments almost never  
negotiate voluntary compacts  
on such tough issues  
in New York  
or anywhere else.**

**WHERE MAJOR REFORMS  
HAVE OCCURRED,  
STATE LEGISLATURES  
(OR STATE COURTS)  
MADE IT HAPPEN.**



## **Two Paths to Regional Reforms**

- 1. Strengthen county government powers through new state laws re: land use, housing, economic development. Requires building statewide political coalition to lobby state legislature successfully.**
- 2. Revise systems of local government through constitutional convention. (Citizen initiative every twenty years.)**