



County Executive
Thomas R. Suozzi

ECONOMIC DEVELOPMENT

NEWSLETTER

“We want to be new suburbia. We want to take the great things that we love about suburbia and enhance it, and make it better.”

*Tom Suozzi
County Executive*

Inside this issue:

“Cool” Downtowns Conference	1
Deputy County Executive Patrick G. Duggan	2
NYS Affordable Housing Study	2
“Cool” Downtowns Photographs	3
Project Beautiful Downtown Hempstead	4

“Cool” Downtowns conference in Rockville Centre

During a forum held on June 5, attended by the Nassau County Consortium members, county agencies, and nonprofits, County Executive Thomas Suozzi shared his views, facilitated discussion, and conducted a walking tour of Rockville Centre. Sponsored by the Nassau County Planning Federation, the conference began with the premise that Long Island must expand its tax base and become an exciting place for young people to live.

College graduates and young adults seem to have their sights set on Manhattan, Brooklyn and other urban areas because they offer easy commutes to work and ready access to shopping, dining and other leisure

activities. Ideas, Culture and Education, or ICE, was the acronym used to describe the amenities that attract people to a community. Describing this concept as “the key to our future,” Suozzi spoke of Nassau’s

suburbs, the first in the nation and the most mature, as a wonderful place to live, with great schools, open space, and a low crime rate. He said the challenges facing the

Continued on Page 3



County Executive Tom Suozzi, addresses the attendees

Nassau County Office of Housing and Intergovernmental Affairs (OHIA) is offering a Lead-Safe Work Practices Training. The focus of the training is to educate home improvement contractors and other trainees in proper techniques when confronted with projects containing lead based paint. OHIA, in conjunction with participating municipal consortium members, offers a residential rehabilitation program designed to assist income eligible participants to renovate their homes. The residential rehabilitation program is continuously seeking new contractors to join the program and encourages minority and women owned businesses to apply. Applications can be obtained by visiting our website www.nassaucountyny.gov/agencies/OHIA/index.html. Specific date, time and location of Lead-Safe Work Practices Training will be announced or call 516-572-1915 for more information.

The Planning Federation Annual Fall Conference

The Annual Fall Training Conference will be held on **Wednesday, October 22, 2008, 3:30 pm - 9:30 pm**. Six workshops will be offered for local Planning Board, Board of Zoning Appeals members and others interested in planning. The location will be announced. Attendees can earn up to 4 CECs. For information call (516) 571-0347.



Patrick G. Duggan
Deputy County
Executive

Nassau County's foreclosure filings continue to remain at a lower rate compared to nationwide statistics, but Nassau County has seen a marked increase in the last year.

From the desk of Deputy County Executive - Patrick G. Duggan

This past quarter has been challenging for Economic Development staff. We have all seen record increases in energy and construction costs, along with a slowdown in the economy. We are working harder than ever to ensure that the consortium of communities, nonprofits and developers that need our help receive it. Nassau County's foreclosure filings continue to remain at a lower rate compared to nationwide statistics, but Nassau County has seen a marked increase in the last year. We responded immediately to the foreclosure crisis by provid-

ing counseling through our Housing and Urban Development (HUD)-certified Housing Counseling Center in the Office of Housing and Homeless Services (OHHS), directed by Connie Lassandro. OHHS established a default counseling prevention hotline 571-HOME (4663) and encourages homeowners to take advantage of the existing Nassau County Foreclosure Program, Housing Counseling Workshops, and Post Purchase and Default Prevention Counseling. In addition, a pro-bono lawyers program was created in conjunction with the Nassau

County Bar Association to provide legal assistance to distressed homeowners.

We are pleased to welcome the Office of Minority Affairs (OMA) and the Coordinating Agency for Spanish Americans (CASA) into the Office of Economic Development. They both provide necessary services and outreach programs which strengthen our communities and benefit many Nassau County individuals and business enterprises. They join us in working diligently and striving to make Nassau County the best it can be.

NYS Statewide Affordable Housing Study

Office of Housing and Intergovernmental Affairs (OHIA) Director, Rosemary A. Olsen, met with representatives from New York State Department of Housing and Community Renewal's (DHCR) Office of Policy Research and Development on June 18 at the Theodore Roosevelt Executive and Legislative Building in Mineola for an informal discussion of issues relevant to Nassau County's housing needs. DHCR, represented by Michael F. Sullivan, Special Assistant, and Lorraine Y. Collins, Policy Advisor, is undertaking an Affordable

Housing Needs Study in different NY regions. Also present were Kevin Crean and Dwain Welcome from OHIA; Connie Lassandro and Yvette Pacheco from Housing and Homeless Services; Patty Bourne and Sean Sallie from Planning Commission; May Newburger from the Planning Federation, as well as representatives from the Community Development Corporation of Long Island, Long Island Housing Partnership, Erase Racism, La Fuerza Unida, Hempstead Hispanic Civic Association, the Village of Freeport, Hous-

ing First and other groups.

After the meeting OHIA officials escorted the NYS representatives on a tour of the mixed-use sites in New Caspel and to Terrace Avenue in the Village of Hempstead.

A summary report of the state's meeting with Nassau and Suffolk Counties will be prepared by DDHCR and will be posted on their website http://www.dhcr.state.ny.us/general/pubs/housing_needs_study.htm.

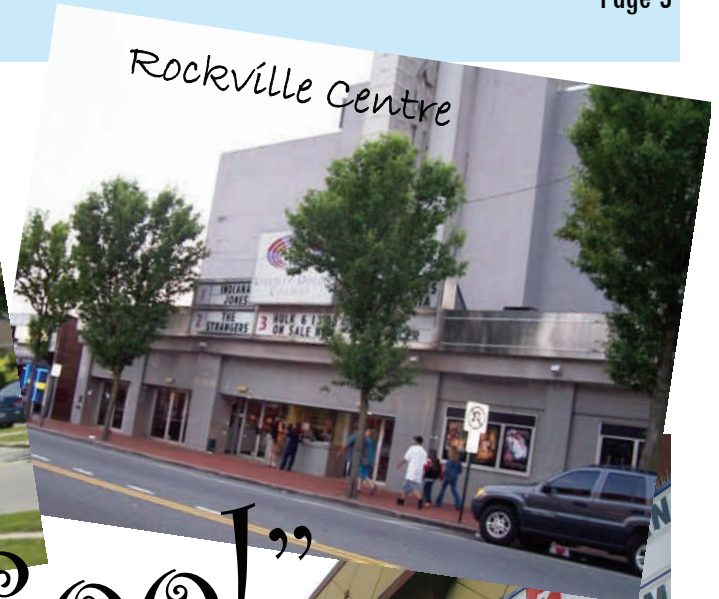
Details and information on previous studies are also available on the site.



Prospect Avenue A and C buildings offering 14 mixed use units of which 7 are rental units and 7 are owner units.



Pictured left to right: DHCR Policy Advisor, Lorraine Y. Collins; OHIA Director Rosemary Olsen; DHCR Special Assistant Michael Sullivan.



“Cool”



Downtowns

Continued from Page 1

county are the same as those facing other suburbs, with younger people not settling in or near the communities where they were raised.

In addition to tax base expansion and ICE, Suozzi stated that other major defining characteristics of a "cool" downtown include the presence of a number of multi-story, mixed-rental co-op and condo units near a train station that attract unmarried young professionals in their 20s and 30s, as well as young families.

This housing should also be within walking distance of restaurants and a variety of retail establishments.

Creating attractive downtowns would not only counter the trend of young people leaving Long Island, he said, but would help reduce taxes and traffic and eliminate the county's pockets of poverty. Suozzi said the concept neither abandons the current understanding of suburbia nor encourages the urban sprawl dubbed "Queensification," but in-

stead "takes the great things we love about our suburbs and enhances our quality of life."

Suozzi came prepared with visual aids, including a PowerPoint presentation of attractive downtown scenes that was accompanied by maps and descriptions of many of the county's downtown areas. One handout suggested that Rockville Centre, Long Beach, Garden City and Great Neck were already "cool" downtowns; Mineola, Westbury and Glen Cove are "on the

way"; and Elmont, Hicksville and Hempstead "should be" cool downtowns.

In Elmont, revitalization has already begun in the form of a \$2.5 million grant to restore the Argo Theater Site, distributed by the Empire State Development Corporation and its Restore New York Project. Municipalities across the state received over \$100 million in Restore New York funding, and Elmont received the largest grant.

Continued on Page 4



NASSAU COUNTY

OHIA 40 Main Street, 3rd Floor
Hempstead, NY 11550
Phone: 516-572-1915
Fax: 516-572-1938

PUBLIC NOTICE

Nassau County Office of Housing and Intergovernmental Affairs

40 Main St., Hempstead, NY 11550
516-572-1915

Seeks Licensed Home Improvement Contractors

to participate in our HUD single family residential rehabilitation program. Lead certified contractors preferred.

Applications are available on our web site:

<http://>

www.nassaucountyny.gov/

[OHIA/index.html](http://www.nassaucountyny.gov/OHIA/index.html)

or call 516-572-1915

Please visit our web site

<https://>

[eproc.nassaucountyny.gov/
agencies/OHIA/index.html](https://eproc.nassaucountyny.gov/agencies/OHIA/index.html)

for other opportunities to bid and requests for proposals. MBE, WBE and DBE companies are encouraged to register with Nassau County to receive notices of opportunities to bid through the e-procurement system



Thomas R. Suozzi
County Executive



Patrick G. Duggan
Deputy County
Executive

Project Beautiful Downtown Hempstead

The Curtis Riley Community Development Corporation (CRCDC) opened at 43 Main Street, Hempstead, on June 17. Its mission is to empower the community and return the Village of Hempstead to a viable economic area. The CRCDC has implemented *Project Beautiful Downtown Hempstead* as part of its Village of Hempstead Revitalization effort. which is based on the idea that there is a need to raise the levels of expectation if change is to occur. The first step in *Project Beautiful* is to enhance the physical environment of the downtown area by obtaining more trash bins and removing the litter from the streets, sidewalks and parks. Through this first initiative, CRCDC hopes to strengthen social bonds and create a business friendly environment to attract as well as retain businesses in the village.

Reverend Riley stated, "*The greatest tragedy is a life without purpose... a visionary wants to see his vision go further than he will ever take it.*" The Office of Housing and Intergovernmental Affairs is providing the CRCDC \$6,500 as part of the Village of Hempstead's Community Development Block Grant allocation, along with technical assistance as the CDC gets up and running.



"Cool" Downtowns continued from Page 3

The plan is to build a large shopping center at the site, currently occupied by a 99-cent store, a print shop and a barber shop, and attract a string of private enterprises along Hempstead Turnpike. Hempstead Town Councilwoman Dorothy Goosby said that Elmont, the home of Belmont Park, is a great model for the "cool" downtown concept. She has been working with civic leaders on a visioning process for urban renewal. Hempstead Town Councilman Edward Ambrosino agreed that there is enormous potential in Elmont, but that it could only be

achieved with reform of the town's zoning code. He said he believes that current restrictions prohibit Elmont and other potentially "cool" downtown areas from becoming sustainable. Ambrosino's primary complaint about the current code is the law that prohibits apartment units from being built over commercial property.

As one of Economic Development's prime areas of focus, Elmont has long been discussed by local leaders as a potential home to new families and young professionals, due to its proximity to New York City and the current

plans for economic development along Hempstead Turnpike.

Emphasizing that no area should be left out, Suozzi called for community representatives to come up with both short and long-term visions of what they see for their own localities. He said the county was not interested in overseeing planning or zoning or telling local areas what to do, but he offered the county's services as a coordinating influence in assembling a big picture. He vowed to continue the conversation and to coordinate creative efforts throughout the county.