



County Executive
Thomas R. Suozzi

ECONOMIC DEVELOPMENT



NEWSLETTER

*“We are suburban
sprawled and
there is nowhere
else to go.”*

Thomas R. Suozzi
County Executive

Tom Suozzi's 90/10 Solution For "New Suburbia"

Nassau County Executive Thomas R. Suozzi presented his plan for the future of Nassau County and introduced the charter members of the "90/10 Coalition" on September 23 at the Nassau Veterans Coliseum.

The 90/10 Coalition is a dynamic team of local community leaders, elected officials, business owners, developers, and environmentalists who will work together to develop a plan for "New Suburbia," in which 10%

of the county will be targeted for smart growth.

"More than sixty years after Levittown, Nassau County has stopped growing. We are suburban sprawled and there is nowhere else to go. We're seeing an exodus of young people - a brain drain of our next generation. We pay some of the highest property taxes in the nation, our roads are choked with traffic, and pockets of poverty are putting a strain on our economy. We must address these problems," said County Executive Suozzi. "We can do that and still preserve what we love most about living in Nassau County. We have great schools, parks and open spaces, beautiful North Shore waterfronts and South Shore beaches, low crime, and low unemployment, all within a stone's throw of New York City. New Suburbia won't change any of that."

Nassau County's Master Plan will include the New Suburbia

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Spinney Hill Homes Ribbon Cutting



Nassau County Executive Tom Suozzi, Town of North Hempstead Supervisor, Jon Kaiman and Betty Segal of the TONH Housing Authority are all smiles as they cut the ribbon in front of one of the 102 rehabilitated apartments of the Spinney Hill Homes Rehabilitation Project. Nassau County contributed \$1.5 million of HOME funds to the \$23 million project. Whitney Capital Company is the developer and JOBCO Inc. of Great Neck is the general contractor of the project.



Garden City, NY, October 20, 2009 - Nassau County Executive Thomas R. Suozzi was joined by Legislator Dave Mejias (D-Farmingdale), and almost 100 civic, community and business leaders who jumped off the ledge of 600 Old Country Road and rappelled down over 8 stories to raise money and awareness for Long Islanders with autism and other special needs.



Spinney Hill Homes Rehabilitation Project



Patrick G. Duggan
Deputy County Executive

“Together with Nassau County, UNCCRC and Habitat have combined their resources to build a brighter future for a family in New Cassel.”

—Patrick G. Duggan
Deputy County Executive

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

The Neighborhood Stabilization Program (NSP) was established by the United States Department of Housing and Urban Development (HUD) as a federal stimulus initiative to stabilize communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, the goal of the program is being realized. The Nassau County Office of Housing and Intergovernmental Affairs (OHIA) has received over \$10 million in NSP funds to acquire and rehabilitate foreclosed properties in Nassau County. Communities identified for NSP investments are in Hempstead, Freeport, Elmont, Roosevelt, Uniondale, New Cassel and

Floral Park.

Unified New Cassel Community Revitalization Corporation (UNCCRC) is one of several non-profits awarded funding to purchase foreclosed homes under the NSP program in Nassau County. OHIA has provided approximately \$120,000 in NSP funds to assist UNCCRC with the purchase of a foreclosed property in New Cassel. The current house on the property will be demolished and rebuilt through a UNCCRC joint venture with Habitat for Humanity in Nassau County. County Executive Tom Suozzi led a ceremonial groundbreaking at the New Cassel site on October 24th. Together with Nassau County, UNCCRC and Habitat have combined their resources to build a brighter future for a

family in New Cassel.

Long Island Housing Partnership (LIHP) acquired foreclosed properties in Hempstead. LIHP is a not for profit housing developer and provides mortgage counseling to buyers. LIHP with Nassau County's Office of Housing and Homeless Services has created a process for HUD-counseled potential homeowners to have equal access to homes that will be available for purchase through NSP.

Over the next 12 months, Nassau County will be working with UNCCRC, LIHP and other not-for-profit organizations and for profit developers to stabilize these communities and help them out of the foreclosure crisis onto the road to recovery and restoration.



Nassau County Executive Tom Suozzi, Peter Florey D&F Development Group, Hempstead Mayor Wayne Hall, and Council member Dorothy Goosby, cut the ribbon in front of one of the new town house rental units at Parkside Garden Villas in Hempstead.

“New Suburbia”

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90/10 Solution, addressing the four most pressing challenges facing Nassau: high property taxes, young people leaving, traffic congestion, and pockets of poverty. The 90/10 Solution provides guidance on how Nassau can become a national model for smart, environmentally responsible New Suburban development as we move forward for the next 20 years.

Under the New Suburbia plan, 90% of Nassau County would remain as single-family neighborhoods, parks and open

space that preserve all that is good about suburban life. The remaining 10%, comprised of 18 downtowns, four mega projects and the reuse of underperforming malls, would be reimagined to create vibrant, attractive downtowns with shops, restaurants, businesses, parks, and housing all within easy access to public transportation and major new redevelopment at the mega projects sites. For example:

Potential Cool Downtowns:

- Elmont
- Village of Hempstead
- Village of Farmingdale
- Hicksville
- City of Glen Cove

Mega-projects:

- The HUB
- 105 acres at Bethpage
- Belmont Park
- The Glen Cove Waterfront.



Parkside Garden Villas, Hempstead

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**New Bethpage Federal Branch
in Roosevelt**



**10 Year Plan to End
Chronic Homelessness
Press Conference**



**Tom Suozzi and Jon Kaiman at
898 Brush Hollow Road, New Cassel**

◀ October 24 2009: Nassau County Executive Tom Suozzi and TONH Supervisor Jon Kaiman assist UNCCRC and Habitat for Humanity in Nassau County tear down the old house at 898 Brush Hollow Road, New Cassel to make way for a new home made possible with Nassau County Neighborhood Stabilization Program funds. (see DCE Duggan column on page 2)



NSP Lottery Applicants

2009 Photo Review



Lighthouse Project



**Neighborhood
Stabilization
Program**



NASSAU COUNTY

OHIA 40 Main Street, 3rd Floor
Hempstead, NY 11550

Phone: 516-572-1915
Fax: 516-572-1938

ANNOUNCEMENT

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

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

or call 516-572-1915



Nassau County Executive Thomas R. Suozzi presented his plan for the future growth of Nassau County on September 23 at Nassau County Veterans Memorial Coliseum. This plan, known as "New Suburbia", calls for re-imagining 10% of the County while preserving 90% as it is today



Panel members at the New Suburbia kick-off meeting included Michael Dowling, North Shore-LIJ Hospital; Stuart Rabinowitz, Hofstra University; Robert Scott, Adelphi University; Sarah Lansdale, Sustainable Long Island; John Cameron, Long Island Regional Planning Council; Eric Alexander, Vision Long Island; and Patricia Bourne, Nassau County Planning Commission.



Nassau County Executive Tom Suozzi addresses over 200 people who attended the September 23 kick-off of "New Suburbia – The 90/10 Solution".

90/10 Solution For New Suburbia

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"The 90/10 Solution for New Suburbia will redirect development away from single-family neighborhoods and reduce development pressure on our remaining open space. It will re-imagine suburbia so that Nassau County can remain competitive in the 21st Century," said Suozzi.

The 90/10 Coalition currently includes more than 80 organizations representing over 200 members and is still growing. Charter members of the 90/10 Coalition include:

- Michael Dowling, CEO of North Shore-Long Island Jewish Health System
- Robert Scott, President of Adelphi University
- Stuart Rabinowitz, President of Hofstra University
- John Cameron, Chairman of the Long Island Regional Planning Council
- Eric Alexander, Executive Director of Vision Long Island
- Sarah Lansdale, Executive Director of Sustainable Long Island

"This unique group of dynamic leaders will help to shape the future of Nassau County," said Suozzi. "I've said before that 'it takes teamwork to make the dream work,' and the members of 90/10 Coalition will work together and use their collective expertise, knowledge, and experience to make New Suburbia a reality. I look forward to working with the Coalition."



To learn more about the Master Plan and the 90/10 Solution, visit our website at

nassaucountymasterplan.com,

or email

masterplan@nassaucountyny.gov

or call

516-571-5847.

Please visit our website at <http://www.nassaucountyny.gov/agencies/EconomicDevelopment/index.html>