



County Executive
Thomas R. Suozzi

ECONOMIC DEVELOPMENT

NEWSLETTER



10-Year Plan to End Homelessness in Nassau County

“...to reach individuals and families who are homeless and those on the brink of homelessness.”

*Tom Suozzi
County Executive
7/17/08*

Nassau County Executive Thomas R. Suozzi announced a comprehensive plan to end homelessness in Nassau County within the next 10 years. The first phase of the 10-Year Plan, released on July 17, presents a graphic picture of the extent of homelessness and the numbers of Nassau residents who regularly live on the verge of homelessness.

“The realistic strategies presented in the 10-Year Plan can help to end homelessness in Nassau County by making safe, affordable and appropriate housing available to those who need it most,” Suozzi said. The Plan provides for a central database and source of information that will improve

programs, expand resources and target service delivery more effectively to reach individuals and families who are homeless and those on the brink of homelessness.

Connie Lassandro, Director of the Nassau County Office of Housing and Homeless Services, added, “The Plan will help stimulate the development and provision of affordable rental housing and appropriate supportive housing throughout the County and will also strengthen Nas-

sau’s applications for federal and state funding.”

In 2007, proclaiming the County’s ongoing commitment to the task of preventing, reducing and ending homelessness, Suozzi appointed a 30-member committee consisting of public, nonprofit and faith-based service providers and formerly homeless persons to develop the Nassau 10-Year Plan to End Homelessness.

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NY State Grant Awarded to ABLE

The Nassau County Office of Housing and Intergovernmental Affairs (OHIA) has been awarded \$200,000 by the New York State Housing

Trust Fund Corporation under the Access to Home Program (ABLE). The program is designed to assist physically challenged residents in Nassau County by providing better access to their homes.

Deputy County Executive for Economic Development Patrick Duggan stated, “It is exciting for us to secure one of the largest grants for the physically challenged in Nassau County. We are committed to securing funds from the Federal government and the State that can be used to improve the lives of our residents without increasing the tax burden they face.” Mr. Duggan expressed gratitude to the State Housing Trust Fund Corporation for provid-

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County Executive Tom Suozzi and New York Regional HUD Director Moss announce Nassau County’s 10-Year Plan to End Homelessness.



Patrick G. Duggan
Deputy County Executive

"The biggest challenge we are facing is the local and nationwide economic slowdown..."

Patrick G. Duggan
Deputy County Executive

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

The summer of 2008 in the Office of Economic Development has been one of our toughest yet most productive to date. The biggest challenge we are facing is the local and nationwide economic slowdown resulting in the large number of home foreclosures. In spite of these persistent economic challenges we continue to advance the County Executive's initiatives. Economic Development has made huge strides in three important mega-projects; the redevelopment of the Bethpage and Nassau Hub sites, and New Cassel's revitalization.

We continue to receive proposals for the redevelopment of the 105-acre former Grumman property in Bethpage, which represents the largest commercial property in Nassau County. Our goal is to have a developer selected by early 2009. Economic Development's skilled team has selected a project management consultant (pending approval by the Nassau County Legislature) for the 77-acre Nassau County HUB project.

In this time of economic struggle, it is of the utmost importance that we continue to move forward with all of our local projects, as they create new tax revenue and jobs, as well as provide affordable housing and much needed infrastructure improvements. All of these benefits are designed to help the Nassau County tax payer as we wait out these uncertain economic times.



THE NASSAU COUNTY EMPIRE ZONE

The Nassau County Empire Zone was designated in March of 2006 to encourage economic growth, new job creation and business investment within seven distinct geographic areas throughout the county. The seven distinct geographic areas within the Nassau County Empire Zone encompass portions of the following ten communities: Bethpage, Elmont, Freeport, Glen Cove, Hempstead, Inwood, New Cassel, Roosevelt, Uniondale, and West Hempstead.

The advantages businesses gain from becoming a certified Empire Zone enterprise are primarily through tax incentives made possible by Empire State Development's Empire Zones Program. While some tax incentives benefit businesses that do not undergo the Empire Zone certification, more enhanced tax incentives are available for certified and qualified Empire Zone businesses. These incentives are designed to attract new businesses, encourage existing businesses to expand operations and to create additional job opportunities for local residents. Addition-

ally, certified Empire Zone businesses may be eligible to receive utility rate reductions for increased gas and electric use through our local utility, National Grid. To be eligible for certification in the Nassau County Empire Zone, a business must be located within Empire Zone boundaries which are limited to two square miles, or meet specific State industry definitions, job creation and/or capital investment requirements as a Regionally Significant Project.

The Nassau County Empire Zone became operational in October, 2006 with the Zone Administrative Board's approval of the first application for certification. Many of the certified businesses are manufacturing concerns which are important to the Nassau County economic development retention strategy as manufacturers run the risk of being courted away with lucrative economic development incentive packages from other states.

Some of these manufacturers are Regionally Significant Projects that are eligible to apply for Empire Zone benefits having met significant

new job creation requirements by the State (50 new jobs) and having received approval of a local law amending their location to the Empire Zone designated lands. Key to the Zone's business development policy is the need to attract and retain the types of businesses that command high-tech, high-skill, and high-paying jobs. Each geographic area within the Zone has the potential to attract a variety of business industry segments that are necessary for the community to thrive, grow and be sustained. The important revitalization of our downtowns, the rehabilitation of our Brownfields and the need to retain a thriving industrial manufacturing sector are key to the Zone's success. Also key, is the need to develop a new high-growth industry presence that addresses the highly-educated workforce that exists in the County. The Bethpage Empire Zone site has been earmarked for that purpose: to create a bio-technology/homeland security life-style campus that will attract a young, highly-educated workforce.

As the Office of Economic Develop-

ment's Business Development Unit staff, led by Executive Director, Evette Beckett-Tuggle, meets with businesses seeking incentives for expansion, a consistent mantra of accountability to the Empire Zones Program is discussed. The Nassau County Empire Zone holds businesses accountable to paying their employees a living wage (equal to at least 140% of the minimum wage) plus a significant contribution to their healthcare benefits. Additionally, the Zone's Administrative Board requires each business sign a document stating they will advertise their new positions with local government agencies like the Department of Labor and to seek employees from the communities within the Empire Zone.

In less than 2 years of operation, the Nassau County Empire Zone has met with accolades from the State. In 2006, Nassau County was the first Empire Zone among 82 in the State to receive approval of their Zone Development Policy under the recent reorganization of the state-wide program. In 2007,



Theodore Roosevelt Statue Dedication



Nassau County Executive Tom Suozzi Announces 10-Year Plan to End Homelessness

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Marge Rogatz, Chair of the 10-Year Plan Committee, said, "The Plan identifies needs, gaps and barriers and recommends ambitious but achievable strategies to meet those needs and overcome those barriers. The lack of affordable housing is identified as the most urgent and significant gap and barrier to securing permanent housing in Nassau County. If you are

in a household that has an income of less than \$35,000 per year you are likely to be paying between 30 and 50 per cent of your income on housing and you may be living on the brink of homelessness."

The Plan identifies rental assistance, such as that offered by the Housing Choice Voucher Program – which has a lower per diem cost to the County than emergency

shelters and other alternatives – as a priority strategy to enable low income individuals and families to continue to reside in Nassau County.

Other priority strategies identified in the Plan involve action steps to prevent returning veterans from becoming homeless upon discharge and assuring that they receive the services they need. An Implementation Chart in

the Plan lays out nine goals with specific short and long term objectives and action steps, including benchmarks to be regularly assessed, updated and revised over the 10-year period.

Suozzi emphasized that the County and the 10-Year Plan are particularly concerned about the chronically homeless who all too often remain hidden, living in dangerous and unhealthy conditions.



NASSAU COUNTY

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Nassau County Office of Housing and Intergovernmental Affairs

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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

SCORE's NEW OFFICE

The Long Island Chapter of SCORE announced the opening of a new office at 40 Main Street in Hempstead, NY. Housed with the Nassau County Office of Economic Development, SCORE provides free small business advice to Long Islanders.

SCORE will provide free one-on-one counseling for existing small businesses and people thinking of starting their own business. It will be staffed by retired executives and business owners who donate their time to give back to the community.

The Hempstead office will be open from Monday to Thursday from 10 a.m. to 2 p.m. The phone number is (516) 572-1989. Counseling is done in person or on the phone. SCORE also offers a number of free workshops in libraries across Nassau County. It also has a number of locations in Suffolk County.

Information about SCORE services and resources can be found on its website at www.scorelongisland.org

NY State approves \$200,000 grant

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ing this opportunity to the County.

The Director of OHIA, Rosemary Olsen, sees this award as an opportunity to improve the lives of the physically challenged.

Don Dryer, Director of the Office for the Physically Challenged, welcomed the announcement as an opportunity for those in the disability community to be able to access private single family homes and apartments. Dryer said, "This grant will also enable people with disabilities to remain in their homes and apartments without the risk of homelessness

and relocation."

The ABLE Program will commence this Fall and will create, preserve or assist approximately 24 residential units throughout Nassau County. Improvements could include ramps, wider doors for wheelchair access, and bathrooms that are accessible.



Dwaine Welcome
OHIA Community
Representative

"This plan is very comprehensive in addressing the issue of homelessness. I am particularly encouraged by the fact that the committee made it a point to include persons who are homeless or have been homeless from the inception of the process." -D. Welcome

Residential Rehabilitation Needs Licensed Contractors

Nassau County's Office of Housing and Intergovernmental Affairs' Residential Rehabilitation Program seeks **licensed** home improvement contractors. As administrator of the Community Development Block Grant Program, Nassau County Office of Housing and Intergovernmental Affairs, with participating municipalities, offers a residential rehabilitation program designed to assist income eligible participants to renovate their homes. Residential rehabilitation activities focus on weatherization needs and assisting disabled individuals with home modifications. The goal of the program is to enable individuals to remain in their homes, in the communities in which they have settled. Community stabilization is encouraged by the implementation of an interest free 5-year recapture note on the home.

The initiative to expand the residential rehabilitation program has resulted in new sources of referral. *The Memorial Economic Development Corporation and The Greater Hempstead Housing Development Corporation* focus on homes in Roosevelt, Uniondale and the Village of Hempstead. These new sources of residential rehabilitation initiatives have created an increased demand for licensed Nassau County contractors to participate in Nassau County's residential

rehabilitation program.

The Office of Housing and Intergovernmental Affairs will also be offering lead-based paint training programs in the Fall of 2008 resulting in training certificates. Courses are designed to provide information on the identification and abatement of lead-based paint hazards. Contractors, housing inspectors, staff, referring municipalities and agencies are encouraged to attend. Courses, times and location will be announced.

Participation as a Licensed Home Improvement Contractor in the program has benefits. In addition to expanding and immediately developing new business, contractors are exposed to challenging projects, community development, stabilization and potential new business resources.

Download applications from our website: <http://www.nassaucountyny.gov/agencies/EconomicDevelopment/ResidentialRehab.html> or call 516.572.1958.

Nassau County Empire Zone

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with only one year of operation under its belt, the Nassau County Empire Zone received high marks from the State in its performance evaluation placing it among the top three in the State with a rating of over 97%.

Today, there are twenty-four businesses in the Nassau County Empire Zone that have been jointly certified with NY State. Thirty-eight percent (38%) are new businesses; twenty-five percent (25%) are women or minority-owned businesses; and twenty-one (21%) are Regionally Significant Projects that each project new job creation of at least 50 net new jobs to the State

in three to five years.

The Nassau County Empire Zone works in conjunction with other business development agencies seeking to support business expansion efforts including the Nassau County Industrial Development Agency, Nassau County Office of Housing and Intergovernmental Affairs, The Nassau County Office of Minority Affairs, the local Empire State Development Corporation, Department of Labor, National Grid, and a host of other agencies throughout Long Island. The Zone looks forward to continued business development activity with a more augmented economic development marketing strategy over the next six months.