



**THIS IS NASSAU: Modernizing "The Deal" of Living in Nassau**

**Getting Nassau On the Right Track**

As states, towns, and cities compete for economic success, regions that are most able to attract and retain a talented, highly educated workforce will see the most success in growing their economies. Nassau County must confront the high cost of living, develop the right workforce, and invest in public transportation to reinforce Nassau County as a place for middle-class opportunity and better align the County for the demands of the new economy.

**What can Nassau do?**



**Embrace Transit-Orientated Districts (TOD)**

**Invest In and Expand Public Transportation**

**Promote Sector-Driven Workforce Development**



8,300 acres of underutilized properties in downtown areas and around train stations across Long Island<sup>i</sup>



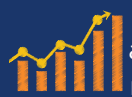
Every 100 new units of rental housing generates 32 local jobs on Long Island<sup>ii</sup>



Every 100 new units of rental housing generates \$2.3 million in income and \$395,000 in tax revenue annually<sup>ii</sup>



Spending on bus services accounted for approximately 1,490 jobs<sup>iii</sup>



Spending on bus services accounted for about \$191.5 million in economic output<sup>iii</sup>



More than \$73 in economic activity for every dollar contributed toward the cost of bus operations<sup>iii</sup>



Information security analysts projected to grow by 28%<sup>iv</sup>



Healthcare occupations projected to grow by 18%<sup>iv</sup>



Information technology occupations projected to grow by 13%<sup>iv</sup>

**How can it work in Nassau?**

- 1 Transit-Orientated Districts can create dense, walkable mixed-used areas that generate economic development and create more vibrant communities. It is critical that policymakers involve the community in the planning process in order to reduce displacement and the effects of gentrification.<sup>v</sup>
- 2 By working with stakeholders to coordinate bus service to new residential, commercial, and mixed-use developments, Nassau can generate economic growth and increase tax revenue.
- 3 Embracing workforce development could serve as a job pathway for in-demand careers. Through specially developed partnerships, major employers and universities can work together to ensure that Nassau's workforce is prepared to meet the needs of our industries.



## Where has it worked?

### Transit-Orientated Districts (TOD)

- A** A TOD in Downtown Arlington Heights, Virginia is credited with revitalizing a historic downtown area. In 20 years, the development increased the number of units by tenfold and spurred about \$250 million in public and private investments.<sup>vi</sup>
- B** A TOD-based redevelopment in downtown Patchogue has lead a resurgent downtown with over 700 new residential units with designated affordable housing. Since the revitalization of downtown Patchogue has generated \$693 million in economic growth, created over 5,900 jobs, and led to \$6.6 million in school tax revenues.<sup>vii</sup>
- C** The Village of Farmingdale has made tremendous progress on downtown revitalization, transit-oriented development, and infrastructure investments. The village's Main Street went from having 30 vacant storefronts to three.<sup>viii</sup>

### Public Transportation

- A** In Westchester County, expanded bus service has been vital to the success of major development projects including Ridge Hill, a \$700 million mixed-use development overlooking the New York Thruway. Since opening, total annual ridership on the principal route serving Ridge Hill more than doubled, to more than 301,000 in 1 year.<sup>iii</sup>
- B** A Bus Rapid Transit pilot program in Boston, in which the city implemented bus-only lanes from 5 AM to 9 AM confirmed that riders benefited from the bus lane, reducing travel time while in the lane by 20 to 25 percent during the worst hour of congestion.<sup>ix</sup>

### Workforce Development

- A** In 2012, the Los Angeles County Workforce Investment Board set out to completely redesign the county's workforce development system to meet the workforce needs of high-growth sectors.<sup>x</sup>
- B** Seattle-King County's Workforce Development Council (WDC) works throughout the community, bringing employers, job seekers, youth, educators, labor groups and other nonprofits together to find and fund solutions to workforce gaps. Using a sector strategy approach, the Seattle-King County's WDC targets its workforce development efforts on five current and three potential high growth industry sectors.<sup>xi</sup>

#### Work Cited

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