

Open
**FOR
BUSINESS**





*A New Vision for
Long Island's
Economy*

Regional Economic
Development Councils
Putting New York Back to Work



Governor Andrew M. Cuomo
Lieutenant Governor Robert J. Duffy

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Physical and Built Environment
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- 
- A large, powerful waterfall cascades down a rocky ledge, creating a misty spray at the base. In the foreground, a paved walkway with a metal railing runs along the edge of the waterfall. Several people are standing on the walkway, looking towards the water. The background shows a lush, green landscape with trees and a small building in the distance.
- Environmental Overview
 - Infrastructure
 - Real Estate
 - Culture, Tourism, and Quality of Life

Environmental Overview

Water

The county offers reservoirs and small ponds, as well as saltwater recreation. There are five boat ramps in the county.

Fishing

Most fishing is limited to the shore on small ponds in parks. Bass, trout and panfish are available. Bass fishing is catch-and-release only on the small ponds, so large fish are not uncommon.

Open Space

Being adjacent to New York City, most of Nassau County is fully developed. DEC oversees nearly 150 acres of open space there.

Water

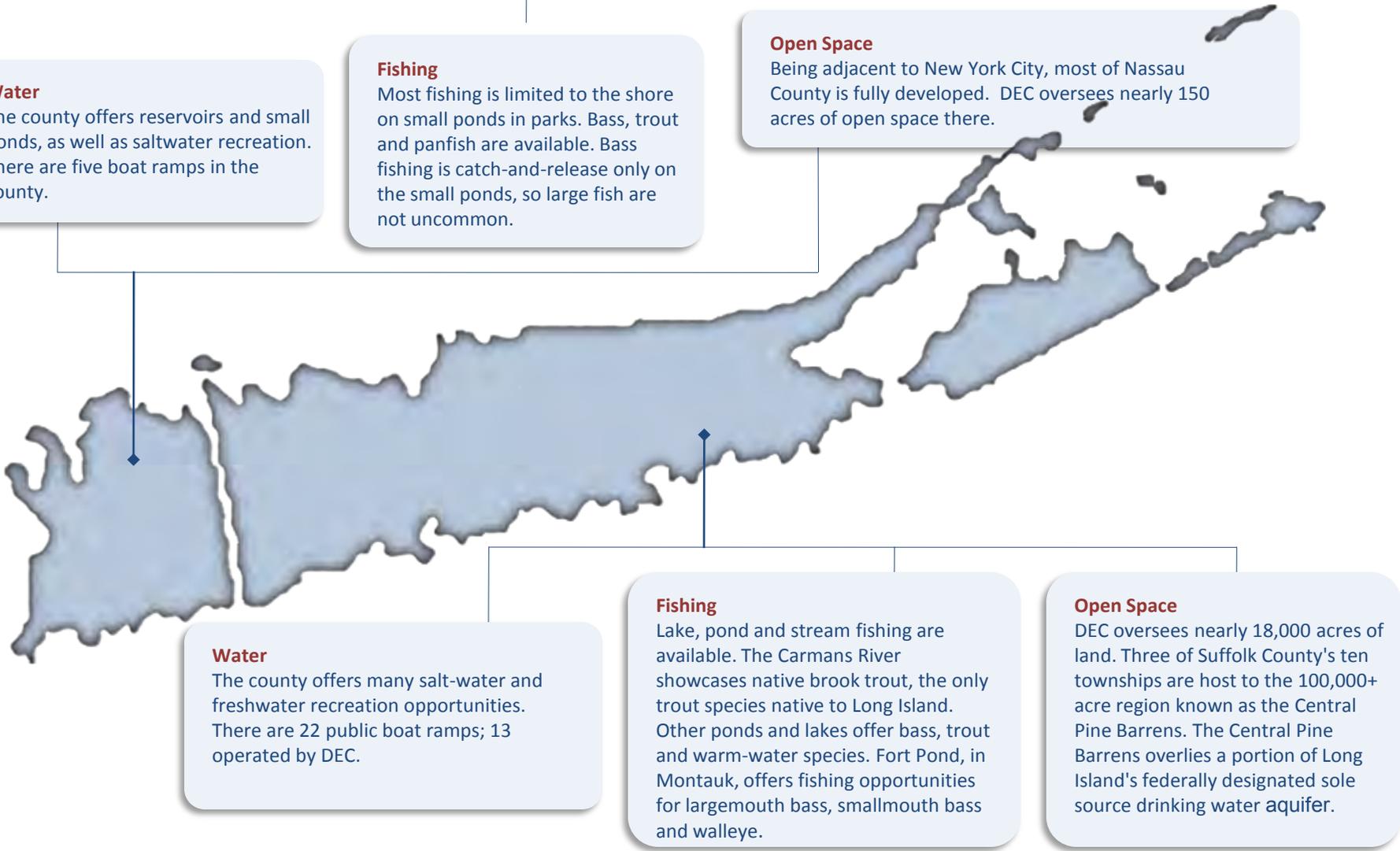
The county offers many salt-water and freshwater recreation opportunities. There are 22 public boat ramps; 13 operated by DEC.

Fishing

Lake, pond and stream fishing are available. The Carmans River showcases native brook trout, the only trout species native to Long Island. Other ponds and lakes offer bass, trout and warm-water species. Fort Pond, in Montauk, offers fishing opportunities for largemouth bass, smallmouth bass and walleye.

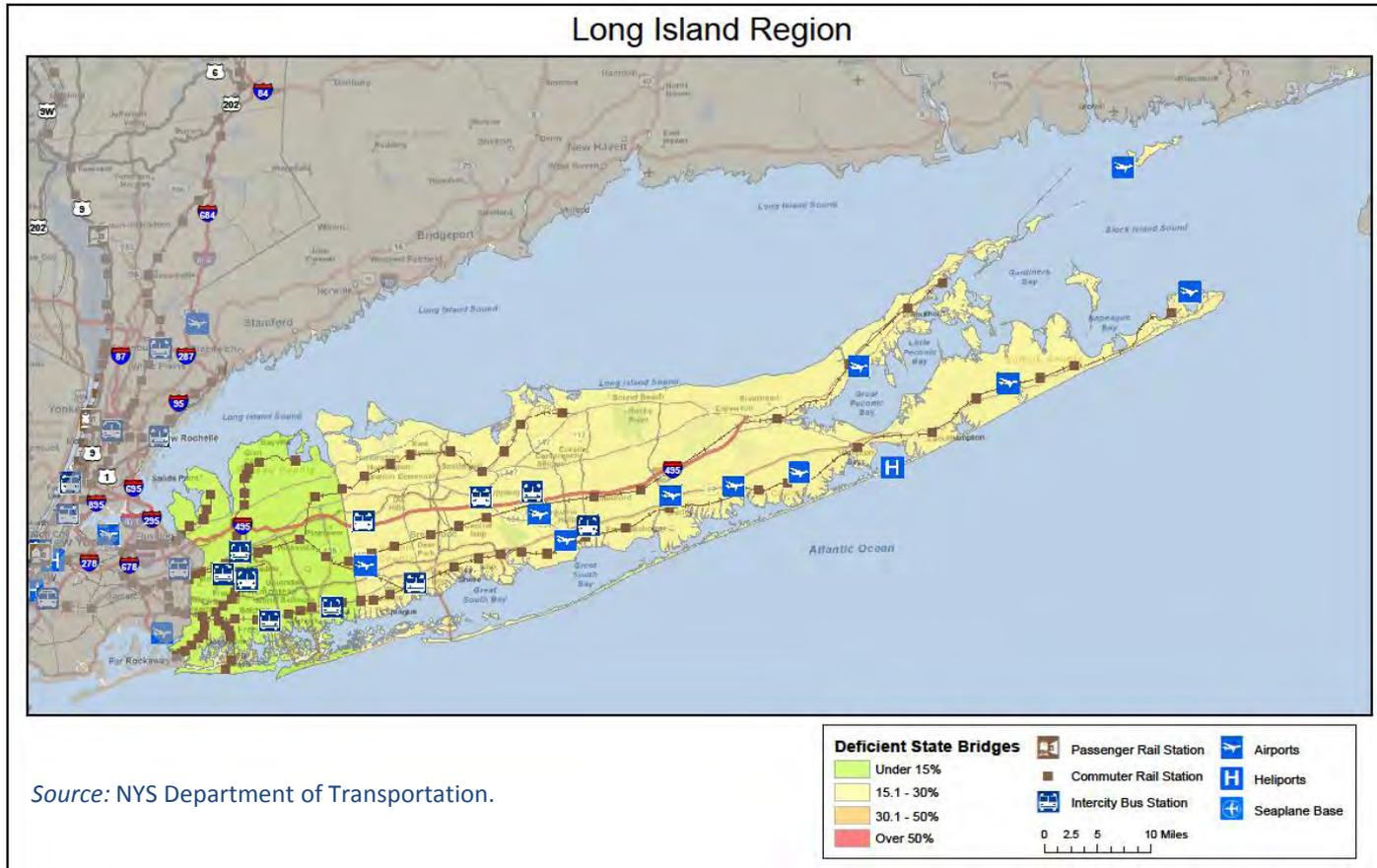
Open Space

DEC oversees nearly 18,000 acres of land. Three of Suffolk County's ten townships are host to the 100,000+ acre region known as the Central Pine Barrens. The Central Pine Barrens overlies a portion of Long Island's federally designated sole source drinking water aquifer.



Infrastructure

Transportation Indicators





Infrastructure



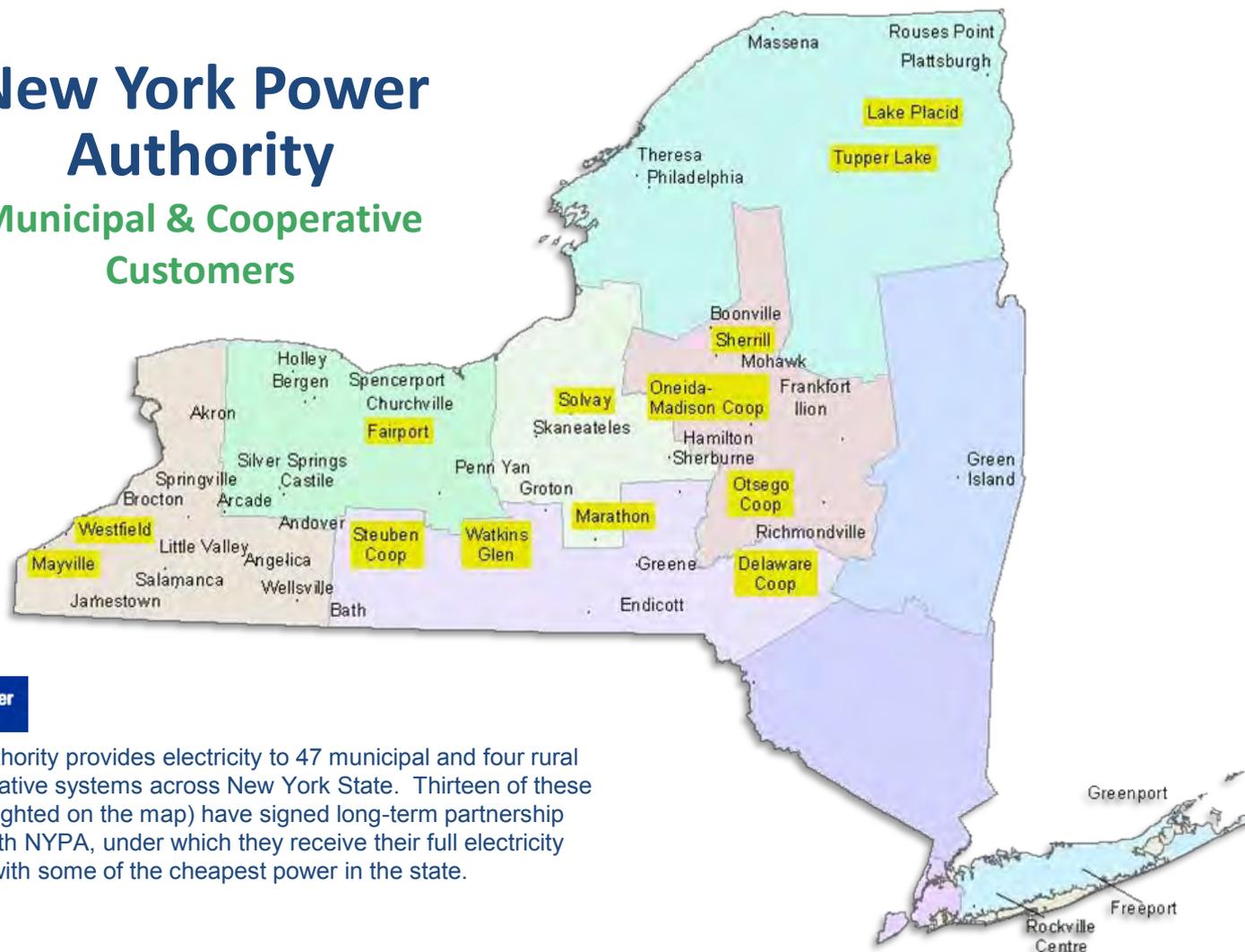
Long Island 2008 Clean Water and Sewer Infrastructure Needs Survey

County	Amount
Nassau	\$970,200,154
Suffolk	\$2,662,708,760
Total	\$3,632,908,914

Source: NYS Environmental Facilities Corporation; Community-reported data.

Infrastructure

New York Power Authority Municipal & Cooperative Customers

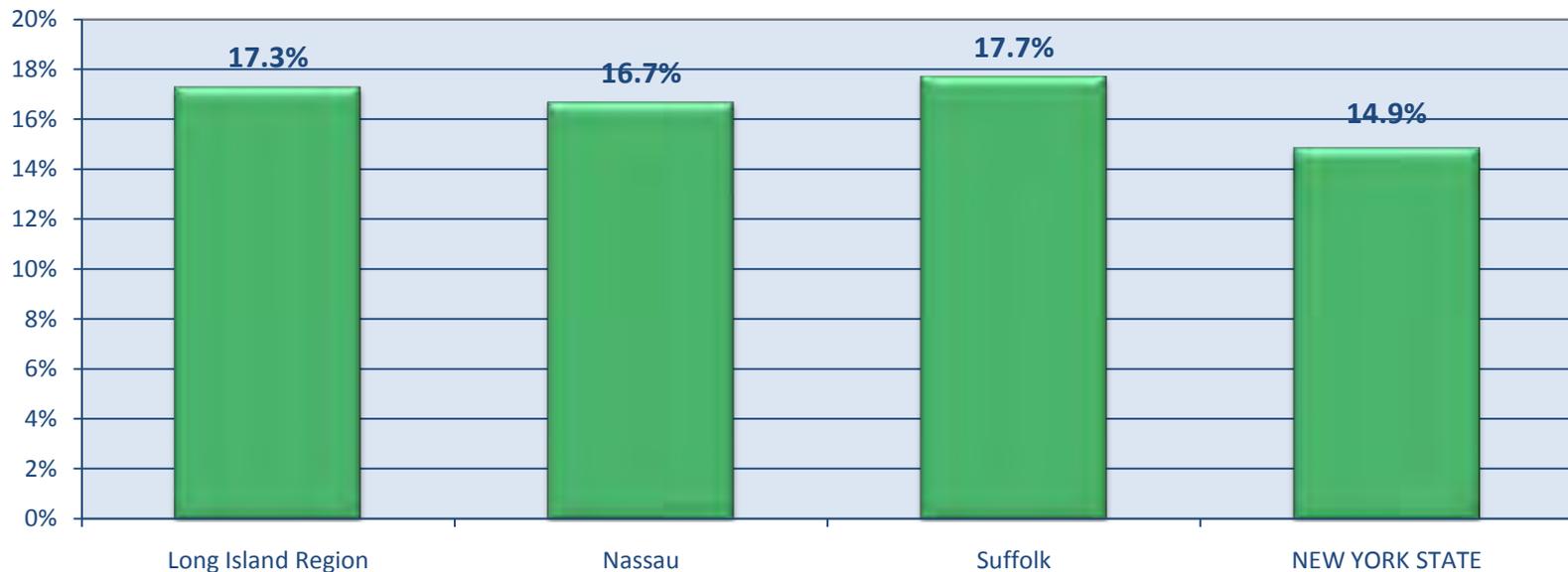


The Power Authority provides electricity to 47 municipal and four rural electric cooperative systems across New York State. Thirteen of these systems (highlighted on the map) have signed long-term partnership agreements with NYPA, under which they receive their full electricity requirements with some of the cheapest power in the state.



Real Estate

Pre-foreclosure Filings in 2010 as Percent of Loans Originated from 2004 to 2009



Source: NYS Homes & Community Renewal.



Real Estate

Median Sales Price of Existing Single-Family Homes

Fourth Quarter 2010 compared to Fourth Quarter 2008

County	4th Quarter 2010p	Percent Change 4Q 2008 to 4Q 2010
Nassau	\$420,000	-1.2%
Suffolk	\$330,000	-7.0%

Source: NYS Homes & Community Renewal, NYS Association of Realtors



Real Estate

Housing Report Card (2006 – 2010)

	Rental Preservation Units	New Construction of Rental Units	Homeowner Improvement Units	Homebuyer Assistance Units
Nassau	2,106	232	861	583
Suffolk	680	167	1,076	1,599
Total	2,786	399	1,937	2,182

Note: NYS Homes and Community Renewal records the affordable housing units assisted by programs administered by HCR, the New York State Office of Temporary Disability Assistance and the New York State Office of Mental Health.

Rental Preservation Units – HCR-supported units that have either had their affordability period extended for existing and future tenants or assistance for moderate to gut rehabilitation of existing, aging affordable housing which also extends the affordability period.

Source: NYS Homes & Community Renewal.



Real Estate

Affordable Housing Coverage Rate

County	Number of Renters at or Below 50% of AMI	Renter Coverage Rate	Number of Owners at or Below 50% of AMI	Homeowner Coverage Rate
Nassau	34,860	6.7%	56,155	2.6%
Suffolk	37,055	2.3%	66,095	4.0%
Total	71,915	4.5%	122,250	3.3%

Notes: The HCR Affordable Housing Renter and Homeowner Coverage Rate is a way of measuring the proportion of low-income residents in a county impacted by HCR programs funded 2006-2010.

AMI – Area Median Income is the midpoint family income for a metropolitan area or a non-metropolitan county calculated each year by the US Department of Housing and Urban Development for use in determining eligibility for housing programs.

Source: NYS Homes & Community Renewal, 2009 HUD Comprehensive Housing Affordability Strategy (CHAS) Data Book.



Real Estate

Housing and Affordability Indicators

	Percent of Units that are Renter Occupied	Percent of Housing Units Built Before 1940	Percent of Renters with 'Severe Cost Burden'	Percent of Owners with 'Severe Cost Burden'	Percent of Residential Addresses that are Vacant
Nassau	16.9%	21.0%	27.2%	18.0%	1.2%
Suffolk	17.1%	10.5%	27.7%	18.1%	1.4%

'Severe cost burden' is spending more than 50% of their gross income on housing costs.

Source: NYS Homes & Community Renewal, Quarter 3 2010 HUD Aggregated United States Postal Service Data, 2009 HUD CHAS Data Book.



Culture, Tourism and Quality of Life

Economic Impact of Visitor Spending

County	Amount in Billions
Nassau	\$ 2.03
Suffolk	\$ 2.43

Source: Tourism Economics, 2009



Culture, Tourism and Quality of Life



Long Island's State Parks and Historic Sites

2009 Annual Attendance

Jones Beach	5,739,386
Robert Moses	3,800,555
Sunken Meadow	1,624,952
Captree	1,180,972
Bethpage Golf Course	779,740
Montauk Point	756,940
Planting Fields Arboretum	212,039

Total attendance at the region's 29 state parks and historic sites was over 19 million.

Source: NYS Office of Parks, Recreation & Historic Preservation

Culture, Tourism and Quality of Life



Long Island State Parks and Historic Sites

Economic Impact

An economic impact study* estimates that in 2008-09, nearly 4,000 jobs were created and \$410 million in local economic activity was generated by State Parks in the Long Island Region

Quality of Life

The recreational and natural resources created by the area's parks and historic sites benefit this region by:

- Maintaining the state's ecosystem and biodiversity
- Providing opportunities for recreation
- Reducing the negative effects from pollution
- Improving health outcomes
- Preserving areas of historic importance
- Influencing business location decisions by making the community a better place to live

*Source, *The NYS Park System: An Economic Asset to the Empire State: Political Economy Research Institute, Univ. of Mass, Amherst, March, 2009*

Culture, Tourism and Quality of Life



Long Island's State Parks and Historic Sites

Highlights:

Jones Beach

Largest public swimming beach in the nation.

Bethpage Black Golf Course

Twice hosted the US Open Golf Championship.

Captree State Park

Famous for salt water fishing.

Culture, Tourism and Quality of Life



Long Island State Parks and Historic Sites

Regional Capital Needs

The backlog of capital projects in the Long Island area is estimated to exceed \$250 million.

High Impact Projects:

Jones Beach

West Bathhouse renovations \$12,000,000

Robert Moses

Upgrade drinking water system \$ 2,000,000

Belmont Lake

Lake restoration \$ 2,500,000

Captree

Rehabilitate fishing pier and bulkhead \$ 2,000,000

Sunken Meadow

Rehabilitate swimming beach bathhouse \$ 2,700,000

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- A blurred photograph of a busy city street with several pedestrians walking. The image is semi-transparent, allowing the text to be overlaid on it.
- Regional Overview
 - Globalization
 - Changing Demographics
 - Workforce and Education
 - Industry Structure and Concentration

Regional Overview



Key Regional Assets

Long Island always has been a special place, unique in ambiance, rich in history, rooted in tradition. It is a startling blend of quaint villages and high technology research centers; of quiet, wave-lapped coves and bustling downtowns. The region sent Lindbergh to Paris and the Lunar Landing Module to the moon. In the 1940s, Long Island manufacturers built World War II fighter planes. Today, biotechnology and R&D industries produce cancer-fighting drugs.

- Diverse economic base.
- Highly-productive workforce.
- Top tourism destinations – beaches, water sports, fine dining, and world class golf.
- Transportation infrastructure & proximity to major markets.
- Renowned research institutions and highly skilled labor force position the region for high-tech development.

Regional Overview



Major Economic Development Projects

- Nassau Hub
- Hempstead Village/Renaissance Development
- Redevelopment of 105-acre former Navy/Grumman site in Bethpage
- Heartland Town Square/Mixed-Use Development Project
- Wyandanch Rising
- Canon
- *Accelerate LI* – Brookhaven National Lab, Stony Brook University, Cold Spring Harbor Lab, North Shore - LIJ Health Systems, Hofstra University, and Long Island Association leading efforts to improve technology commercialization in the region.
- Enterprise Park at Calverton
- SUNY Stony Brook
 - CEWIT
 - AEC
 - Center for Advanced Technology
 - Translational Medical Research Facility

Regional Overview

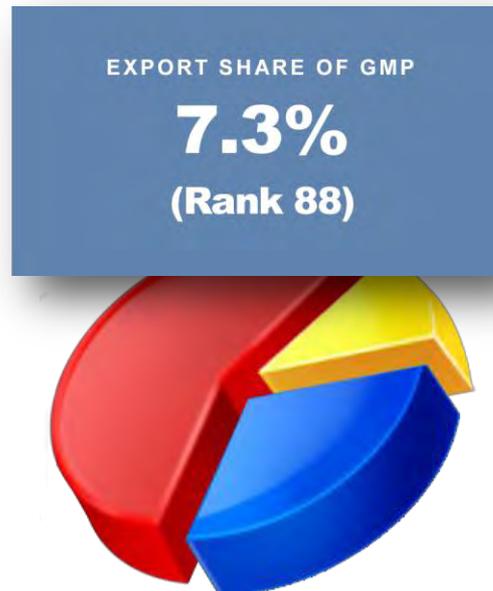


Regional Issues/Challenges

- Aging population; flight of educated youth
- Lack of workforce housing
- Manufacturing decline
- Aging sewer infrastructure
- High property taxes and electric rates
- Pockets of distressed communities
- Educational inequalities
- Regional transportation challenges
- Inefficient, redundant, and overlapping levels of government

Globalization

New York Metropolitan MSA Exports at a Glance



Long Island is part of the nation's largest MSA, the New York Metropolitan Area: 10 counties in New York State, 12 in New Jersey, and one in Pennsylvania.

The rankings are out of the top 100 exporting MSAs in the U.S.

GMP = Gross Metropolitan Product

Source: Brookings Institution

Globalization

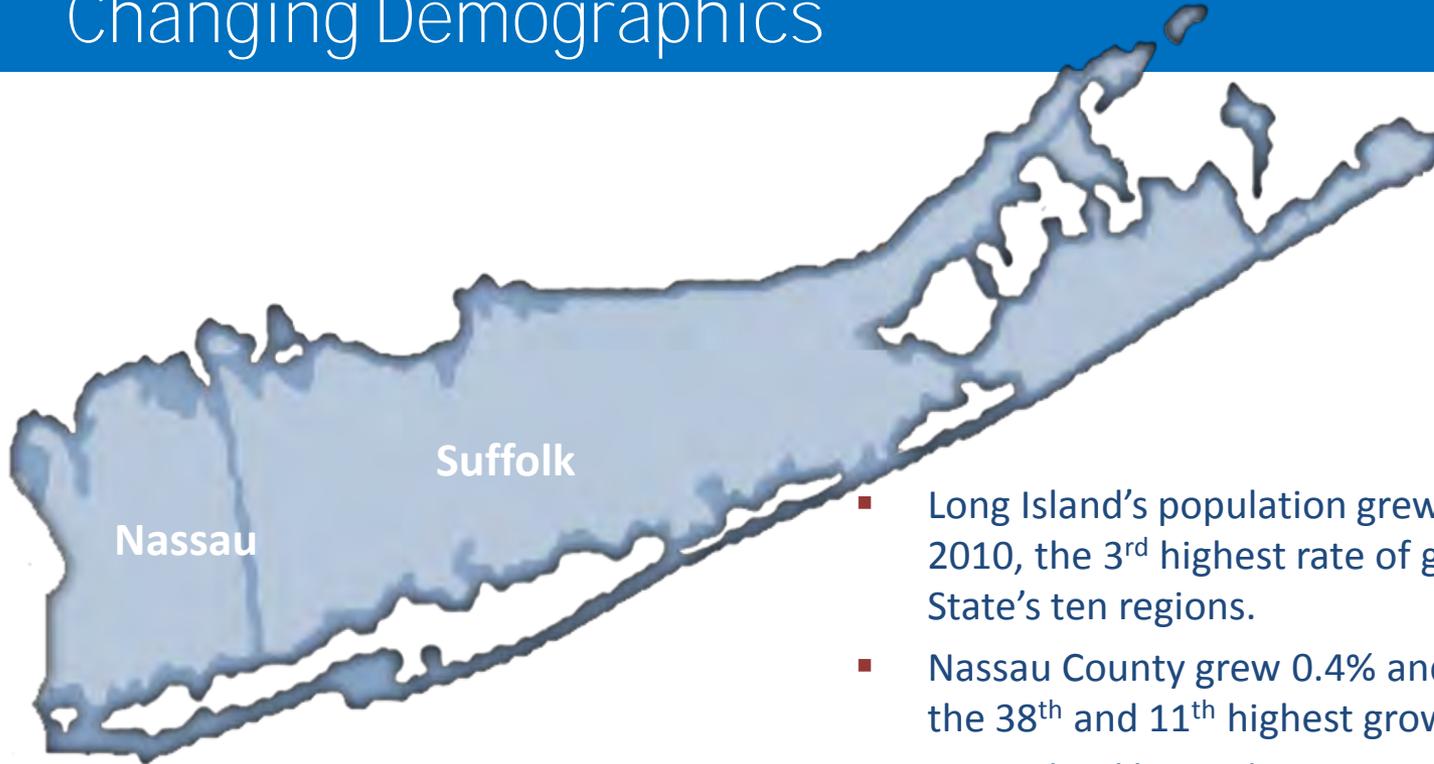
New York Metro MSA's Key Export Indicators for 2008

	Metro	Metro Rank	100 Largest Metro Areas	United States
Exports (\$ billions)	\$85.2	1	\$1,037	\$1,609
Exports as a share of GMP	7.3%	88	10.3%	11.4%
Number of export-related jobs	481,946	2	7,688,744	11,854,390
Real annual growth rate of exports, 2003-2008	7.8%	61	8.7%	9.2%
Average wages in leading export industry	\$105,213	5	\$66,449	\$45,563
Number of export clusters	9	17	6.7	N/A
Percentage of exports sold to Brazil, India and China	8.1%	89	8.6%	8.8%

Source: Brookings Institution

Long Island is part of the nation's largest MSA, the New York Metro Area: 10 counties in New York State, 12 in New Jersey, and one in Pennsylvania.

Changing Demographics

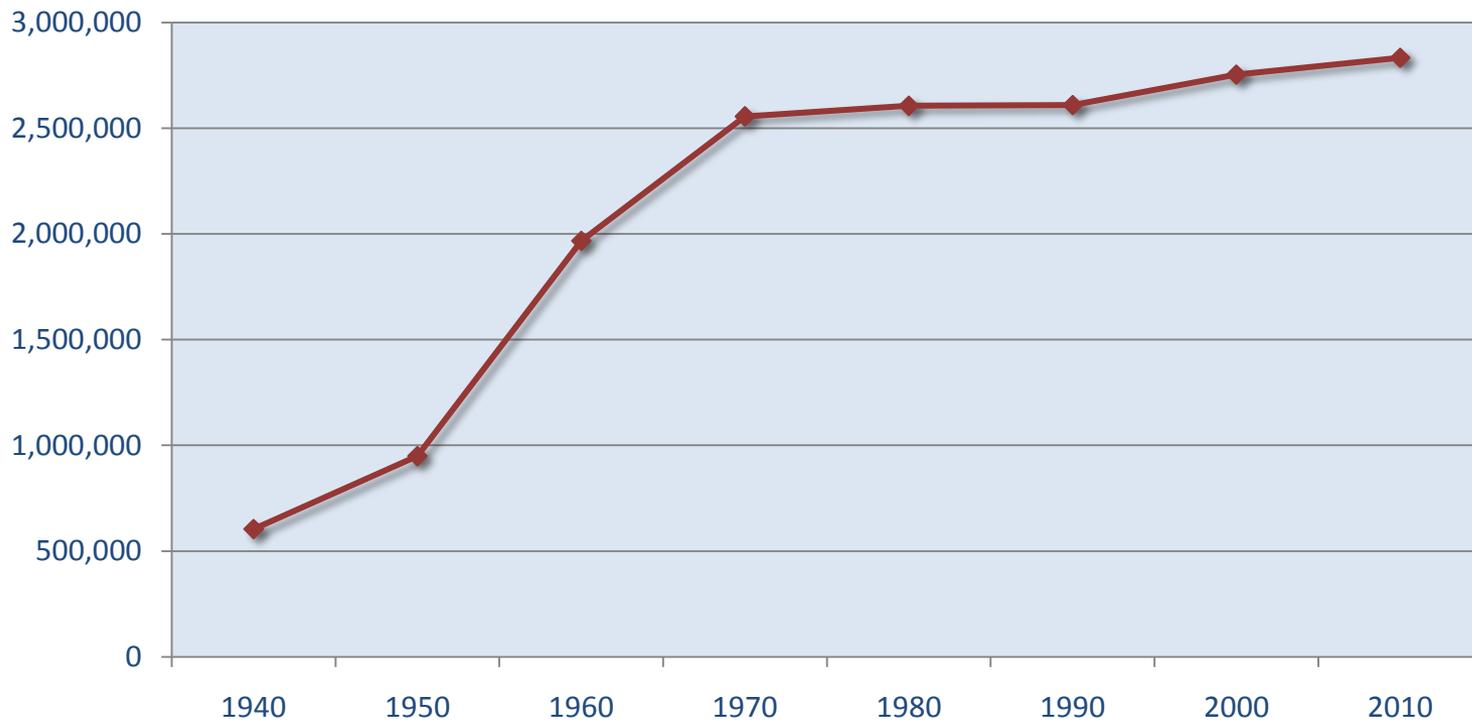


- Long Island's population grew 2.9% from 2000 to 2010, the 3rd highest rate of growth of New York State's ten regions.
- Nassau County grew 0.4% and Suffolk grew 5.2%, the 38th and 11th highest growth rates, respectively.
- Long Island has only two cities, both in Nassau County. Glen Cove grew 1.3% (29th fastest growing of the 62 cities) and Long Beach, which lost 6.2% of its population.
- The Long Island regional ethnic composition is 68.7% white, 15.6% Hispanic, 8.6% black, and 5.4% Asian. The Hispanic population grew 56% from 2000 to 2010.



Changing Demographics

Population of Long Island, 1940-2010



Source: Empire State Development, State Data Center.

Changing Demographics

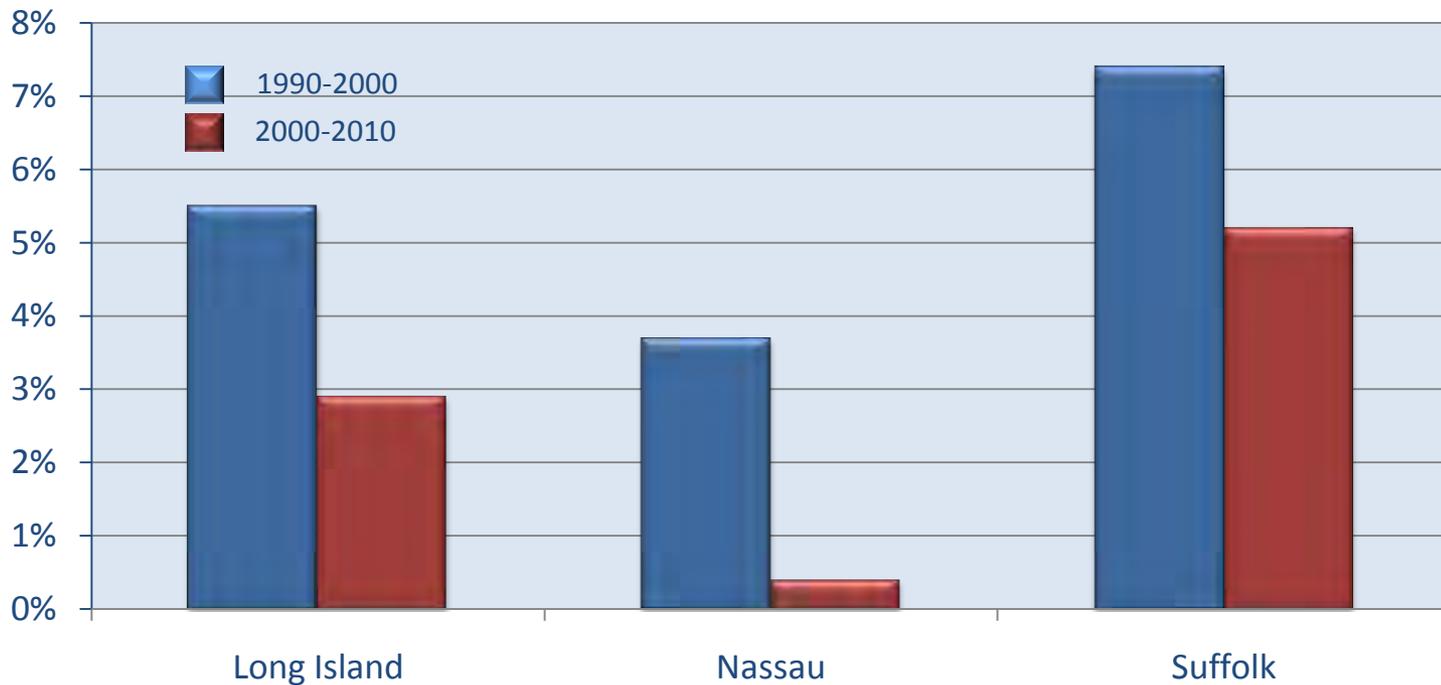
Long Island Socioeconomic Profile

	Percent of Population Above 61 Years Old	Poverty Rate	Median Household Income
United States	16.2%	13.5%	\$51,425
New York State	16.7%	13.8%	\$55,233
Long Island Region	17.7%	5.1%	\$88,057
Nassau County	18.7%	4.8%	\$92,450
Suffolk County	16.8%	5.4%	\$84,530

Source: Empire State Development, State Data Center. Age data is from 2010; poverty and income are from 2009.

Changing Demographics

Population Change 1990-2000 compared to 2000-2010 Long Island, by County

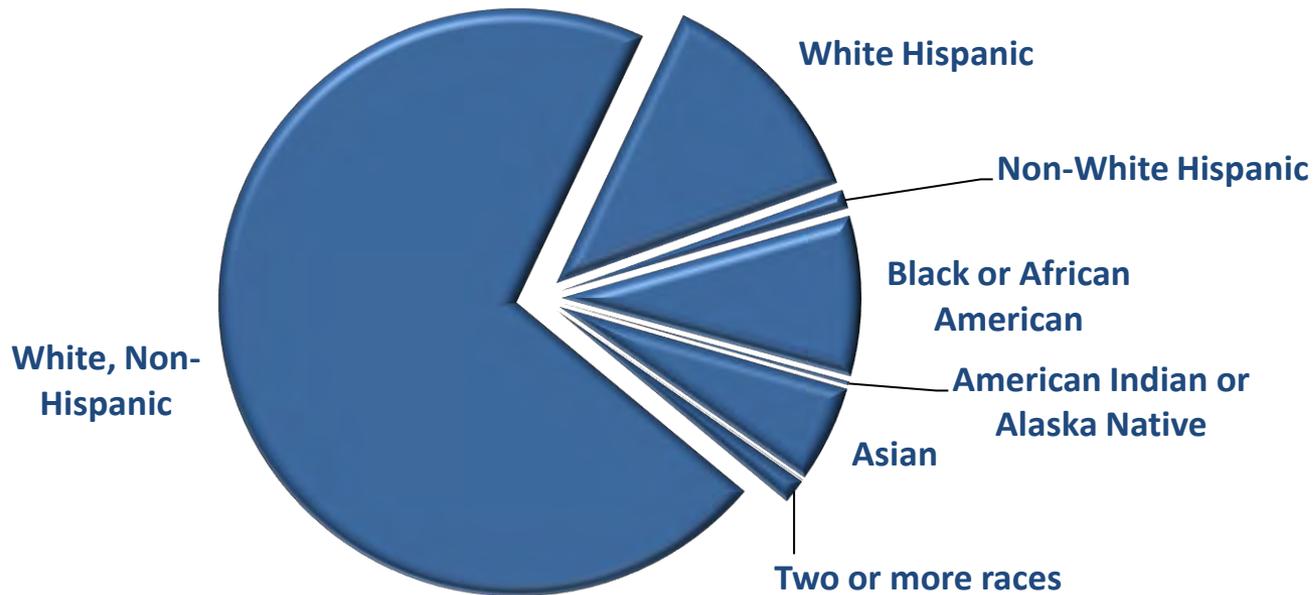


Source: Empire State Development, State Data Center

Changing Demographics

Long Island Race/Ethnicity Demographics

2010 Population



Source: Empire State Development, State Data Center

Changing Demographics

Long Island Hispanic/Latino Population

County	2000	2010	% Change
Nassau County			
Hispanic/Latino	133,282	195,355	46.6%
Non-Hispanic/Non-Latino	1,201,262	1,144,177	-4.8%
Suffolk County			
Hispanic/Latino	149,411	246,239	64.8%
Non-Hispanic/Non-Latino	1,269,958	1,247,111	-1.8%

Source: Empire State Development, State Data Center

Changing Demographics

In-Migration (to Long Island)

Year	In-Migration	Percent of Population
2008	56,234	2.0%

Top Migratory Regions	In-Migrants
Queens County	19,724
Kings County	6,100
New York County	3,796
Bronx County	1,619
All other	1,006

Out-Migration (from Long Island)

Year	Out-Migration	Percent of Population
2008	67,356	2.4%

Top Migratory Regions	Out-Migrants
Queens County	10,098
New York County	4,133
Kings County	3,597
Palm Beach, FL	1,603
Wake, NC	1,437

Source: EMSI Strategic Advantage Model.



Changing Demographics

Educational Attainment on Long Island

Area	Percent of Adults with At Least a Bachelor's Degree	Percent of Adults with a Graduate Degree
Long Island	35.7%	15.8%
State	31.8%	13.6%
Nation	27.5%	10.1%

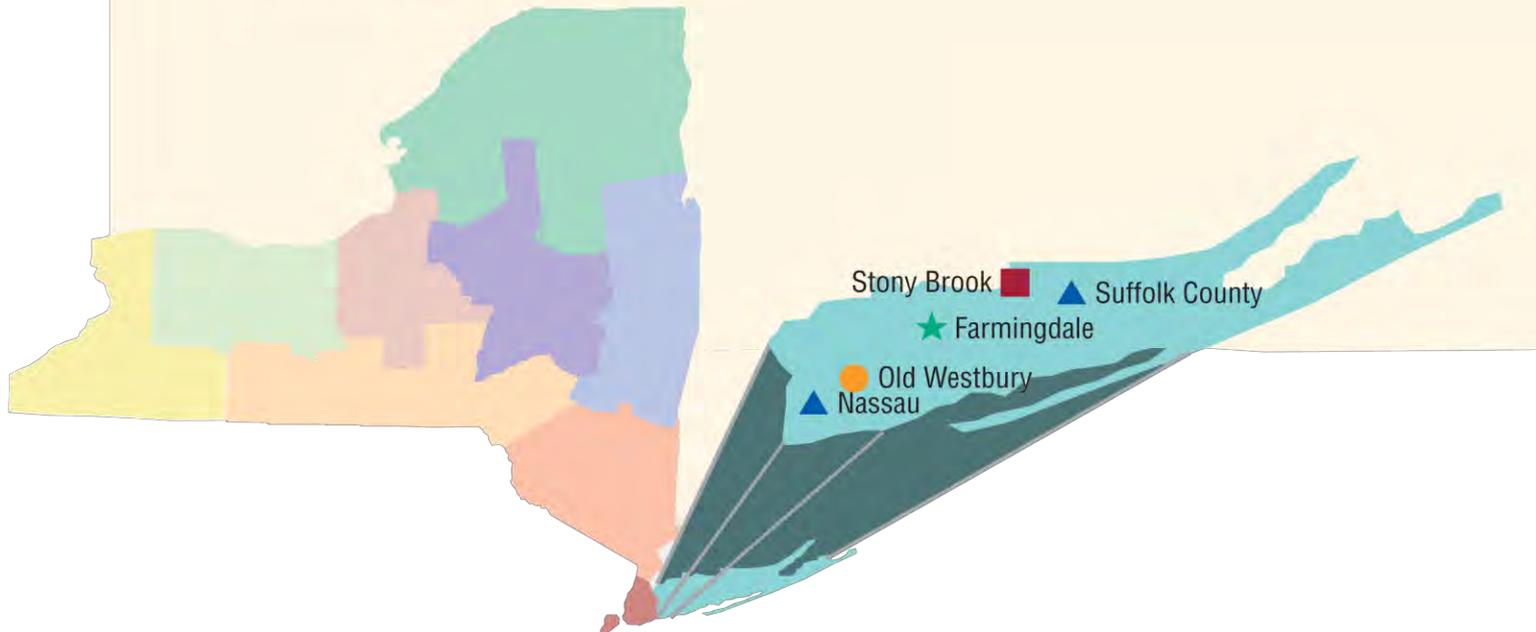
Source: Empire State Development, State Data Center; American Community Survey 2005-2009.

Note: 'Adults' are at least 25 years old.

Workforce and Education

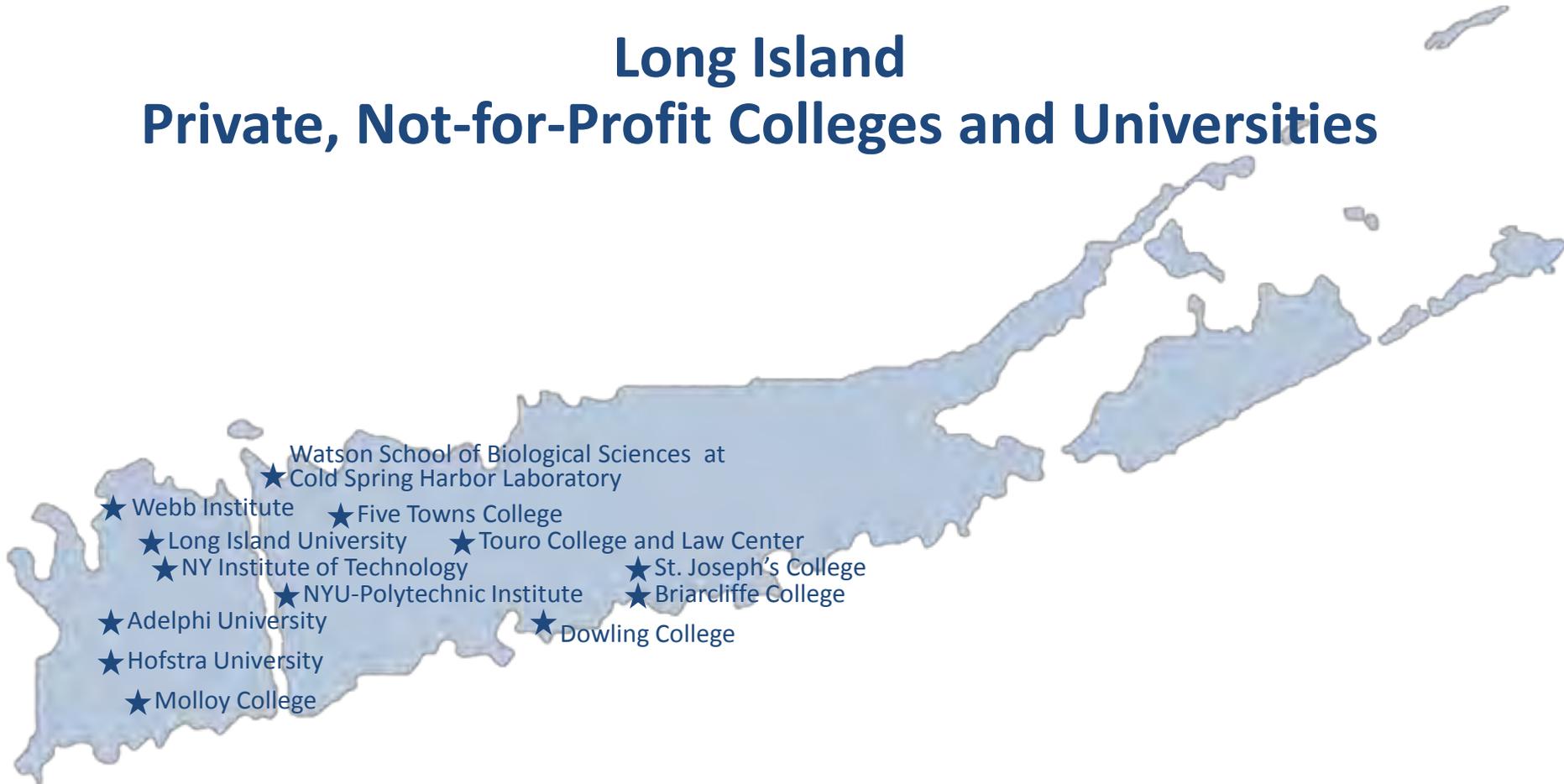
SUNY's Impact on Long Island Region

Campuses: 5
Enrollment: 83,107
Employees: 18,834
SUNY Alumni: 397,906
Degrees Since Inception: 438,469
Total All Funds Expenditures: \$1.9 billion
Payroll: \$985.8 million
Capital Construction: \$212.1 million
Research: \$212.9 million



Workforce and Education

Long Island Private, Not-for-Profit Colleges and Universities



Workforce and Education

Long Island Labor Market

Local Area Unemployment Statistics

Long Island	May 2011	April 2011	May 2010
Labor Force	1,455,800	1,449,400	1,472,200
Unemployment	98,100	95,700	104,600
Local Unemployment Rate	6.7%	6.6%	7.1%
NY State Unemployment Rate	7.8%	7.6%	8.3%
U.S. Unemployment Rate	8.7%	8.7%	9.3%

Note: Data not seasonally adjusted.

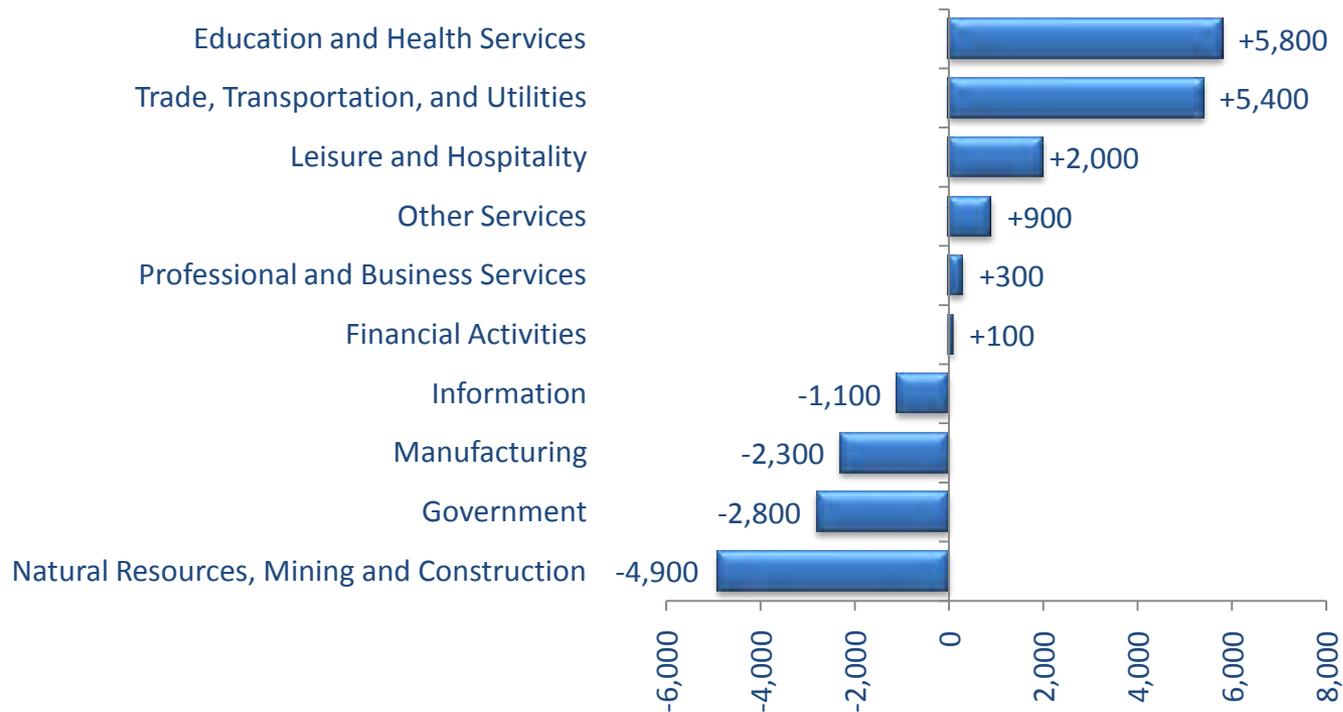
Source: NYS Department of Labor.



Workforce and Education

Long Island Labor Market

Change in Jobs, April 2010 to April 2011



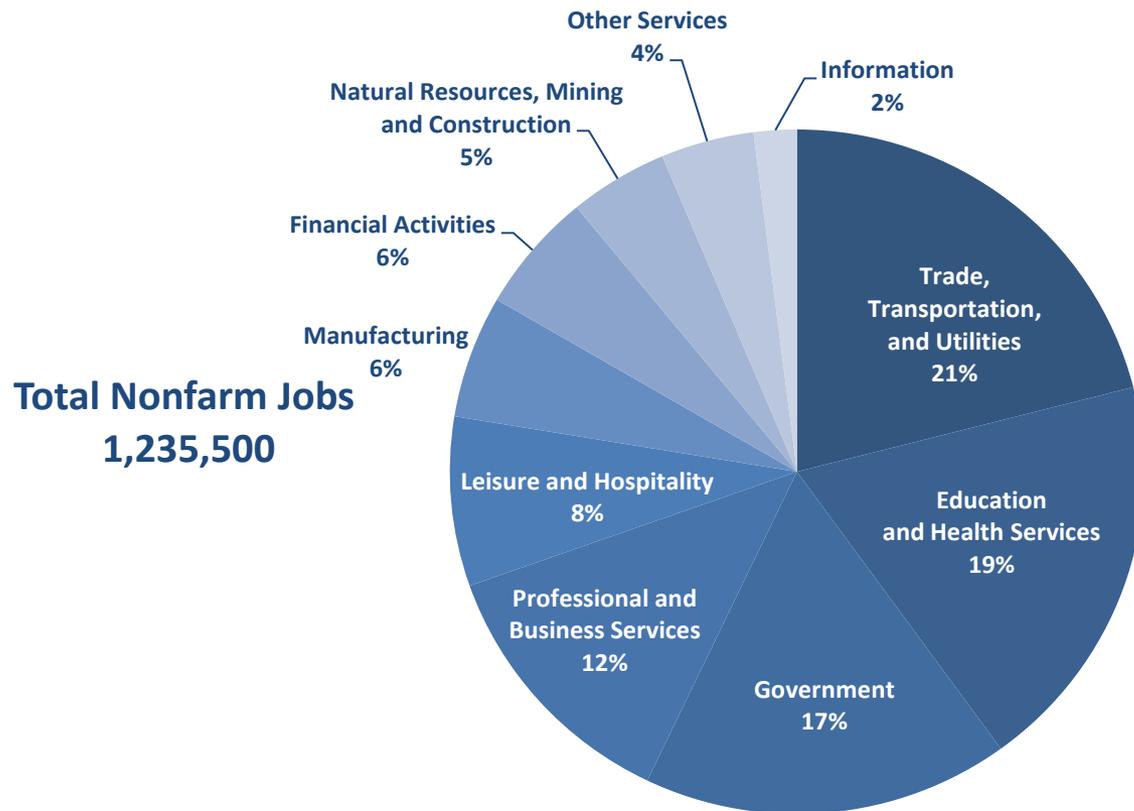
Source: NYS Department of Labor.

Note: public education is within "Government"; private education is within "Education and Health Services."

Workforce and Education

Long Island Labor Market

Distribution of Nonfarm Jobs, May 2011



Source: NYS Department of Labor.

Workforce and Education



Unionization Rate

Area	Share of Employed Workers
New York Metro Area MSA	21.4%
New York State	24.2%
United States	11.9%

Source: Current Population Survey, calculations by unionstats.com, 2010.

Industry Structure and Concentration

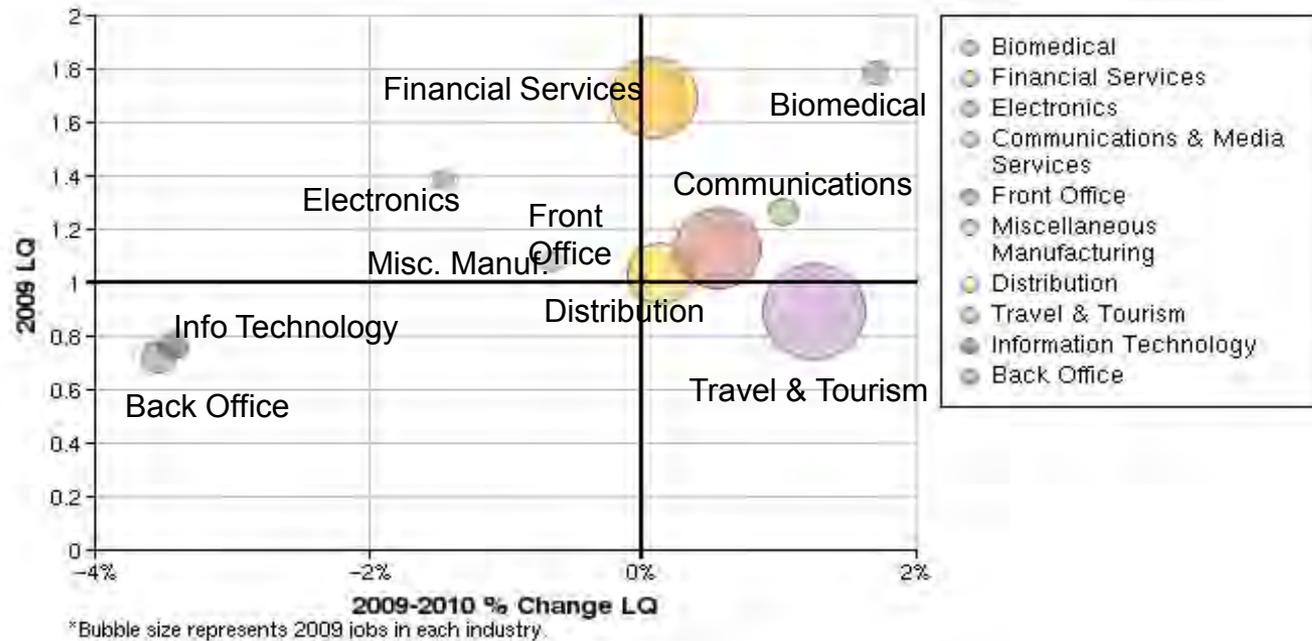
Growth in Long Island Regional Sectors

	Jobs in 2010	Growth since 2006	Average weekly wage 2010	Projected growth, 2008 to 2018
Specialty Trade Contractors	40,955	-13.6%	\$1,133	-4.9%
Chemical Manufacturing	10,660	6.9%	\$1,284	-2.1%
Fabricated Metal Product Manufacturing	7,803	-13.3%	\$1,051	-17.6%
Machinery Manufacturing	4,862	-22.2%	\$1,505	-16.4%
Computer and Electronic Product Mfg	13,796	-13.1%	\$1,607	-26.9%
Electrical Equipment and Appliances	2,547	2.7%	\$1,381	-22.0%
Transportation Equipment Manufacturing	4,365	-17.2%	\$1,578	-49.1%
Merchant Wholesalers, Durable Goods	32,730	-9.1%	\$1,371	-5.2%
Merchant Wholesalers, Nondurable Goods	22,683	-1.7%	\$1,263	3.4%
General Merchandise Stores	24,057	6.4%	\$418	11.2%
Insurance Carriers & Related Activities	23,960	-10.4%	\$1,367	-14.1%
Professional and Technical Services	69,943	-2.0%	\$1,264	11.2%
Management of Companies and Enterprises	16,034	-5.2%	\$1,895	3.5%
Ambulatory Health Care Services	74,481	10.8%	\$1,032	24.0%
Hospitals	62,646	22.9%	\$1,264	3.1%
Nursing and Residential Care Facilities	34,909	3.2%	\$701	24.5%
Food Services and Drinking Places	73,882	6.9%	\$370	8.2%

Source: NYS Department of Labor.

Industry Structure and Concentration

Location Quotient of Industry Clusters in the Long Island Region



Location quotient (LQ) is a way of quantifying how concentrated a particular industry, cluster, occupation, or demographic group is in a region as compared to the nation. It can reveal what makes a particular region unique in comparison to the national average.. Source: EMSI Strategic Advantage model.

Industry Structure and Concentration



New Manufacturing Activity on Long Island January 2010 to April 2011

Number of New Manufacturers: **378** (16.0% of state total)

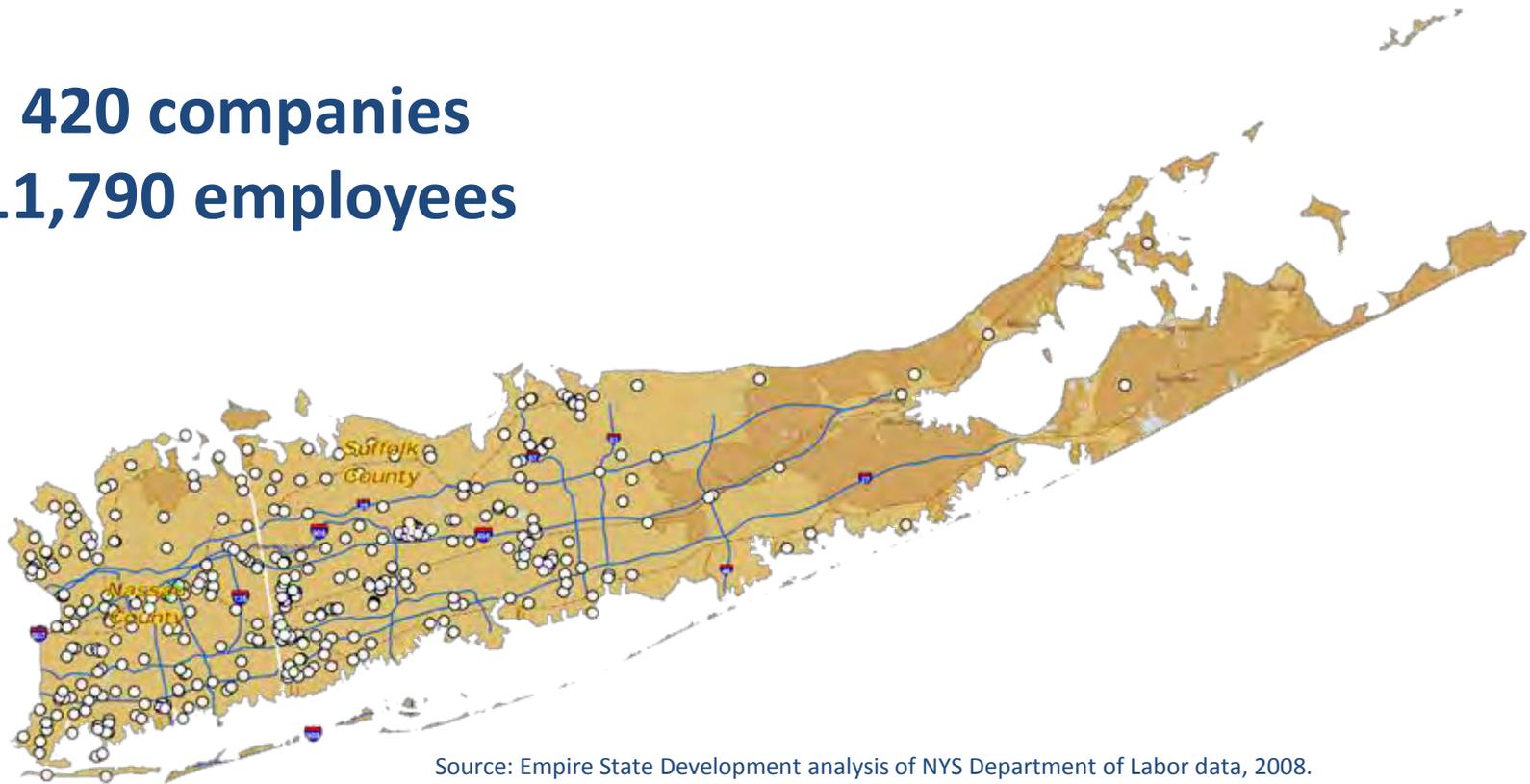
Number of New Manufacturing Jobs: **1,728** (18.1% of state total)

Source: D&B Market Insight

Industry Structure and Concentration

Biomedical Cluster:

420 companies
11,790 employees

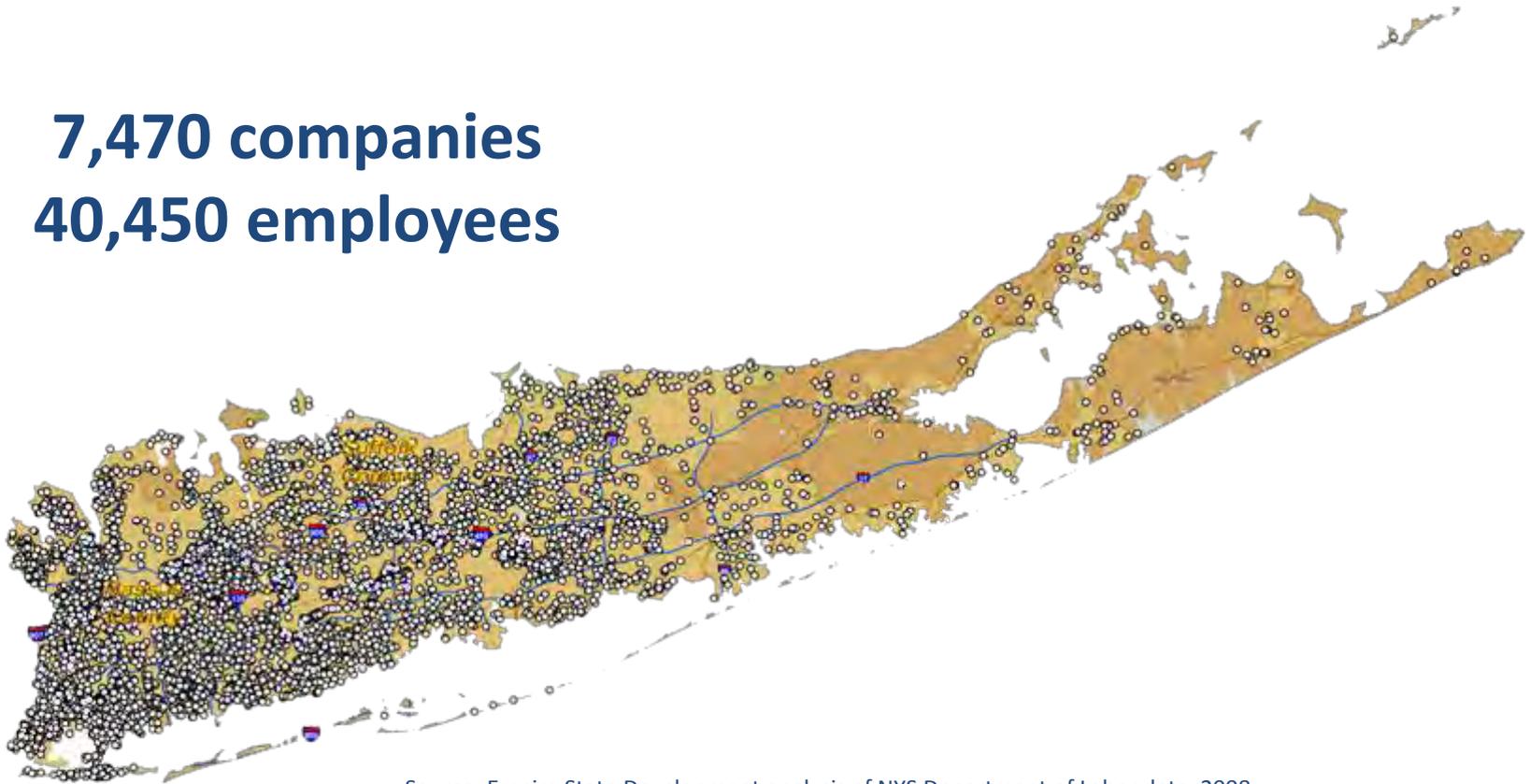


Source: Empire State Development analysis of NYS Department of Labor data, 2008.

Industry Structure and Concentration

Distribution Cluster:

7,470 companies
40,450 employees

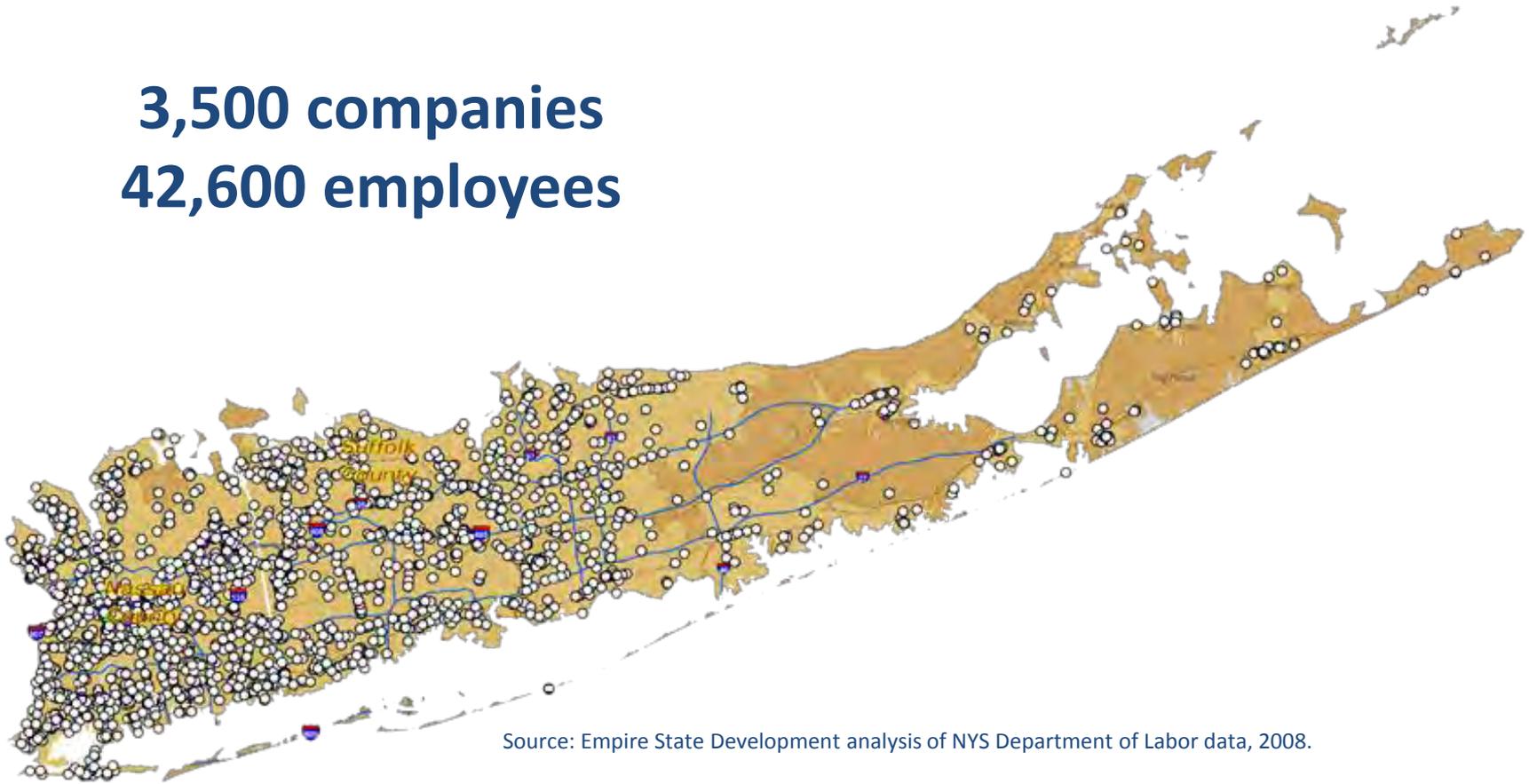


Source: Empire State Development analysis of NYS Department of Labor data, 2008.

Industry Structure and Concentration

Financial Services Cluster:

3,500 companies
42,600 employees

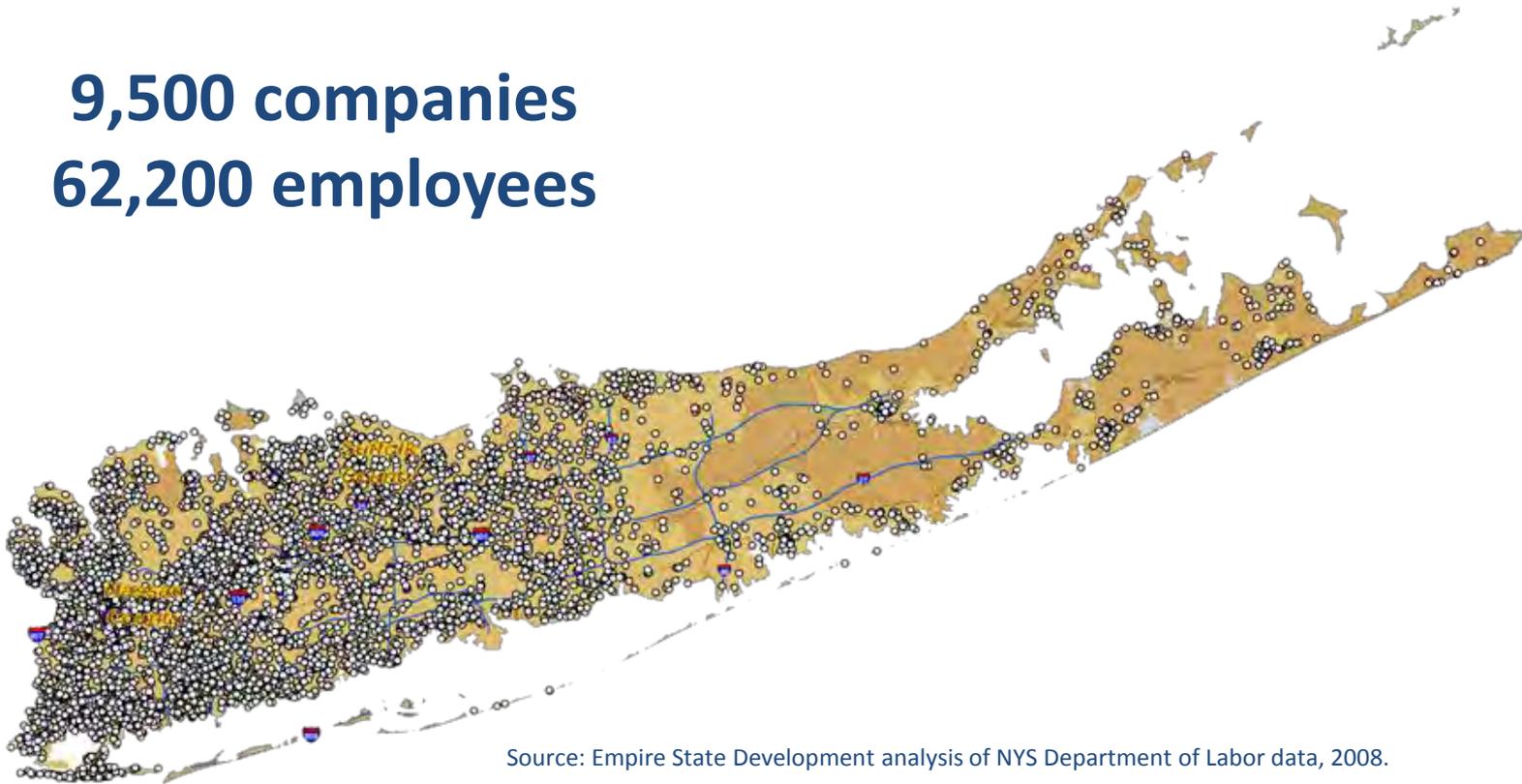


Source: Empire State Development analysis of NYS Department of Labor data, 2008.

Industry Structure and Concentration

Front Office Cluster:

9,500 companies
62,200 employees

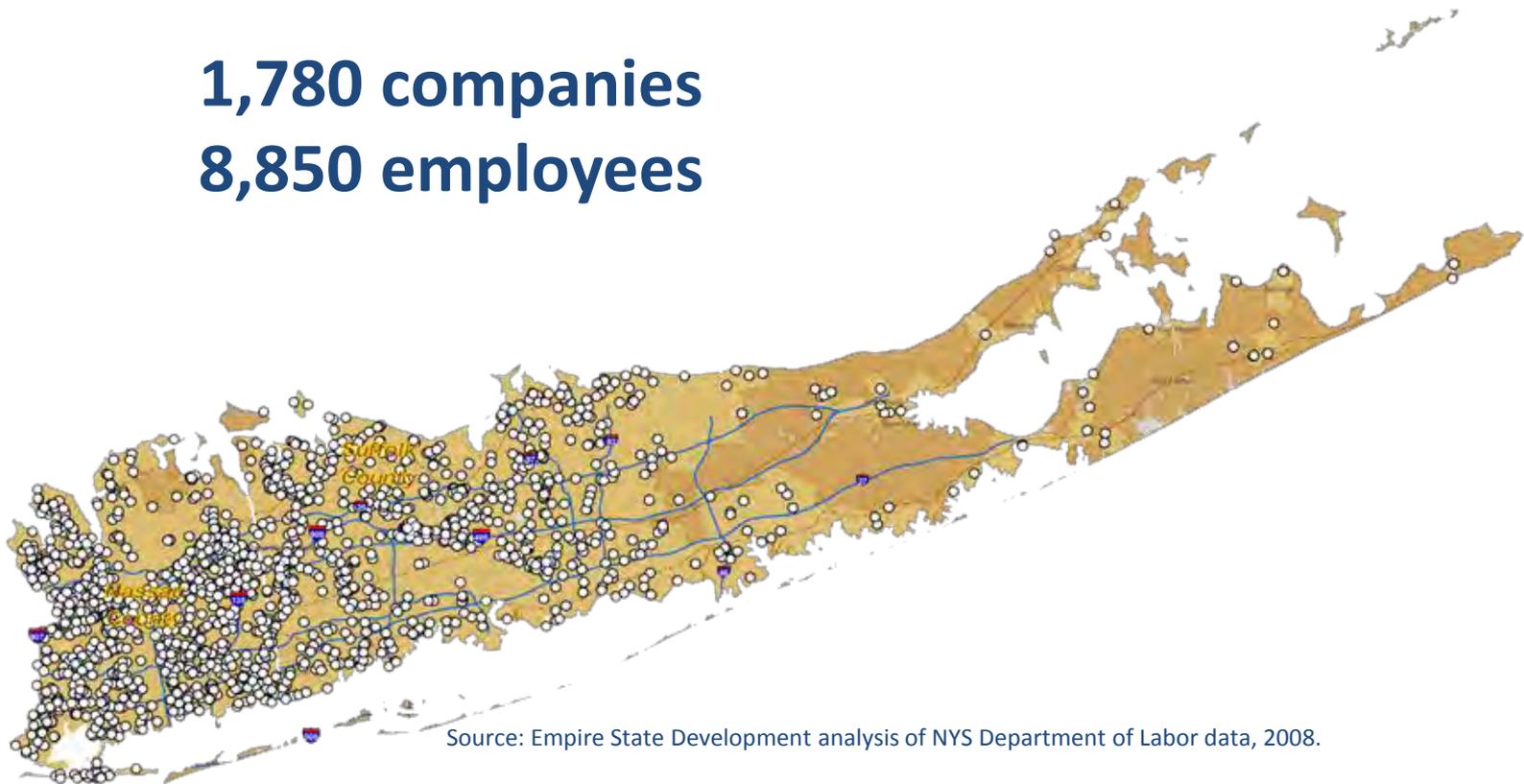


Source: Empire State Development analysis of NYS Department of Labor data, 2008.

Industry Structure and Concentration

Information Technology Cluster:

1,780 companies
8,850 employees

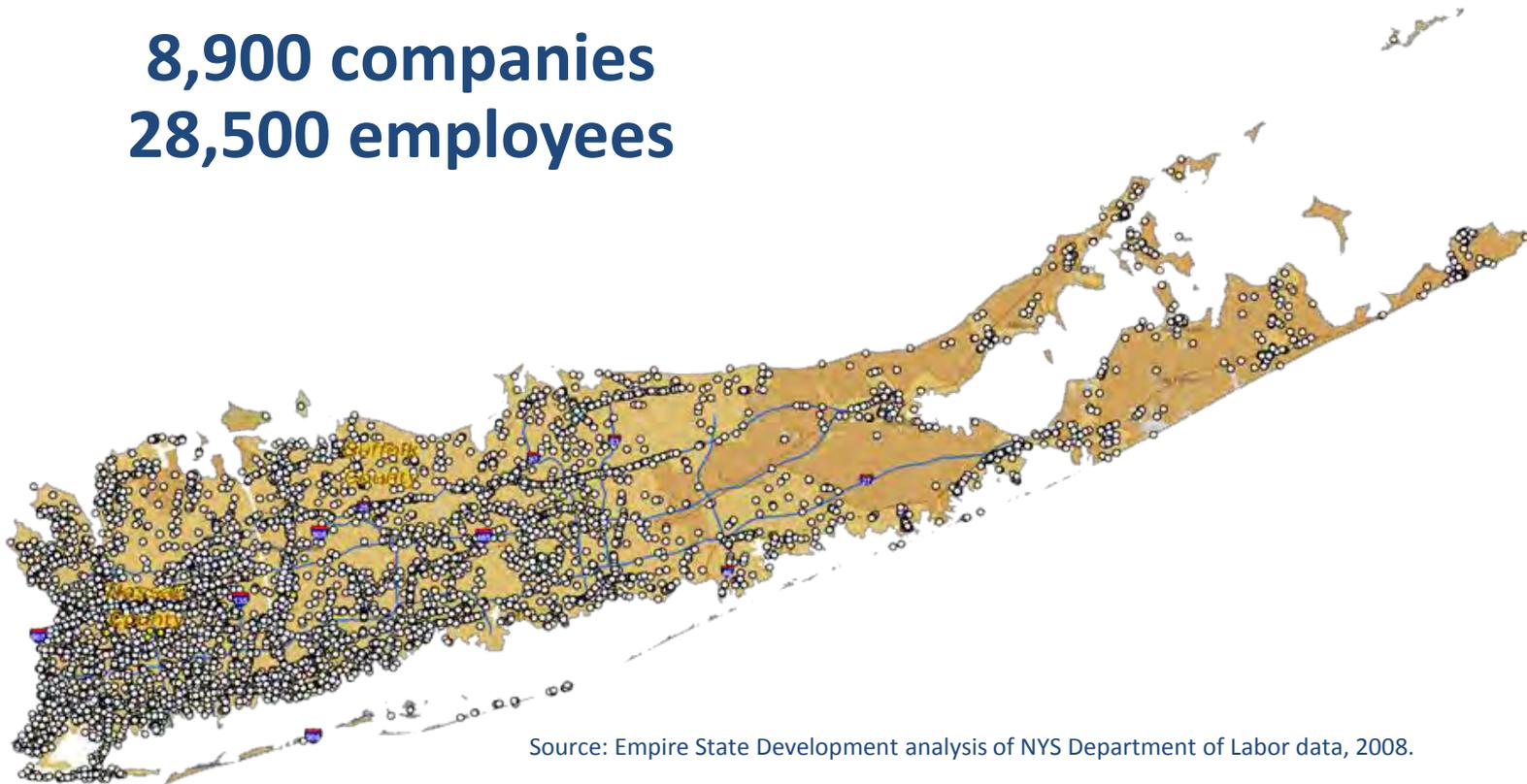


Source: Empire State Development analysis of NYS Department of Labor data, 2008.

Industry Structure and Concentration

Travel & Tourism Cluster:

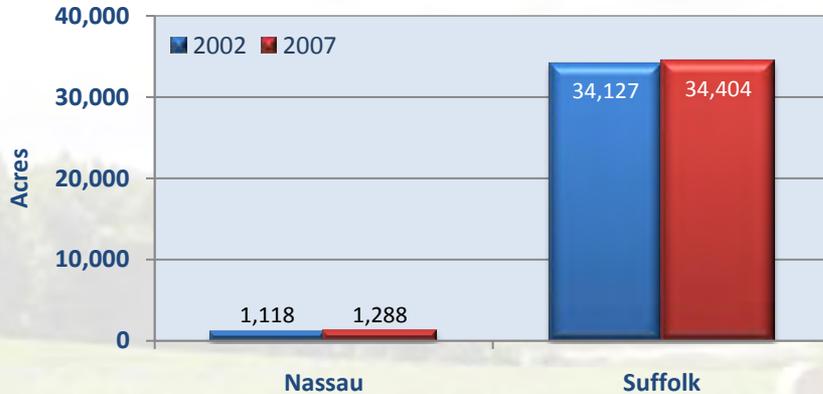
8,900 companies
28,500 employees



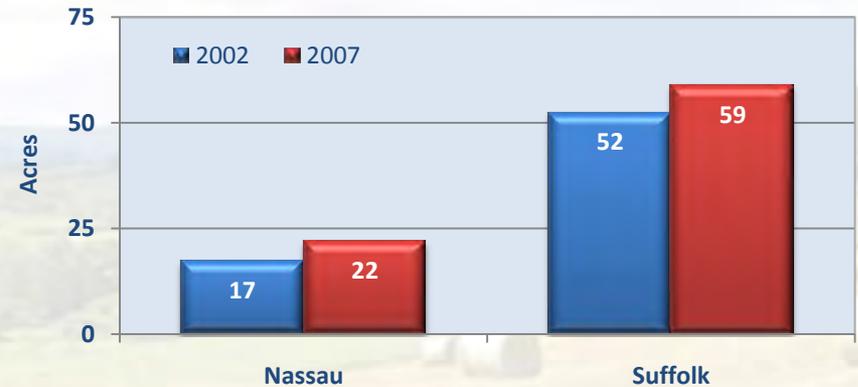
Source: Empire State Development analysis of NYS Department of Labor data, 2008.

Industry Structure and Concentration

Acres of Farmland 2002/2007



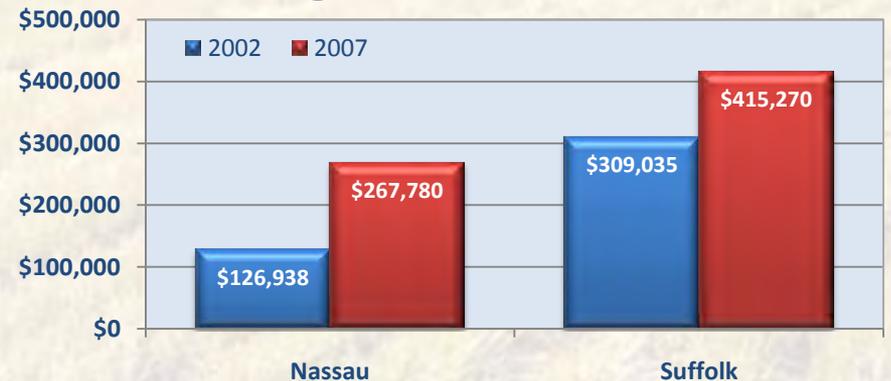
Average Farm Size 2002/2007



Distribution of Farm Sales 2007



Average Farm Sales 2002/2007



Policy Environment

- Governance
- Statewide Business Costs and Tax Structure
- Entrepreneurialism, Innovation and Risk-taking



Governance

State and Local Government Expenditures Per Capita

Category	Ranking (1 = Highest Spending, 50 = Lowest Spending)
State Corrections	17
State Social Insurance Administration	10
State Health Administration	35
State Hospitals	8
State Public Welfare Administration	45
Local Corrections	1
Local Health Administration	11
Local Hospitals	11
Local Public Welfare	1
Local Police Protection	1
Local Housing and Community Development	1
Local Fire Protection	10
Local Police Protection	1
K-12 Instructional Employees	13
K-12 Non-Instructional Employees	21

Source: U.S. Census Bureau "Census of Governments 2007."

Governance

Long Island Villages with a Population Below 500

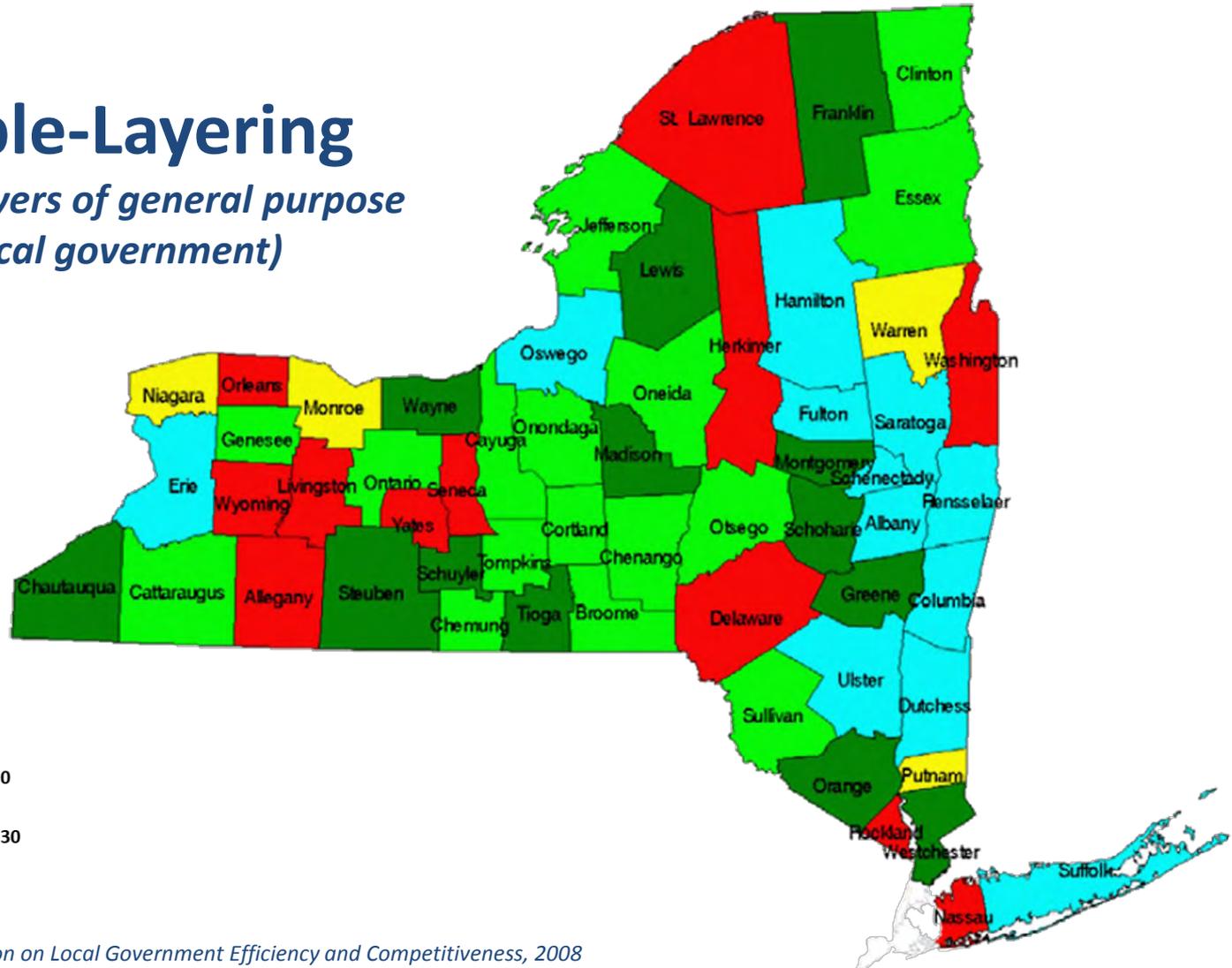
An aerial photograph of a village with a winding road, green fields, and a body of water in the distance. The image is slightly faded and serves as a background for the left side of the slide.

Centre Island (Nassau)	410
Cove Neck (Nassau)	286
Hewlett Bay Park (Nassau)	404
Hewlett Neck (Nassau)	445
Dering Harbor (Suffolk)	11
Ocean Beach (Suffolk)	79
Sagaponack (Suffolk)	313
Saltaire (Suffolk)	37
West Hampton Dunes (Suffolk)	55

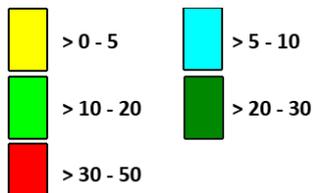
Source: Empire State Development, State Data Center

Governance

Triple-Layering *(three layers of general purpose local government)*



Percent of Population in Triple-layered Communities



Source: NYS Commission on Local Government Efficiency and Competitiveness, 2008

Governance

Local Fiscal Capacity: Municipalities with Financial Stress

	Unreserved Fund Balances Less Than 1.5 % of Gross Expenditures	Municipalities with Total Debt as a Percentage of Full Value Assessment in Greater Than 3.25%	Municipalities with Total Debt Per Capita in Top 10% of State	Municipalities with Operating Deficits as a Percent of Gross Expenditures in the Top 10% of State
Long Island	11.5%	0.9%	20.4%	9.1%
NY State	5.7%	10.0%	10.0%	10.0%

Source: NYS Environmental Facilities Corporation.



Statewide Business Costs and Tax Structure

Long Island Cost of Doing Business & Cost of Living

Metro Area	Cost of Doing Business Index (US = 100)	Cost of Living Index (US = 100)
Nassau-Suffolk	107	130

Source: Moody's Analytics, May 2011



Entrepreneurialism, Innovation and Risk-taking

Indicator	New York's Ranking (1 = Best, 50 = Worst)
High-Wage Traded Services	3
E-Government	4
Managerial, Professional, Technical Jobs	6
Broadband Telecommunications	6
Overall	10
Foreign Direct Investment	10
IPOs	10
Entrepreneurial Activity	10
Patents	10
Workforce Education	12
Migration of U.S. Knowledge Workers	12
Fastest-Growing Firms	12
Alternative Energy Use	12
IT Professionals	13
Export Focus of Manufacturing & Services	14
Venture Capital	14
Online Agriculture	17
Job Churning	19
Investor Patents	21
Immigration of Knowledge Workers	24
Manufacturing Value-Added	24
High-Tech Jobs	25
Scientists and Engineers	25
Industry Investment in R&D	26
Non-Industry Investment in R&D	31
Online Population	34
Health IT	39

Source: Kauffman Foundation

New York State Innovation Rankings 2010

Existing Regional Strategies



Long Island Association

www.longislandassociation.org

2009-10 Long Island Fact Book

Provides a detailed description of the Nassau and Suffolk County economies from an economist's perspective, but does not provide a strategic vision of the future.

Long Island Regional Planning Council

www.lirpc.org

Long Island 2035 Visioning Initiative

Designed to help achieve a regional public consensus on where the next generation of Long Islanders could live and work and the transportation systems required to support these settlements. This plan is more focused on land use and transportation issues than economic development.



*A New Vision for
Long Island's
Economy*

Regional Economic
Development Councils
Putting New York Back to Work



Governor Andrew M. Cuomo
Lieutenant Governor Robert J. Duffy