

**Long Island  
Vocational  
Enterprise**



**LIVE +  
LIVE Modular  
Homes**



**Building the Future of Long Island**



# LIVE+LIVE Modular Homes: Executive Summary

**Challenges LIVE Addresses:** Multi-decade housing shortage / high home and construction costs; unaffordable rentals, especially for workforce; labor shortages: aging construction/ retiring workforce, trades overlooked in higher education; rapidly growing senior population. These trends undermine local economic competitiveness and municipal efforts to provide stable, attainable housing.

**Long Island Vocational Enterprise:** nonprofit **LIVE Foundation** + **LIVE Modular Homes** is a hybrid **Workforce Development Academy** and **Career Pipeline** integrated with a **Modular Home Construction Facility** at EPCAL in Calverton. LIVE will bring construction and related trades together to deliver high quality, lower cost, energy-efficient, carbon neutral and resilient homes for Long Island while educating the next generation workforce.

**Vision:** Build and grow a comprehensive, seamlessly integrated end-to-end education, workforce development and manufactured housing system that sustains the local economy.

**Purpose:** Educate and empower the next generation construction workforce while building attainable, modular homes for Long Island.

**Mission:** Educate and grow a thriving workforce by building attainable housing that can help sustain Long Island.

**LIVE's core proposition is to "train and employ the next generation of construction professionals by building the housing Long Island urgently needs, while locally producing the attainable homes that everyone wants."**

**LIVE is a Single End-to-End, Integrated Solution that:**

**Builds Workforce:** A pipeline from high school through community college into full-time construction careers; hands-on learning in surveying, construction methods, green building, CAD, project management and related fields including management, sales, logistics and transportation – focused on clear career paths for emerging workers + a skilled workforce for industries.

**Career Opportunities & Job Placement:** LIVE will develop a Career Placement and Employer Network that connects LIVE graduates with regional employers and partner with established industry associations.

**Builds Local Capacity:** Keeps investment, jobs, and tax base on Long Island, and gives municipalities a ready partner to execute community housing and workforce initiatives within evolving local policy frameworks.

**Builds Homes:** Long Island-based modular manufacturing for ADUs, single-family and multi-family homes. Factory-built homes are carbon neutral, reduce time, cost, and on-site disruptions with better quality and energy-efficiency.

Note: LIVE Academy is a practicum site next to a working factory floor, not a school – it grants no credentials. SCCC is the academic authority informing its curriculum.

## **LIVE + LIVE Modular Homes Benefits:**

- First + Only Long Island Education, Workforce Development & Modular Home Facility
- Efficient, low-impact local homes delivery 50+ mile radius
- Built-in Marketing & Sales Program under LIVE umbrella
- Built-in Sales Funnel: Exclusive Modular Homes: category promotion & sales
- Capacity easily Scalable with minimal additional facility / equipment requirements
- Expanded Customer Base through reach + awareness
- Pipeline to Workforce talent pool – construction trades + related: management / sales / logistics & transport

## **5-Year Demand Projections: Suffolk County**

|                                          |        |
|------------------------------------------|--------|
| ADU / Single / Multi Family Homes Total: | 48,605 |
| - 5 East End Townships:                  | 14,238 |
| - 5 Western Suffolk Townships:           | 34,367 |

## **Yearly Projected Output + Jobs Creation**

|                                                   |     |
|---------------------------------------------------|-----|
| Total LIVE Homes Yearly:                          | 232 |
| East End Townships Direct / Indirect Jobs Yearly: | 150 |
| Suffolk County Direct / Indirect Jobs Yearly:     | 400 |

## **The Net Net – there is a Massive Unmet Demand.**

Even at 50% capacity the LIVE Factory will generate enough revenue to offset investments and cover all costs.

## **LIVE+LIVE Modular Homes Aligns with Multiple NYS / REDC Strategies:**

- **Innovation, Collaboration, and Industry Growth** to continue to invest in existing and new industries that advance each region's strategies and target sectors.
- **Housing & Community Development** to invest in housing, community development and placemaking projects to create and sustain thriving communities.
- **Equitable Growth** to break down barriers to economic opportunities through projects that foster equitable entrepreneurship and accessible career pathways for all.
- **Workforce Development** to support the needs and demands of employers across the State.

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## Strategic Partnerships (as of 7-31-26)

Suffolk County / Town of Riverhead / SUNY / Suffolk County Community College / Eastern Suffolk BOCES / Mattituck-Cutchogue Union Free School District / N & M Ortiz LLC / Risus Talent Partners / RBS Corp / Riverhead Building Supply Charitable Foundation / Island Facades / Private Investors. In process: Workforce Development Institute NY and Habitat for Humanity of Long Island.

**LIVE continues to onboard partners on an ongoing basis** – exploring all prospective workforce and housing affiliations and opportunities. We welcome participation by relevant organizations and businesses.

## Well Positioned for Funding: Grants / Investors / Sponsors

LIVE has a comprehensive funding strategy that's effective and efficient – tapping into an expanding pool of resources: FAST NY Site Infrastructure / ESD Workforce Development Capital / Excelsior Jobs Program / Empire State EDF / New York State Housing Acceleration Fund / Riverhead Building Supply Charitable Foundation / Pew Charitable Trusts / BlackRock Future Builders, and more. Additionally, LIVE+ LIVE Modular Homes is scalable and investor-ready for Equity / Strategic / Impact and Institutional Investors and Sponsors.

## Beyond Grants – A Sustainable, Profitable Enterprise

LIVE+ LIVE Modular Homes is designed to be a sustainable non-profit seamlessly integrated with a for-profit factory – providing opportunity and leverage for maximum impact.

## Flexible Integrated Framework

In the same way we will build homes our approach is modular, adaptive and provides opportunity for all stakeholders to have meaningful input. We will design and build to include and accommodate all stakeholders: partners, government, education, students, trades, unions, workers and our diverse community.

## Planned Right from the Start

LIVE will integrate Universal Design principles from the earliest stages of planning, creating homes and communities that are adaptable, resilient, and designed to meet the needs of people across every stage of life.

## Public Private Partnerships

Multiple Suffolk County Townships have expressed interest in working with LIVE to help fulfill their housing demands and deliver modular homes – from multi-family Manor Homes for East Hampton and Southold Towns to community organizations forming Housing Authorities to champion our Community Housing initiatives and targeted projects.

## Builders / Trades Associations / Unions as Active Partners

LIVE is sensitive to resistance we may face from traditional stick builders, trade associations and unions – and plan to make them all 'Partners' that reap rewards – to maintain and grow loyalty to LIVE, function as Brand Ambassadors and as an engaged, expanded Sales Force.

## Trade Partnerships

LIVE will join relevant trade associations and unions to support their goals and objectives – with the belief that a rising tide floats all boats and will collectively help stem our regional housing challenge.

## The Trades will be included in the Supply & Value Chains:

Sales Force / Home Installations (Foundations / Transport) / Hookup Services (Electric / HVAC / Plumbing). Additionally, LIVE will train Contractor Partners and their staff for seamless implementation.

**Community Engagement:** Stakeholder input is crucial to gain broad and deep insights, minimize civic, community and business opposition and maximize adoption. LIVE will prime the pump and implement a broad reaching, ongoing multi-pronged and seamlessly integrated Community Engagement and Communications Campaign targeting Trade / Consumer / Municipal and Media audiences.

## Corporate Social Responsibility (CSR) is in our DNA.

We know 'Doing Good is Good Business' – to build closer relationships with employees, trainees, customers, community and partners for both LIVE and LIVE Modular Homes, the for-profit company – boosting brand recognition, trust, attracting and retaining talent, customer and employee loyalty and the bottom line.

**LIVE = Carbon Neutral Housing** that's Less Expensive to Build and Deliver – while being more energy efficient and better for the Environment.

**LIVE Hub:** Drive completion of the EPCAL railroad spur and expand usability: add sidings and create a logistics hub to maximize transportation efficiencies with lower environmental impact – to bring building materials in, and deliver finished home components and regional agriculture, aquaculture and other goods.

## Board of Directors

LIVE is in the process of forming a Board of Directors comprised of relevant stakeholders including Strategic Partners in LIVE Modular Homes. This Board will oversee LIVE and provide strategic direction, allocate resources, approve budgets, and remove roadblocks to ensure the initiative stays on track and meets its goals and objectives.

## Let's Build the Future of Long Island Together

Work with us to build, grow and benefit from the enterprise – to help move the Long Island region into the next generation while building attainable modular homes that sustain our workforce, community and economy.

## Contact: Long Island Vocational Enterprise (LIVE)

**Michael Daly**, LIVE Founding Board Member  
(631) 525-6000 / MD@LiveMod.org

**Brent Robertson**, LIVE Founding Board Member  
(917) 376-4026 / BR@LiveMod.org

# Benefits of Modular Home Manufacturing & Types

Modular home manufacturing offers faster construction, scalability, lower labor costs, fewer weather delays, and higher energy efficiency with higher R-value through better insulation, reducing energy bills and improving comfort. While traditional builds provide superior on-site customization, modular homes offer comparable quality, durability, and financing options, generally delivering better value through reduced waste and faster project completion.

## Key Benefits of Modular Home Manufacturing

**Faster Construction Timelines:** Modular homes can be completed in 2–6 months, up to 50% faster than traditional builds, because site foundation work can occur simultaneously with factory construction.

**Superior Quality Control:** Built indoors, modular components avoid moisture issues, warped wood, and other damage, ensuring higher quality standards.

**Cost Efficiency & Less Waste:** Factory production reduces labor waste and material loss, leading to more predictable costs and fewer, if any, surprise price increases.

**Greater Energy Efficiency:** Factory-built homes often exceed traditional building standards for insulation and energy efficiency, resulting in lower utility costs

**Reduced Site Disruption:** Because most construction takes place off-site, there is less on-site noise, traffic, and waste

**Price:** Modular is often cheaper per square foot, although luxury upgrades can change this

## Types of Factory-Built Housing

There are a variety of off-site / factory-built home options – each providing benefits to match specific needs: **Accessory Dwelling Unit / Single Family / Multi-Family / Luxury**

We have detailed building plans and construction drawings available for existing modular home models, including the Sagg Main Studio Cottage and the 4-family Manor House Apartments, shown below left to right.



# Founding Team

**We are a group of highly experienced, collaborative professionals with diverse, complimentary skills.**

**True North Realty Associates** is a real estate consulting and brokerage firm that works with municipalities, community organizations and developers to build Attainable Community Housing. True North's mission is to build strong, resilient and regenerative East End communities.

**Michael Daly** is Senior Advisor at True North Realty Associates, LLC, focusing on human infrastructure in the New York region through his consulting and community engagement.

Michael played a role in the campaign to pass the Peconic Bay Region Community Housing Fund Public Referendum in 2022, estimated to raise over \$650M for Community Housing Initiatives on the East End of Long Island, NY.

**Brand Robertson** is a Greenport and New York City-based multidisciplinary consultancy with a team of experts focused on building, transforming and growing purpose-driven brands and organizations to thrive. [www.brandrobertson.com](http://www.brandrobertson.com)

**Brent Robertson**, principal of Brand Robertson, is a brand development and marketing communications expert and entrepreneur with 30+ years experience building, transforming and growing brands and organizations.

Identifying the need, Brent conceived, advocated for and was awarded a New York State EDC grant in 2017 to build and grow **North Fork Authentic**, the regional umbrella brand of the North Fork. NFA empowers the community to thrive through connection, collaboration, innovation, education and promotion – focused on economic sustainability for the region. [www.northforkauthentic.com](http://www.northforkauthentic.com)

**Jon Sirkin, Owner**, Vesta Design and Development, is the owner of multiple vertically integrated entities that design, develop, and build residential and commercial structures throughout Eastern Long Island using modular construction methods. His companies are the preferred local partner with many leading modular and manufactured home producers. He has over twenty years of experience in using prefabricated construction techniques and understands the challenges of building affordable housing in Long Island.

# Advisors

**Dave Bergen**, Education and Community Leadership & Advocacy, retired in 2019 after a thirty-nine-year career in higher education administration with positions at Texas A&M University, Long Island University, Stetson University and Gonzaga University, finishing with 19 years as a Dean at Suffolk County Community College. He spent nine years as Dean at the Culinary Arts Center in Riverhead and Vice President of the Riverhead Chamber of Commerce.

Dave has served the Southold community as a Town Trustee for ten years and currently serves as Chairperson of the Town Board of Ethics. He was co-founder and past President of the Cutchogue Civic Association and President of the Cutchogue Park District Board of Commissioners.

**B.J.C. Associates / Barbara J. Cohen**, Planning Consultant. Barbara brings almost 30 years of professional experience in financial management, business solutions, real estate development, and community planning. She holds a BA in Architectural History & Historic Preservation and a Master's degree in Urban Planning – and has provided professional services to a broad range of private and public sector clients.

Ms. Cohen led stakeholders to establish the NYC Business Improvement District (BID) GatewayJFK, managing an \$800,000 annual budget to implement programming and improvements.

**Nadia Holubnyczj-Ortiz** is the Founder and CEO of N & M Ortiz LLC, a New York-based consulting firm specializing in Universal Design, accessibility, and inclusive community planning. She advises municipalities, businesses, and organizations on creating environments, policies, and practices that strengthen communities and expand participation for people of all ages and abilities.

As a consultant, speaker, advocate, and wheelchair user, Nadia combines professional expertise with lived experience to advance Universal Design. Her work focuses on integrating inclusive design into planning, housing, transportation, economic development, and public policy to create communities where more people can participate, connect, access opportunity, live independently, and belong. Nadia serves on regional advisory councils and working groups shaping accessibility, planning, housing, and economic development on Long Island and in the New York metropolitan region.

**Liam Rue**, Next Generation Planning & Housing Advocate for Long Island's North Fork. Liam, a North Fork native and Orient resident, is a recent graduate of the UMass, Amherst Commonwealth Honors College with a dual degree in Political Science and Spanish – GPA: 3.7. He has written numerous articles on the local housing crisis and is active in finding mindful housing solutions.