



Long Island Vocational Enterprise

= **LIVE Academy** Integrated Workforce-Training Facility
+ **LIVE Modular Homes** Advanced Manufacturing Factory
+ **LIVE Career Pipeline** Connects Workers + Employers
+ **LIVE Logistics Hub** Railroad Transport: Construction Materials + Completed Home Modules + Regional Goods, all co-located at EPCAL, Calverton, NY.

Building the Future of Long Island In Partnership



Delivering the Long Island Workforce Development Roundtable's Action Plan

Readiness Snapshot

75,000 SF Site being finalized at EPCAL, Calverton (1101 Scott Ave.)	\$2,976,890 Combined grant ask – fits ESD OSWD’s \$3M cap with \$23,110 to spare	4 FTEs Funded Year-1 hires: Director, Lead Instructor, Job Placement, Admin	80 Homes Year-1 production target: 35 ADU’s, 35 small homes, 10 Manor homes
6 Partners MOU’s in development: BOCES, SCCC, WDI, Habitat for Humanity, United Way	67-126 Trained Yearly across LIVE Academy’s four coordinated training tracks	55 > 152 Factory jobs Year 5, scaling with output (90 > 380 units / yr)	40/70 Structures/housing units in the East End Rollout LIVE also feeds

THE ASK

As **LIVE Academy + LIVE Modular Homes** factory site and partnership agreements at EPCAL move toward completion, the Year-1 budget is built, partner MOUs are in process, the NYS EDC OSWD grant application was submitted, and the Excelsior Jobs Program grant drafted. We welcome the Roundtable’s guidance on how this initiative could best fit into the Roundtable’s Programming and Action Plan as those agreements close.

Once operational, LIVE’s co-founders see Calverton as a proof of concept: a replicable workforce-development-and-modular-housing hub model that can be exported to other Long Island communities and regions facing the same skilled-labor and housing-supply gaps.

The Opportunity

- Train residents for skilled, lasting careers
- Create attainable homes for local workers
- Build faster with modular construction
- Unlock underused land and partnerships
- Retain families, talent, and employers
- Deliver housing, jobs, and local investment

LIVE Academy+LIVE Modular Homes



Why Now

- Working households are being priced out
- Employers cannot fill critical jobs
- Housing supply is not keeping pace
- Traditional construction is too slow
- Demand for skilled workers is growing
- Partners are ready to act together

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Building Mindful Communities



LIVE is MODULAR Construction

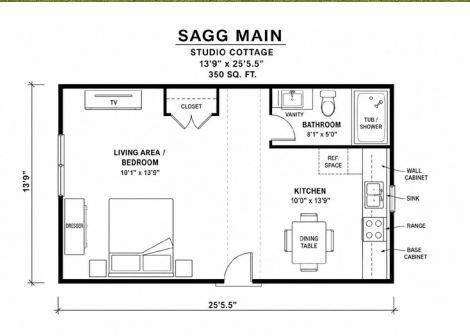
Modular vs. Manufactured:
A Modular home is built in a factory and complies with the same New York State Uniform Building Code, Fire Prevention and State Energy Code as any site-built house – making it real property that qualifies for standard mortgage financing.

A Manufactured home, by contrast, is constructed to the federal HUD Code rather than state building codes.



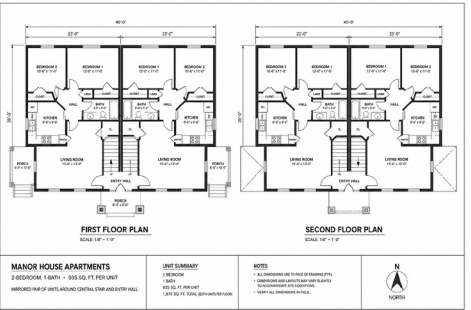
Sagg Main Studio Cottage

1 Bedroom, 1 Bath
350 Sq. Ft.



Manor House Apartments

4 Units Per Building
2 Bedroom, 1 Bath
935 Sq. Ft. Per Unit
1,870 Sq. Ft. Total Footprint



Direct Alignment with the Roundtable’s Objectives

Roundtable Objective	How LIVE Delivers
Identify in-demand skills in tradeable / high-growth sectors	Trains directly for modular construction & advanced manufacturing — one of the 8 tradeable sectors LIRPC/SCIDA flagged for growth, in a region where only 23% of jobs sit in tradeable sectors today.
Employer-aligned pathway to good jobs, no four-year degree required	Co-located training-to-hire model inside the LIVE Modular Homes factory itself; graduates step directly into production roles on-site at EPCAL.
Multi-institution, cross-sector collaboration	MOUs in development with Eastern Suffolk BOCES, Suffolk County Community College, Habitat for Humanity of Long Island, United Way of Long Island, the Workforce Development Institute NY, and union apprenticeship pipelines.
Equitable access for underrepresented & dislocated workers	Open-entry nonprofit training hub with wraparound job-placement support, embedded in a bi-county, cross-sector partner network.
A fundable initiative in active development	Site and partnership agreements at EPCAL are being finalized, the Year-1 budget is built, and grant applications were submitted — designed to align with the Roundtable’s Summer 2026 programming as those agreements close. Targeting a ≥80% completion/placement rate across all tracks.
Links workforce development to housing & economic development	Trains the workforce that builds the homes: directly targets Long Island’s modular housing supply gap while creating on-Island manufacturing jobs.

Let's Build the Future of Long Island, Together

Work with us to build, grow, and benefit from an enterprise that moves the Long Island region into the next generation – training a resilient workforce while delivering the attainable modular homes our communities urgently need.



LIVE Academy + LIVE Modular Homes at EPCAL, Calverton, NY

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