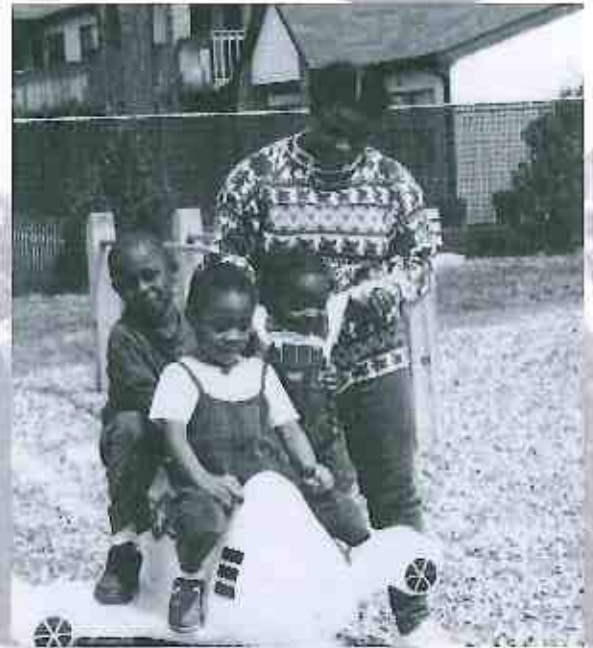


FOR THE FUTURE

## 1995 ANNUAL REPORT

# LONG ISLAND HOUSING PARTNERSHIP, INC.



## THE MISSION OF THE LONG ISLAND HOUSING PARTNERSHIP

The mission of the Long Island Housing Partnership is to provide housing opportunities for those who, through the unaided operation of the marketplace, would be unable to afford decent and safe homes.

Long Island is frequently perceived as a haven for the wealthy; however, there are many low- and moderate-income Long Islanders who cannot afford to purchase decent, safe and affordable homes. Frequently those who can not afford the market price for housing are Long Island's young. In recognition of this need, Long Island's business, religious, educational and professional leaders joined to form the Long Island Housing Partnership, Inc. They did so because they realized that Long Island was losing its most important natural resource: its young people.

The Long Island Housing Partnership is a private-sector initiative that uses private and public investments of funds and expertise to create housing, economic development and neighborhood revitalization.

It was the nation's first not-for-profit, public/private housing development company based solely in the suburbs. It is a consortium of over 150 Long Island based business, religious, civic, professional and labor organizations. The Housing Partnership builds affordable homes for low- and moderate-income Long Islanders; rents affordable units to low-income Long Islanders; arranges financing for socially-worthy housing developments; offers technical assistance to community housing groups and provides free mortgage counseling to first-time home buyers.

In all its efforts, the Housing Partnership is building a better future for Long Islanders.

## TO OUR MEMBERS

Too often we Long Islanders emphasize our problems. And while our problems are real, we should remember that we live in a great region of our country. At the Housing Partnership, we believe our work helps ensure that Long Island will continue to be a great place to live and work.



Because of our emphasis on the future, the Housing Partnership will focus on revitalizing Long Island's downtowns. These once thriving, now struggling, areas can be brought back through a well planned residential and commercial mix. New homes will create a market for downtown businesses as well as increase the supply of entry-level and empty-nester homes. Most importantly, invigorated downtowns will

add to the future growth and prosperity of Long Island.

Whatever our future efforts, we will not forget the founding principle of the Housing Partnership: Home ownership is good for Long Island, for its neighborhoods, for its families, for its economy and for its future.

None of the Housing Partnership's efforts - past, current or future - would be possible without our public partners on the federal, state, county, and town levels. We are a public/private partnership and our public partners are essential for our work. Likewise, none of our work would be possible without you, our members. With your continued support, the Housing Partnership will help ensure a better future for Long Island.

We welcome your comments.

*Bob McMillan*

Bob McMillan, Chairman

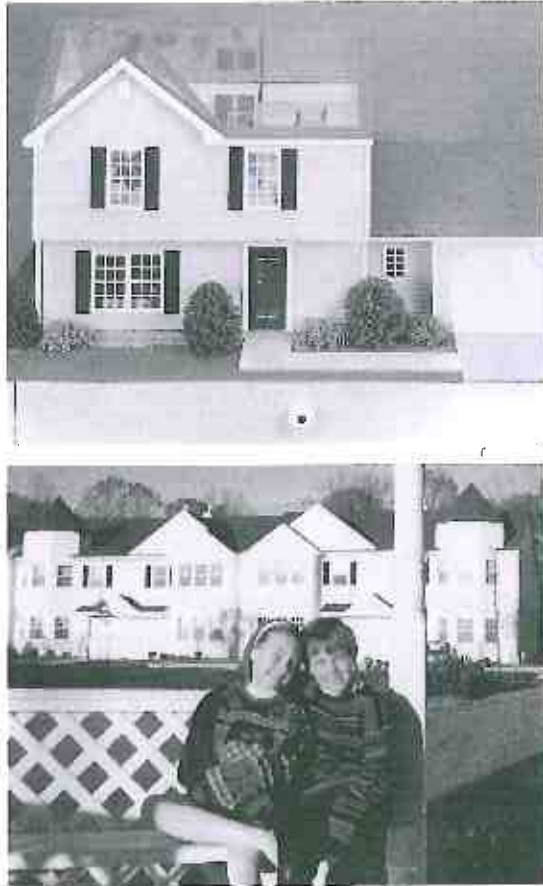
*Jim Morgo*

Jim Morgo, President

*Peter Elkowitz*

Peter Elkowitz, Vice-President

## SPONSORSHIP



Top: A scale model of the single family home to be sold for less than \$84,000 at Brookside Estates in Southampton.

Below: The Stewart children at Country View Estates.

A productive method to create new, affordable homes on Long Island is the Housing Partnership's SPONSORSHIP program. Through the program, for-profit builders do what they do best - they build high quality, well designed homes. And the Housing Partnership does what it does best - it makes the homes affordable to low- and moderate- income Long Islanders by blending public and private funds and expediting governmental approvals. Through these cooperative efforts and with the participation of federal, state and local governments, affordable home ownership results.

### COUNTRY VIEW ESTATES

In 1995, Country View Estates opened in North Middle Island, Brookhaven Town. Today a mix of 66 young and senior first time home owner families are living in beautiful and affordable homes clustered on 21 acres with 9 acres of permanent open space.

The Housing Partnership sponsored Scro & Scro Properties for a New York State Affordable Housing Corporation grant and worked with a cooperative Brookhaven Town to make the new affordable homes a reality. Scro & Scro built the homes; the Housing Partnership did the paper work and affordable homes resulted.





## BROOKSIDE ESTATES

The development of 40 three bedroom homes on 1/2 acre plots will mark the Housing Partnership's second sponsorship of The Park Ridge Organization. The first sponsorship brought about Cobbleridge, 72 townhouses clustered on 60 acres in Manorville, Brookhaven Town. Brookside Estates will be built in Riverside, Town of Southampton and will be the second time Southampton serves as a public partner.

All of the homes at Brookside Estates will benefit from a New York State Affordable Housing grant and



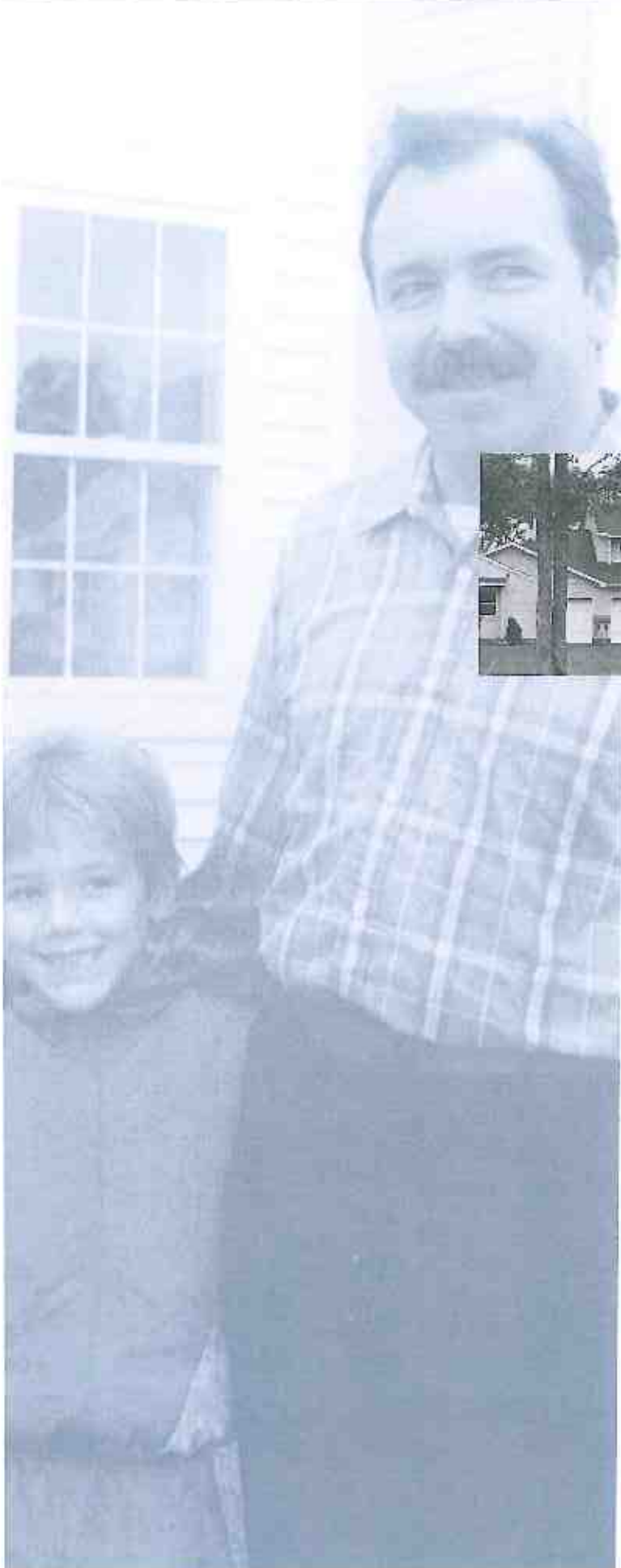
several of the homes will have an additional HUD HOME grant, administered by Suffolk County Community Development, to make them even more affordable for lower income Long Islanders. The Housing Partnership is confident that sponsoring a highly respected Long Island home builder like

Park Ridge will result in quality affordable homes for Long Island's future.

## ON THE HORIZON

### SEA CREST VILLAGE

The Housing Partnership recently agreed to sponsor Connor Construction for a New York State Affordable Housing grant to construct 22 townhouses in the Village of Patchogue. Not only will these new homes provide housing to entry level workers, but they also will contribute to the revitalization of downtown Patchogue, an important goal for Long Island's future.



## NORTH BELLPORT

Beautiful new homes at incredibly affordable prices, an Economic Development Zone, a Town committed to neighborhood revitalization and dedicated community groups all equal hope for North Bellport's future.



Bottom: New three bedroom home in North Bellport that sold for less than \$45,000.



## ISLIP CONTINUES

Phase III completed; Phases IV & V under way.

Islip Town, Long Island's leader in affordable housing, was the Housing Partnership's first and remains its most responsive public partner.

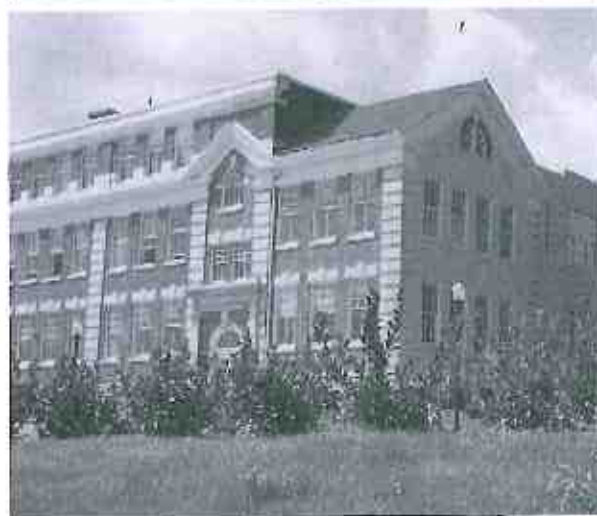
The completion of Phase III brings the number of homes completed in partnership with Islip to 83. In Phase III, a debris filled hang-out was transformed into beautiful new homes and property with a community park, while a State Department of Transportation dumping ground was converted into single and two-family homes that not only provide affordable home ownership but also provide spacious and safe rentals for needy seniors.

Phases IV and V will take the Housing Partnership to new and needed areas: Phase IV, the residential revitalization of downtown Bay Shore; Phase V, a collaborative effort with the Long Island Builders' Institute to provide a very affordable home to a working, poor family, directions essential for Long Island's future.





## NASSAU COUNTY



Top: A new, single family home in Freeport.

Below: The converted Main Street School is now home for needy seniors, a vibrant community center and an active community based not-for-profit center.

## FREEPORT

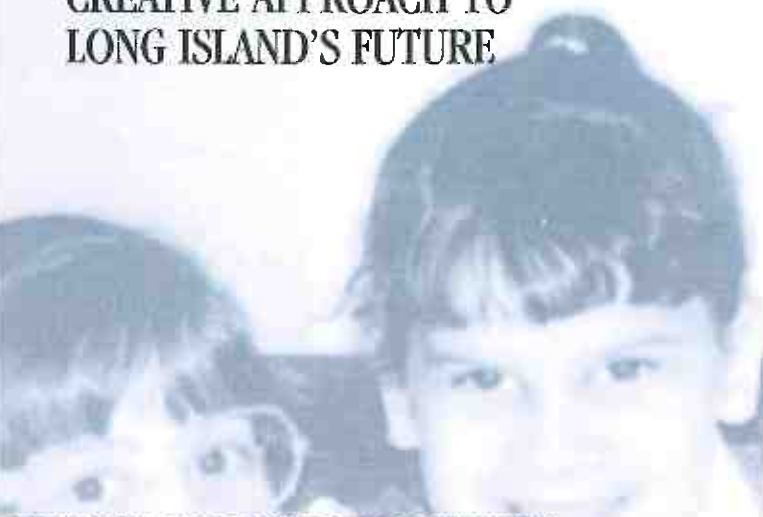
The Housing Partnership's second affordable home ownership program in Nassau County is nearly completed. Thanks to the initiative of the late Freeport Mayor, Art Thompson, Freeport's Community Development Office and a dedicated committee of Housing Partnership professionals and Freeport community volunteers, nine moderate-income Long Island families will move into homes of their own in 1996 in the Village of Freeport.

## NASSAU COUNTY TECHNICAL ASSISTANCE PROGRAM

Working in close partnership with Nassau County's Office of Housing and Intergovernmental Affairs, the Housing Partnership is providing technical assistance to Nassau Community groups that are striving to improve their neighborhoods by providing needed affordable housing. The Housing Partnership works with community groups on all stages of the development process. Among the Nassau groups the Housing Partnership has worked with are: The Westbury Community Improvement Corporation, The Landmark on Main Street Committee of Port Washington and La Fuerza Unida of Glen Cove. These groups, and many others, are building for a better future in Nassau.



## CREATIVE APPROACH TO LONG ISLAND'S FUTURE



### LIHP/REGIONAL CONSORTIUM ACTIVITIES

PROJECT	LOAN(S)	AMOUNT(S)	STATUS	TOTAL PROJECT
Main St. School Conversion 59 Apartments, 25,000 Sq. ft. Community Space	Chase CDC (Construction) •LI Savings Bank •Pioneer Savings Bank •Roslyn Savings Bank	\$3,500,000 \$1,900,000	Closed Closed	\$10,325,000
Suburban Housing Acquisition and rehab 6 single family HUD foreclosures	Citibank Astoria Federal Savings	\$580,000	Closed	\$470,000
Love'M Acquisition and rehab 8 single family HUD foreclosures	Roslyn Savings LI Savings Bank North Side Savings Bank Jamaica Savings Bank	\$452,108	Closed	\$500,000
Housing Help, Inc. 1st Phase of Matinecock Ct. Total: 179 units	Predevelopment loan utilizing funds provided by Episcopal Diocese of Long Island	\$62,500	Conditionally committed	\$19,000,000
Bellport, Hugerman, East Patchogue Alliance	Acquisition, rehab of single family home, utilizing funds provided by Episcopal Diocese of Long Island	\$60,000	Closed	\$60,000
Victory Church of God	Revolving line of credit to pay closing cost for purchase of 23 single family homes under HUD 203 program. To be funded utilizing funds provided by Episcopal Diocese of Long Island	\$100,000	Application received	\$100,000
Sheldrake Organization The Rivoli House 112 unit senior citizen apartments	Astoria Fed. Savings Bank Chase Citibank EAB LI Savings Bank North Side Savings Bank Pioneer Savings Bank Republic Natl Bank Roosevelt Savings Bank Roslyn Savings Bank	\$12,000,000	Term sheet accepted	\$12,000,000 construction \$3,500,000 permanent

## THE REGIONAL LENDING CONSORTIUM

Members of the Regional Lending Consortium (RLC) share investments in housing financing for projects that without RLC participation would never exist. Acquisition, predevelopment, construction, rehabilitation, bridge, and permanent loans are all part of the RLC's portfolio.

## THE NEW YORK MORTGAGE COALITION

The road to home ownership is often a rocky one, especially for low- and moderate-income Long Islanders. Comprehensive mortgage counseling, provided through the New York Mortgage Coalition, clears the path to the American Dream. Participants are: Banco Popular; The Bank of New York; Chase Manhattan Bank; Chemical Bank; Citibank; The Dime Savings Bank of New York, FSB; EAB; Fleet Bank; GreenPoint Bank; Independence Savings Bank; Marine Midland Bank; Natwest Bank N.A. and Republic National Bank.

## THE LONG ISLAND THRIFT MORTGAGE INITIATIVE

Eighteen Long Island based thrifts provide a "second look" to home mortgage applications from low- and moderate-income Long Island families. These institutions go the extra mile to make home ownership possible. Participants are: Apple Savings Bank; Astoria Federal Savings Bank; Columbia Federal Savings Bank; Dime Savings Bank of New York, FSB; Dime Savings Bank of Williamsburgh; Emigrant Savings Bank; Flushing Savings Bank, FSB; Greater New York Savings Bank; GreenPoint Bank; Home Federal Savings Bank; Independence Savings Bank; Long Island Savings Bank, FSB; Maspeth Federal Savings and Loan Association; North Side Savings Bank; Reliance Federal Savings Bank; Ridgewood Savings Bank; Roosevelt Savings Bank and Roslyn Savings Bank.

# FINANCIALS

## BALANCE SHEET DECEMBER 31, 1995

LONG ISLAND HOUSING PARTNERSHIP, INC.  
LONG ISLAND HOUSING PARTNERSHIP DEVELOPMENT  
FUND COMPANY, INC.

	Combined	Long Island Housing Partnership Inc.	Long Island Partnership Housing Development Fund Company, Inc.
<b>ASSETS</b>			
Cash and cash equivalents	\$1,765,949	\$592,742	\$1,173,207
Investments	1,137,156	—	1,137,156
Receivables	191,751	97,851	3,900
Capitalized project costs	1,101,910	—	1,101,910
Office equipment	23,535	11,120	12,415
Other assets	41,419	16,343	25,076
	<u>\$4,261,720</u>	<u>\$718,056</u>	<u>\$3,543,664</u>
<b>LIABILITIES AND NET ASSETS</b>			
<b>LIABILITIES</b>			
Payables	\$ 480,269	\$ 92,269	\$ 388,000
Home buyers' deposits	93,900	—	93,900
Project funds	74,851	—	74,851
Note payable	100,000	100,000	—
NYS Housing Development Fund loan	840,000	—	840,000
Home Investment Partnership (HOME) loans	283,626	—	283,626
Town of Brookhaven loans	181,130	—	181,130
Total Liabilities	<u>2,053,776</u>	<u>192,269</u>	<u>1,861,507</u>
<b>NET ASSETS</b>			
Unrestricted	2,096,397	414,240	1,682,157
Temporarily Restricted	96,047	96,047	—
Permanently Restricted	15,500	15,500	—
Total Net Assets	<u>2,207,944</u>	<u>525,787</u>	<u>1,682,157</u>
	<u>\$4,261,720</u>	<u>\$718,056</u>	<u>\$3,543,664</u>

Long Island Housing Partnership, Inc. and Long Island Partnership Housing Development Fund Company, Inc. adopted in 1995, Statement of Financial Accounting Standards (SFAS) No. 116, "Accounting for Contributions Received and Contributions Made" and Statement of Financial Accounting Standards (SFAS) No. 117, "Financial Statements of Not for Profit Organizations". Retroactive implementation of SFAS No. 116 increased Long Island Housing Partnership Inc.'s temporarily restricted net assets at the beginning of the year by \$58,466. There was no effect for Long Island Partnership Housing Development Fund Company, Inc.



**STATEMENT OF SUPPORT,  
REVENUE, EXPENSES AND CHANGES  
IN NET ASSETS YEAR ENDED  
DECEMBER 31, 1995**

LONG ISLAND HOUSING PARTNERSHIP, INC.  
LONG ISLAND HOUSING PARTNERSHIP DEVELOPMENT  
FUND COMPANY, INC.

	Combined	Long Island Housing Partnership Inc.	Long Island Partnership Housing Development Fund Company, Inc.
<b><u>CHANGES IN UNRESTRICTED NET ASSETS</u></b>			
<b><u>SUPPORT AND REVENUE</u></b>			
Support	\$1,697,327	\$205,165	\$1,492,162
Receipts from transfer of units	4,358,851	—	4,358,851
Intercompany reimbursement	358,145	358,145	—
Other revenue	395,586	280,937	114,649
Total unrestricted support and revenue	<u>6,809,909</u>	<u>844,247</u>	<u>5,965,662</u>
Net assets released from restrictions:			
Satisfaction of program restrictions	<u>76,344</u>	<u>76,344</u>	<u>—</u>
Total unrestricted support and revenue	<u>6,886,253</u>	<u>920,591</u>	<u>5,965,662</u>
<b><u>EXPENSES</u></b>			
Program services	5,609,526	559,235	5,050,291
Intercompany reimbursement, net	289,459	—	289,459
Supporting services	319,981	285,833	34,148
Total expenses	<u>6,218,966</u>	<u>845,068</u>	<u>5,373,898</u>
Increase in unrestricted net assets	<u>667,287</u>	<u>75,523</u>	<u>591,764</u>
<b><u>CHANGES IN TEMPORARILY RESTRICTED NET ASSETS</u></b>			
<b><u>SUPPORT AND REVENUE</u></b>			
Support	60,925	60,925	—
Other revenue	53,000	53,000	—
Net assets released from restrictions	<u>(76,344)</u>	<u>(76,344)</u>	<u>—</u>
Increase in temporarily restricted net assets	<u>37,581</u>	<u>37,581</u>	<u>—</u>
INCREASE IN NET ASSETS	704,868	113,104	591,764
NET ASSETS, beginning of year (as restated)	<u>1,503,076</u>	<u>412,683</u>	<u>1,090,393</u>
NET ASSETS, end of year	<u>\$2,207,944</u>	<u>\$525,787</u>	<u>\$1,682,157</u>

The above data has been condensed from the financial statements audited by Holtz Rubenstein & Co., LLP Certified Public Accountants of Melville, New York. Copies of the audited statements, including the accountants' unqualified opinion dated February 9, 1996 are available from the Long Island Housing Partnership, Inc. office upon request.

## BOARD OF DIRECTORS

### LEADERSHIP FOR LONG ISLAND'S FUTURE

The Housing Partnership's Directors not only contribute their dues but also their vision.

Long Island's business, religious, and labor leaders meet every month to plan direction and strategy. Each Housing Partnership venture has a committee chaired by a Director and is comprised of active members.

James L. Larocca, a founding officer, resigned in 1995. His leadership and vision will be missed.



**CHAIRMAN**  
Robert R. McMillan  
McMillan, Rather, Bennett  
& Rigano



**VICE-CHAIRMAN**  
Matthew T. Crosson  
Long Island Association



Robert J. Rothschild  
Bank of New York



Daniel D. Albizu  
Casa Blanca Agency



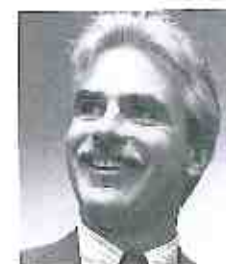
William Redman  
European American Bank



Andrea Fortunoff  
Fortunoff



William Lindsay  
IBEW, Local 25



Patrick G. Halpin  
Institute for Community  
Development



Robert Herrick  
Long Island Board of  
Realtors



Ed Diaz  
Nationwide Collection  
Systems, Inc.



Peter Dorogoff  
Newsday



Harry Oster  
River Bank America



William R. Kuhn  
Roosevelt Savings Bank



John R. Bransfield, Jr.  
Roslyn Savings Bank



# FOR THE FUTURE



**TREASURER**  
John Coffey  
Fleet Bank



**SECRETARY**  
Peter Klein  
Long Island Builders  
Institute



**PRESIDENT, CEO**  
Jim Morgo



**VICE PRESIDENT**  
Peter J. Elkowitz, Jr.



Michael P. Capaldo  
Allstate Foundation



Wesley A. Wainwright  
Chase Manhattan Bank



Mary E. Sullivan  
Citibank



Diana Dominguez Weir  
Diana Weir Consulting



John Hill  
Dime Savings Bank



Monsignor  
John D. Gilmartin  
Diocese of  
Rockville Centre



Henry C. Schreiber, Jr.  
Long Island Builders  
Institute



Reverend  
Thomas W. Goodhue  
Long Island Council of  
Churches



Sophie Cardone  
Lumex, Inc.



Lawrence S. Lioz  
Margolin, Winer & Evens



Bernell Grier  
NatWest Bank



Howard DeMartini  
Suffolk Regional Off  
Track Betting Corp.



Karen E. Gunkel  
Counsel



Howard Gross, Counsel  
Weinberg, Kaley, Gross &  
Pergament



Catherine Mullarkey,  
Counsel  
European American Bank

## STAFF

The Housing Partnership staff does not stand on ceremony. Each member does more than his/her assigned duties to advance its mission.



Above from left to right: Diane Patrizio, Jean Morris, Tanya Elliard, Karen Schwerdtfeger, Andrew Buonantuono, Jeanette Perra, Dolores Murphy, Linda Mathews, Moses Greene.

## LONG ISLAND'S PUBLIC/ PRIVATE PARTNERSHIP

From New York's Governor to Long Island's Town Supervisors to local Community Development Directors, the public sector participates in the work of the Long Island Housing Partnership.

From a major bank's Chairman and CEO, to Long Island Builders' Institute volunteers, to the members of the Housing Partnership's Project Committees, the private sector makes The Long Island Housing Partnership's work possible.

The Housing Partnership is a genuine public/private partnership. That's why it is very appropriate that the nation's highest ranking public sector housing official, HUD Secretary Henry G. Cisneros, will keynote our Annual Meeting. And that is also why it is appropriate that the private sector members of LIHP come together at our annual meeting.



Top: New York's Governor George E. Pataki keynotes the Housing Partnership's seventh annual meeting, June, 1995.

Below: Congressman Rick Lazio, Islip Town Supervisor Pete McGowan, LIHP Board Member Daniel Albizu and HUD Secretary Henry G. Cisneros on a tour of Bay Shore, Town of Islip.



## LIHP MEMBERS

### Business

Amerstate  
 Arthur Anderson & Co.  
 Bankers Security Life Ins. Society  
 The Beechwood Organization  
 Bienstock, Lucchesi & Associates  
 Breslin Realty Development Corp.  
 Burton, Behrendt, Smith & O'Callaghan  
 Casa Blanca Agency  
 Certilman, Balin, Adler & Hyman  
 Chicago Title Insurance Co.  
 Cityscape Corp.  
 CMP Publications, Inc.  
 Commonwealth Land Title Ins. Co.  
 Community Preservation Corp.  
 Computer Assoc. International Inc.  
 Congressional Abstract Co., Inc.  
 Continental Capital Corp.  
 Coopers & Lybrand  
 Cullen & Dykman  
 Diana Weir Consulting  
 EMJ Construction Consultants, Inc.  
 Engel & Partners Inc.  
 Ernst & Young  
 Farrell, Fritz, Caemmerer, Cleary, et. al.  
 First American Title Insurance Co. of NY  
 Fortunoff  
 Freudenthal & Elkowitz Consulting Group  
 Gold Hammer Ltd.  
 Grumman Corporation  
 H2M Group  
 Henron Development Corp.  
 Home Depot  
 J.E. Levine Builder, Inc.  
 John F. Shea, III, Jr., Esq.  
 Kenneth H. Beckman Company  
 The Klar Organization  
 Klein & Eversoll, Inc.  
 KPMG Peat Marwick L.L.P.  
 Long Island Lighting Company  
 Longwood Company  
 Lumex, Inc.  
 Luxottica Group  
 Lysaght, Lysaght & Kramer  
 Margolin, Winer & Evens  
 McMillan, Rather, Bennett & Rigano, P.C.  
 Mill-Max Mfg. Corp.  
 Nassau-Suffolk Lumber & Supply

Nationwide Collection Systems Inc.  
 NYNEX  
 Oxford Resources Corp.  
 Park Ridge Organization  
 Pat Seccafico, Prof. Land Surveyor  
 Pergament Home Center  
 Price Waterhouse  
 Raiche, Ende, Malter, Lerner & Company  
 Riverhead Building Supply Corp.  
 S.B. Bowne & Son  
 Saccardi & Schiff, Inc.  
 St. Gerard Printing  
 Scro & Scro Properties  
 Slant/Fin Corp.  
 Soil Mechanics Drilling Corp.  
 Southland Corporation  
 Sterling Carpet Co., Inc.  
 Sterling Equities Inc.  
 Sterling & Sterling  
 Suffolk Regional Off-Track Betting Corp.  
 Tauscher Cronacher P.E., P.C.  
 Waldbaum, Inc.  
 Weinberg, Kaley, Gross and Pergament

### Education

Brookhaven National Laboratory  
 Hofstra University  
 Stony Brook University  
 Touro Law Center

### Finance

Apple Bank for Savings  
 Astoria Federal Savings Bank  
 Bank America Mortgage  
 Bank of New York  
 Bank of Smithtown  
 Bank of Westbury  
 Chase Manhattan Bank  
 Citibank  
 Columbia Federal Savings Bank  
 Commonwealth Mortgage Assurance Co.  
 Continental Bank  
 Dale Mortgage Bankers Corp.  
 Dime Savings Bank  
 Dime Savings Bank of Williamsburgh  
 East New York Savings Bank  
 European American Bank  
 Executive Mortgage Bankers, Ltd.  
 First National Bank of LI  
 Fleet Bank  
 Flushing Savings Bank

Greater New York Savings Bank  
 GreenPoint Bank  
 Home Federal Savings Bank  
 Independence Savings Bank  
 Jamaica Savings Bank  
 Key Bank of New York  
 Long Island Commercial Bank  
 Long Island Savings Bank  
 M&T Mortgage Corp.  
 Marine Midland Bank  
 North Fork Bank  
 North Side Savings Bank  
 Pioneer Savings Bank  
 Reliance Federal Savings Bank  
 Republic National Bank of NY  
 Residential Mortgage Banking Inc.  
 River Bank America  
 Roosevelt Savings Bank  
 Roslyn Savings Bank  
 State Bank of Long Island  
 Suffolk County National Bank  
 Suffolk Federal Credit Union  
 Sunrise Federal Savings Bank

### Foundations

Allstate Foundation  
 Institute for Community Development  
 Long Island Community Foundation  
 Max Muchnick Foundation  
 United Way of Long Island

### Labor

AFL-CIO Housing Investment Trust  
 IBEW, Local 25

### Media

Cablevision  
 Newsday  
 WBAB FM Radio

### Professional

Hauppauge Industrial Association  
 Long Island Association  
 Long Island Board of Realtors  
 Long Island Builders Institute  
 Long Island Restaurant Association  
 Oil Heat Institute of Long Island

### Religion

Diocese of Rockville Centre  
 Long Island Council of Churches  
 Suffolk Jewish Communal Planning Council



## ACKNOWLEDGEMENTS

Secretary Henry G. Cisneros, U.S. Department of HUD  
 Governor George E. Pataki, New York State  
 Congressman Rick Lazio  
 Congressman Gary Ackerman  
 Congressman Peter King  
 Congressman Michael Forbes  
 Congressman Dan Frisa  
 Senators, Long Island Delegation, New York State Senate  
 Members of the Assembly, Long Island Delegation, New York State Assembly  
 Andrew H. Cuomo, Assistant Secretary, HUD  
 Steven Hunt, President, CEO, HFA, AHC, SONYMA, PFA, MBBA  
 John LaMura, Senior Vice President, CFO, HFA  
 Joseph Mendez, AHC  
 Joseph Holland, Commissioner, NYS Division of Housing & Community Renewal (DHCR)  
 Joseph Lynch, Deputy Commissioner NYS DHCR  
 Judy Calogero, Deputy Commissioner, Community Development, NYS DHCR  
 Thomas S. Gulotta, Nassau County Executive  
 Kenneth Cynar, Special Assistant to Nassau County Executive  
 Donald Campbell, Commissioner, Nassau County Office of Housing & Intergovernmental Affairs  
 Patricia A. Sasso, Nassau County Director of Community Development  
 Robert J. Gaffney, Suffolk County Executive  
 Edward Romaine, Suffolk County Clerk  
 John Cochran, Suffolk County Treasurer  
 Patrick Mahoney, Suffolk County Sheriff  
 Eric Kopp, Suffolk Chief Deputy County Executive  
 George Gatta, Suffolk Deputy County Executive for Economic Development and Planning  
 Joseph Sanseverino, Suffolk County Community Development Director  
 Steve Hayduk, Commissioner, Suffolk County Department of Public Works  
 Charles Bartha, Chief Deputy Commissioner, Suffolk County Department of Public Works  
 Ben Wright, Suffolk County Department of Public Works  
 Gene Southard, Suffolk County Department of Public Works  
 Peter Cosgrove, Suffolk County Police Commissioner  
 Lt. William Neubauer, Suffolk County Police Department  
 Suffolk County Legislators  
 Michael A. LoGrande, Chairman, Suffolk County Water Authority  
 Richard Rosenberg, Esq., Berkman, Henoch, Peterson & Peddy P.C.  
 Richard Schaffer, Babylon Town Supervisor  
 Peter McGowan, Islip Town Supervisor  
 Paul Fink, Islip Town Community Development Director  
 Tom Isles, Islip Planning Commissioner  
 Gene Murphy, Islip Principal Planner and Islip Town Hall Liaison  
 Rim Giedraitis, Islip Commissioner of Building & Engineering  
 William Rutkoske, Islip Housing Authority  
 Islip Town Council  
 Ralph Burns, Senior Lighting Inspector, Town of Islip  
 Felix Grucci, Brookhaven Town Supervisor  
 Jim Ryan, Brookhaven Town Assessor  
 Marty Kerins, Brookhaven Chief of Staff  
 Robert Reutzel, Brookhaven Community Development Commissioner  
 Brookhaven Town Council  
 Lonnie Daniels, Greater Gordon Heights Civic Association  
 Elsie Owens, NAACP - Brookhaven  
 Vincent Cannuscio, Town of Southampton Supervisor  
 Peg Christy, Southampton Community Development Director  
 Paul Houlihan, Southampton Principal Building Inspector  
 Southampton Town Council  
 Tom Talmage, Southampton Town Engineer  
 John Powell, Chairman, Suffolk County Republican Committee  
 Dick Thompson, Slant/Fin  
 Paul Fauci, Slant/Fin  
 Richard Goetz, All Suffolk Plumbing  
 Eric Hemphill, Freeport Community Development Director  
 Alfred Werner, MTA Board  
 Mitch Pally, Long Island Association's Vice President and Economic & Legislative Affairs Director  
 Edwin (Buzz) Schwenk, Long Island Builders Institute  
 Helen Martin, Director of Bellport, Hagerman, East Patchogue Alliance, Inc.  
 Karen Krautheim, HELP Housing  
 Steve Stephenson, Long Island Savings Bank  
 Abass Wessen, The Concerned Citizens for a Better North Bellport  
 Edward Larsen, North Amityville Taxpayers Association  
 William Tutt, Valerie Tutt, United North Amityville Youth Organization  
 Leonard Canton, North Amityville Community Economic Council  
 Mel Mack, Brentwood Improvement Program  
 Joseph Ucci, CPA  
 Stacey Kowalski, Assistant to Robert R. McMillan  
 Valerie Manzo, Esq.  
 Michael McCarthy Esq., McCarthy & Modelewski  
 David Scro, Esq.  
 Joe Keneally, Esq., Meyer, Meyer & Metli  
 Herb Kotler, Esq., Sobel, Kelly & Kotler P.C.  
 Reilly, Like, Tenety & Ambrosino, Esqs.  
 Warren Cronacher, P.E.  
 Anthony J. Greico, Architect  
 Pat Dolan, Cablevision  
 Edward Travaglianti, EAB  
 George McCarthy, EAB  
 Linda Strongin, EAB, Public Relations  
 Joann Horman, Allstate Foundation  
 Long Island Lighting Company  
 Christopher Thomas Associates, Inc.

## THE FUTURE

The joint Board of Directors of the Long Island Housing Partnership and the Long Island Partnership Housing Development Fund Company set the following priorities for 1996/97:

### **Not-For-Profit Developer/Sponsor**

The Housing Partnership's work as a not-for-profit developer is the most direct means by which it meets its mission to create affordable home ownership and rental units on Long Island. The Housing Partnership should focus on the residential redevelopment of Long Island's downtowns which will result in increased affordable housing and will stimulate economic development in these struggling areas. In addition, LIHP should seek to rehabilitate and recycle existing housing stock for the provision of affordable homes.

The Housing Partnership should also continue to sponsor for-profit developers for public grant funds because sponsorship continues to be an effective means to increase affordable housing.

### **Education**

The demand for mortgage counseling continues to grow. The Housing Partnership should address this demand through its Long Island Financial Training to Home Ownership Mortgage Eligibility (LIFT HOME) program, the New York Mortgage Coalition, its administration of the Long Island Thrift Mortgage Initiative (LITMI) and through mortgage counseling administered by specific banks. The Housing Partnership should also support endeavors of both the private and public sectors that further public education and advocacy of the need for affordable housing on Long Island.

### **Technical Assistance Provider to Facilitate the Creation of Affordable Housing**

The Housing Partnership has become a force in neighborhood revitalization through its Technical Assistance Program (TAP). The Housing Partnership should continue to provide needed technical assistance to community-based-not-for-profit housing organizations and, as appropriate, for-profit developers, so that these entities can develop housing in their own neighborhoods. In addition, the Housing Partnership should continue to empower community groups and their low- and moderate-income constituents.

### **Community Lending**

LIHP should continue to work with the private, public and not-for-profit sectors on innovative community lending and related programs such as the Regional Lending Consortium, Minority Loan Program and Episcopal Diocese Fund.

## DEVELOPMENT/REHABILITATION

COMPLETED HOMES	ADDRESS	COUNTY	SCAT SITES/ SUBDIVISION	TYPE OF HOME	# OF HOMES	SALES PRICE
Amity Villas	Schleigel Blvd., Amityville	Suffolk	Subdivision	Townhouse	72	\$58,584
Cobbleridge	Chapman Blvd, Manorville	Suffolk	Subdivision	Townhouse	72	\$79,499
Country View I	Middle Island	Suffolk	Subdivision	Condo	33	\$73,990
Country View II	Middle Island	Suffolk	Subdivision	Condo	33	\$73,990
Freeport	Freeport	Nassau	Scat. Sites	Cape/ Colonial/Ranch	2	\$76,045 to \$86,705
Islip I	C. Islip, Brentwood Bay Shore, Ronkonkoma	Suffolk	Scat. Sites	Colonial/ Ranch	11	\$67,064 to \$68,047
Islip II	C. Islip, Brentwood Bay Shore, Ronkonkoma	Suffolk	Scat. Sites	Colonial/ Ranch	42	\$61,350 to \$79,527
Islip III	Brentwood	Suffolk	Scat. Sites	Ranch	3	\$62,811
Islip III	Brentwood	Suffolk	Subdivision Vasquez Park	Colonial	6	\$73,460
Islip III	Bayshore	Suffolk	Subdivision East Third/Third	Colonial 2-Family Rental	19	\$87,580 to \$116,730
Long Beach	East Market & Hudson St., City of Long Beach	Nassau	Subdivision	Townhouse	15	\$70,371
North Bellport	North Bellport	Suffolk	Scat. Sites	Colonial/ Ranch	9	\$39,752 to \$46,950
The Pines	Old Country Rd., East Quogue	Suffolk	Subdivision	Cape/ Salt Box	30	\$83,590 to \$94,930
TOTAL # OF HOMES COMPLETED					347	

## HOMES IN THE DEVELOPMENT PROCESS

Brookside Estates	Flanders	Suffolk	Subdivision	Colonial	40	\$58,990 to \$83,990
Freeport	Freeport	Nassau	Scat. Sites	Colonial/Ranch	7	\$76,045 to \$86,705
Gordon Heights	Gordon Heights	Suffolk	Scat. Sites	Colonial/ Ranch	8	\$69,000 to \$78,000
Islip III	Brentwood	Suffolk	Scat. Sites	Ranch	1	\$62,811
Islip IV	Bay Shore	Suffolk	Redevelopment of Downtown Area	Family Rental Senior Rental Homeownership	10 52 52	TBD
Islip V	Brentwood	Suffolk	Scat. Sites	Colonial	1	\$29,950
Jacqueline Isles Estates	North Amityville	Suffolk	Subdivision	Colonial/Ranch	18	\$72,000
North Bellport I	North Bellport	Suffolk	Scat. Sites	Colonial/ Ranch	4	\$39,752 to \$46,972
North Bellport II	North Bellport	Suffolk	Scat. Sites	Colonial/Ranch	14	TBD
Seacrest Village	Village of Patchogue	Suffolk	Subdivision	Attached Housing	22	\$68,990
TOTAL # OF HOMES IN THE DEVELOPMENT PROCESS					229	

## PLANNED PROGRAMS

Brookhaven	Gordon Heights	Suffolk	Scat. Sites	Colonial/Ranch	25	TBD
TOTAL # OF UNITS FOR PLANNED PROGRAMS					25	

## LOAN FUND PROGRAMS - REGIONAL LENDING CONSORTIUM/EPISCOPAL DIOCESE PROJECTS CLOSED

				Type of Loan		Loan Amount
Bellport, Hagerman East Patchogue Alliance	North Bellport	Suffolk	Single Site	Acquisition	1	\$60,000
Love'M	Town of Brookhaven	Suffolk	Scat. Sites	Acquisition	8	\$432,108
Main Street School	Port Washington	Nassau	Single Sites	Construction/ Bridge/Permanent	59	\$5,400,000
Suburban	Bay Shore/Central Islip	Suffolk	Scat. Sites	Acquisition	6	\$380,000
TOTAL # OF UNITS FOR LOAN FUND - REGIONAL LENDING CONSORTIUM/EPISCOPAL DIOCESE CLOSED					74	

## LOAN FUND PROGRAMS - REGIONAL LENDING CONSORTIUM/EPISCOPAL DIOCESE (PENDING CLOSING)

Rivoli House	Hempstead	Nassau	Subdivision	Construction/ Permanent	112	\$12,000,000
Victory Church of God	North Bellport	Suffolk	Scat. Sites	Acquisition	23	\$100,000
Housing Help	Huntington	Suffolk	Subdivision	Predevelopment	179	\$62,500
TOTAL # OF UNITS FOR LOAN FUND PROGRAMS - REGIONAL LENDING CONSORTIUM/EPISCOPAL DIOCESE					314	

## TECHNICAL ASSISTANCE PROGRAM

Fairway Manor Senior Housing Development	Hamlet of Bayport	Suffolk	Subdivision	Senior Apartment Complex	174	N/A
Nassau County 17 Groups	Various Communities	Nassau	Various Sites	Various Unit Types	173	N/A
Southampton	Westhampton	Suffolk	Subdivision	Single Family	4	N/A
TOTAL # OF UNITS FOR TECHNICAL ASSISTANCE PROGRAMS					351	

## GRAND TOTAL FOR # OF UNITS

## EDUCATION - MORTGAGE TRAINING AND ASSISTANCE

### NY MORTGAGE COALITION - MORTGAGE COUNSELING

579 Have been counseled  
77 Referrals for budget and credit counseling  
164 Mortgage Applications have been submitted

### HUD COUNSELING SERVICES

84 Applicants counseled

### LONG ISLAND THRIFT MORTGAGE INITIATIVE (LITMI)

25 Mortgages reviewed

TBD=To be determined

N/A=Non applicable

**"I like to see a man proud of the place in which he lives. I like to  
see a man live so that his place will be proud of him."  
Abraham Lincoln**



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