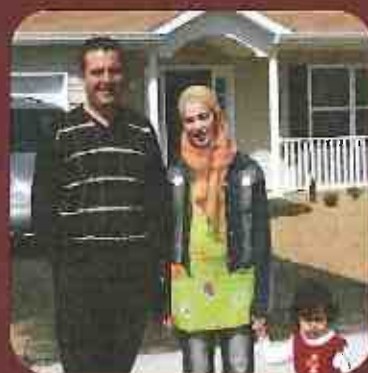




LONG ISLAND HOUSING PARTNERSHIP, INC.

# *Building Long Island's Future*



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2005 ANNUAL REPORT

# Mission Statement

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*The mission of the Long Island Housing Partnership is to provide increased housing opportunities, throughout Long Island, for those unable to afford decent and safe homes.*

*We will accomplish this mission through programs, leadership and public advocacy.*

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LONG ISLAND HOUSING  
PARTNERSHIP

*Peter J. Elkowitz, Diana Weir and  
Peter Klein*

## *To Our Members*

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The need for affordable housing is now the most discussed local issue on Long Island. Home prices have risen dramatically over the last five years so that the American Dream of homeownership is now out of reach for most Long Island families. The Long Island Housing Partnership (LIHP), government, businesses, private developers and not-for-profits must work together in order to stem the 'brain drain:' the rising tide of young families and recent college graduates leaving for other regions, where the cost of living and housing are more affordable.

The Long Island Housing Partnership continues to be the leader in affordable housing on Long Island. We continue to advocate for more affordable workforce housing and are coordinating the efforts of many other housing groups on Long Island to strengthen and unify the affordable housing message.

At LIHP we have stepped up our production and development of affordable homes and are partnering with private developers and municipalities, through technical assistance contracts, to assist them with the affordable units now required through various towns' inclusionary zoning codes. Currently through these efforts, LIHP has over 1,500 units of housing in the planning and development stages for the next five years.

LIHP's mission is more important now than ever. Your membership and support will help LIHP continue to work on solutions, fulfilling this crucial need for so many Long Islanders. You can be assured that LIHP continues to be creative and proactive in our approaches and that we are committed to continued growth in the building of affordable homes.

Our hard-working Board of Directors, our loyal and generous membership and our homeowners strengthen our resolve to continue LIHP's mission. We thank you for allowing us the opportunity to help Long Island residents achieve their dream of homeownership.

**Peter Klein**  
**Chairman**

**Peter J. Elkowitz**  
**President & CEO**

**Diana Weir**  
**Vice President**



## *Babylon Town*

The completion of Neighborhood Vistas I brought the American Dream of homeownership to fruition for ten new homeowners in the Town of Babylon. Colonial and Ranch style single-family homes were built on scattered sites throughout Wyandanch. Supervisor Steve Bellone and the Town Board continue to support affordable housing and the next phase, Neighborhood Vistas II, which will consist of 15 new homes on scattered sites in Wyandanch and Deer Park. The AHC grant has been submitted and is pending approval. The homes will be offered on a lottery basis and will open in the fall of 2006.



*Neighborhood Vistas I, Town of Babylon.*



*Jacquelyn McCullough of NAHRA, new homeowners, Town of Babylon Supervisor Steve Bellone, Director of Babylon Community Development Program Theresa Sabatino and LIHP's Carol Woods.*



# SUFFOLK

Neighborhoods • Country Estates • Babylon • Huntington • Islip • Islip Landing • Neighborhood Vistas • South County Estates • Babylon • Huntington • Islip • Bridgehampton • Islip Landing • Neighborhood Vistas • South County Estates • Babylon • Huntington

A photograph of a two-story house with a white picket fence in front. The house has a light-colored exterior, possibly white or cream, with dark shutters on the windows. The roof is dark. The house is set on a grassy lawn with some trees in the background.

A circular inset photograph showing a woman and a man smiling and holding hands. The woman is on the left, wearing a dark patterned top. The man is on the right, wearing a white shirt and a patterned tie. They are both looking towards the camera.



LONG ISLAND HOUSING PARTNERSHIP 2005 ANNUAL REPORT



## *Islip VI - Sunnybrook & Islip VII*

The ribbon cutting ceremony was held in the fall of 2005 for the completion of the 14 new homes in Sunnybrook, Phase IV of the Partnership for New Homes Program in the Town of Islip. Ten units were developed as a subdivision of attached Townhomes and four detached Colonial homes were developed on Second Place in the hamlet of Bay Shore. The proud new homeowners opened their homes for everyone to come and visit.

The Partnership for New Homes Program Phase VII consists of 16 affordable homes. These 16 homes will be developed in the hamlets of Ronkonkoma, Central Islip, Brentwood, Great River and Bay Shore in the Town of Islip. The lottery has been held and the development has been approved for both AHC and HOME grants. LIHP anticipates construction to begin by spring 2006.



*Homeowner speaks at the Islip VI Ribbon cutting.*



*Islip VI developers Clara Datre of Daytree Custom Builders and Susan Barbash of Barbash Associates, Inc. receive awards of recognition for their exceptional work building Islip VI.*





## *Islip VIII - Park Avenue Homes*

The current phase in the Partnership for New Homes Program, Islip VIII – Park Avenue Homes is a community of up to 40 units of workforce housing. The affordable homes will be offered to applicants under 120% of the area median income. Of the forty affordable homes, twenty homes will be offered to applicants under 80% of the median area income.

In order to gain community input and involvement for the current development, the Long Island Housing Partnership worked with a committee comprising of LIHP and Town of Islip representatives, Islip business owners, civic groups and neighbors. The Islip VIII committee is responsible for general program planning, goal establishment and global oversight. The committee sent Request For Proposals (RFPs) to interested builders in the summer of 2005. Five experienced builders responded to the RFP and the committee met with each of the builders in order to discuss their proposal. After a comprehensive interview process, the committee selected Daytree Custom Builders, Inc. to construct Islip VIII, Park Avenue Homes.



*Architectural rendering of Park Avenue Homes.*



*Islip VIII Advisory Committee meeting.*





## *Copper Beach Village*

## *Patchogue Village*

LIHP, the Village of Patchogue, Suffolk County and Pulte Homes launched a main street area workforce housing initiative named Copper Beach Village. This workforce housing initiative is an 80-unit new construction single-family development for first time homebuyers located in downtown Patchogue Village. This tri-party, mixed-income, main street area development is one of the first workforce housing initiatives in Suffolk County.

Of the 80 units, 40 will be sold at market rate, 20 will be sold to families earning less than 120% of the median income and 20 will be sold to those earning under 80% of the median income. An application was submitted to Suffolk County for funding for acquisition funds under the County's Workforce Housing Program.

Copper Beach Village workforce housing initiative is a main street area redevelopment that features a pedestrian friendly environment. This downtown revitalization development is a "smart growth" opportunity given its proximity to the Long Island Railroad, bus service, ferry service to Fire Island, and Main Street. On Main Street, the downtown shopping district has a mix of retail stores, restaurants, banking facilities, professional offices, and the Brookhaven Pavilion Medical Center. The newly restored Patchogue Theatre of the Performing Arts seats 1,200 and features live theatre performances all year round.

Relocation of two businesses and over a dozen families is almost completed, and construction should begin in early summer of 2006.

*Architect's Rendition of Copper Beach Village, Village of Patchogue.*



*Village of Patchogue Mayor Paul Pontieri, Peter Elkowicz and Suffolk County Executive Steve Levy.*



*Meeting with the New York State Affordable Housing Corporation discussing funding for Copper Beach Village.*





## *Islip Landing*

LIHP is working, under a Technical Assistance contract with the Benjamin Katter Development, Inc., on the marketing of 45 affordable new town homes and flats being built as part of a 223-unit development on 22 acres in the hamlet of Central Islip. In compliance with the Town of Islip inclusionary zoning requirements, the initial sale price of the lower units will be \$240,000, and the upper units will sell for \$260,000. There will be a preference for Central Islip residents, who must qualify as first time homebuyers and earn less than 120% of Median Income for Nassau-Suffolk.



## *John Wesley Village - Riverhead*

LIHP is working with John Wesley Village III, L.P. for John Wesley Village, an affordable senior housing development located in the Town of Riverhead. Under the terms of the Technical Assistance contract, LIHP serves as the community liaison to facilitate communication between the residents and management, and to help coordinate social activities for the tenants.





## *Bridgehampton News*

The marketing for the Bridgehampton Mews development began in the summer of 2005. Volunteers help with stuffing and mailing the applications, and 149 final applicants made it into the lottery for the eight homes. This is a unique, first-of-its-kind, East End development that contains affordable homes with accessory apartments. The eight homes include four three-bedroom detached homes and four three-bedroom attached town homes. Each of the town homes will have an income-producing accessory apartment. The detached homes will sell at affordable prices from \$116,000 to \$132,000. The Town homes, with the accessory apartment, will sell for approximately \$187,000.

Southampton Town Supervisor Patrick 'Skip' Heaney said, "These homes are the first affordable homes to be built in Southampton east of the canal where there is great need. The Southampton Town Board and I have been working diligently to provide opportunities for residents of Southampton to achieve the American Dream of home ownership. In addition, the income associated with the accessory apartments will expand the base of potential qualifying families as well as providing new, safe rental housing for members of the community."

The lottery was held in December and because of the mild winter foundations for the new homes have already been poured. Families will be moving into their homes by the fall of 2006.



*Bridgehampton Mews lottery.*



*Bridgehampton Mews lottery winner with Town Supervisor Patrick "Skip" Heaney.*









## *Remsen Mews Village of Hempstead*

The lottery for the eight Remsen Mews homes was held in August 2005. The winners will pay approximately \$166,000 for homes that would otherwise sell for approximately \$257,000. All eight homes are located in the Village of Hempstead. Three homes are detached Colonials, one is a ranch with handicapped access and four are attached town homes. All of the homes have three bedrooms and two baths.

The families will become homeowners because of a partnership between Nassau County, Village of Hempstead, Middle County Resources, Hempstead Heights Civic Association and the Long Island Housing Partnership. The homes are almost completed and families will be moving in 2006.



*Remsen Mews attached town homes under construction.*



*Remsen Mews lottery winner interviewed by CH 55.*



*Sean Rainey, Nassau County Department of Real Estate and Development speaking with Village of Hempstead CDA Director Claude Gooding.*



*Peter Elkowitz with Joe Monticciolo of Middle County Resources.*



A group of people, mostly African American, are seated in a room with wood-paneled walls. Several individuals are clapping. In the foreground, a woman in a pink shirt is cutting a cake on a yellow tablecloth. The room has framed pictures on the wall and a doorway in the background.



A photograph of four people—three women and one man—standing behind a large, ornate, golden-colored cylindrical object, possibly a ceremonial drum or a large container, which is resting on a wooden table. The object has a textured, woven appearance. The people are dressed in casual attire; the women are wearing a black jacket, a pink shirt, and a white shirt, while the man is wearing a yellow shirt. They are all smiling and looking towards the camera. The background is a plain, light-colored wall.



## *Town of Hempstead*

Under the "Affordable Homes Program," Supervisor Kate Murray and the Town of Hempstead Town Board continue their efforts to provide affordable homes for the residents of Hempstead. LIHP participated in the Town's most recent ribbon cutting ceremony.

LIHP is developing plans for an affordable housing development in Inwood and on scattered sites in the Town of Hempstead.



*Town of Hempstead Councilwoman Dorothy Goosby and Supervisor Kate Murray at Ribbon Cutting for the "Affordable Homes Program."*



## *Archstone*

Under a Technical Assistance contract with national developers, Archstone Smith, LIHP was tasked with providing the qualified applicants for the rental of 80 affordable apartments out of the 400 apartments at Archstone Westbury. Of those 80 apartments, 40 were allotted for seniors. LIHP received over 1,300 applications and applicants on the ranked list were reviewed for program eligibility. Most of the apartments have been rented and the final tenants should be moving in by 2006.

*Apartment at Archstone Westbury.*

## *Cedar Valley*

Under a Technical Assistance contract, LIHP is working in partnership with Nassau County and a private developer to assist in marketing 125 homes in a six story cooperative residence located in the Village of Hempstead. Cedar Valley is being thoroughly renovated and each unit will be sold at affordable prices. LIHP is administrating homeownership assistance funds from Nassau County to eligible applicants for down payment and closing costs. Spacious studio, one- and two-bedroom co-ops are being completely restored with new kitchens, bathrooms and carpeting and being marketed to LIHP's waiting list of over 6,700 individuals interested in living in the Village of Hempstead.

*Rendition of renovated Cedar Valley co-ops located in the Village of Hempstead.*





## *Next Generation Town of Oyster Bay*

The first development being constructed by Engel Berman Beidler under the Town of Oyster Bay "Next Generation" zoning code has been approved. The overall development, The Seasons at Plainview, is located at One Michael Court, on the north side of the Long Island Expressway Service Road and south side of Fairchild Avenue. It consists of 106 homes for seniors, age 55 and over, and 28 Next Generation homes for first-time homebuyers. A second Engel Berman Beidler development is under consideration for Massapequa. LIHP is working, under a Technical Assistance contract, with the Town of Oyster Bay to market and monitor the Next Generation homes for the Town.



*Architect's Rendition of The Seasons at Massapequa.*



*Community meeting to discuss the "Next Generation" developments.*



*Peter Elkowitz, Panel Moderator Thomas Reilly, Diana Weir and Town Councilman Chris Coschignano at a community meeting.*

# *Long Island Housing Partnership, Inc. and Affiliates*

## Combined Statements of Financial Position

	December 31,	
	2005	2004
<b>ASSETS</b>		
Cash	\$ 1,731,618	\$ 876,271
Receivables	885,770	483,070
Limited use assets	2,084,367	1,955,032
Capitalized project costs	2,432,629	4,656,076
Prepaid expenses and other	176,822	123,639
Furniture, equipment, and leasehold improvements - net	116,176	146,845
Total assets	<u>\$ 7,427,382</u>	<u>\$ 8,240,933</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>LIABILITIES</b>		
Payables	\$ 2,441,285	\$ 3,860,111
Home buyers' deposits	59,045	98,132
Loans payable	1,611,890	2,271,614
Total liabilities	<u>4,112,220</u>	<u>6,229,857</u>
<b>NET ASSETS</b>		
Unrestricted	2,459,062	1,520,622
Temporarily restricted	840,600	474,954
Permanently restricted	15,500	15,500
Total net assets	<u>3,315,162</u>	<u>2,011,076</u>
Total liabilities and net assets	<u>\$ 7,427,382</u>	<u>\$ 8,240,933</u>



# *Long Island Housing Partnership, Inc. and Affiliates*

## Combined Statements of Activities and Changes in Net Assets

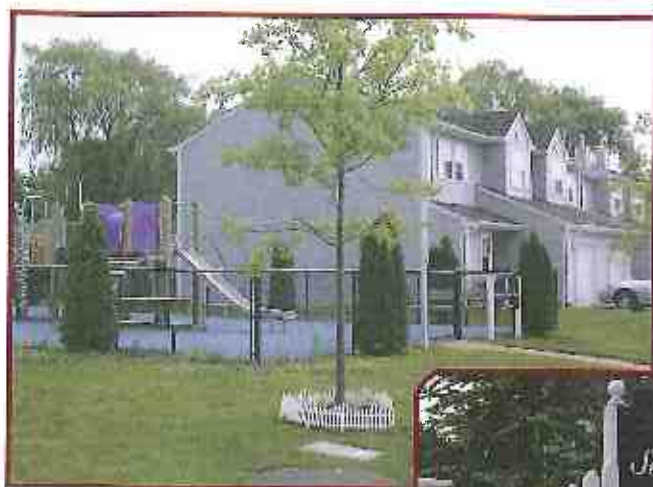
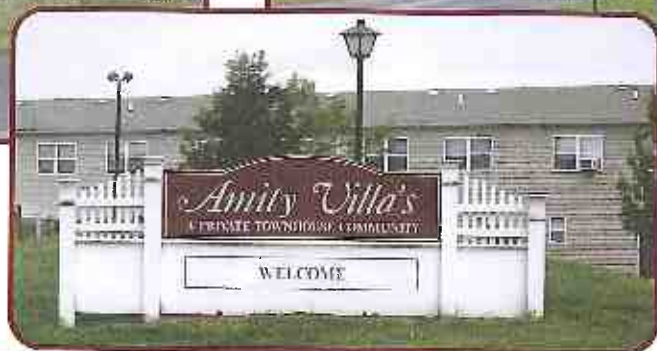
	2005	Years ended December 31, 2004
<b>CHANGES IN UNRESTRICTED NET ASSETS</b>		
<b>SUPPORT AND REVENUE</b>		
Contributions and grants	\$ 667,545	\$ 600,518
Receipts and government grants on transfer of homes	5,856,965	1,566,277
Technical assistance and mortgage counseling	786,768	498,676
Other revenue	360,698	126,062
Net assets released from restrictions	<u>279,031</u>	<u>216,004</u>
Total support and revenue	<u>7,951,007</u>	<u>3,007,537</u>
<b>EXPENSES</b>		
Project Costs and Program services	6,101,820	2,613,981
Supporting services		
Management and general	811,964	819,266
Fundraising	<u>98,783</u>	<u>22,055</u>
Total expenses	<u>7,012,567</u>	<u>3,455,252</u>
Increase (decrease) in unrestricted net assets	938,440	(447,715)
<b>CHANGES IN TEMPORARILY RESTRICTED NET ASSETS</b>		
Grants	644,677	329,390
Net assets released from restrictions	<u>(279,031)</u>	<u>(216,004)</u>
Increase in temporarily restricted net assets	<u>365,646</u>	<u>113,386</u>
<b>INCREASE (DECREASE) IN NET ASSETS</b>	1,304,086	(334,329)
<b>NET ASSETS, beginning of year</b>	<u>2,011,076</u>	<u>2,345,405</u>
<b>NET ASSETS, end of year</b>	<u>\$ 3,315,162</u>	<u>\$ 2,011,076</u>

The above data has been condensed from the combined financial statements audited by Holtz Rubenstein Reminick, LLP, Certified Public Accountants of Melville, New York. Copies of the audited statements, including the auditors' unqualified opinion dated March 29, 2006, are available from the Long Island Housing Partnership, Inc. office upon request.

## Past Accomplishments









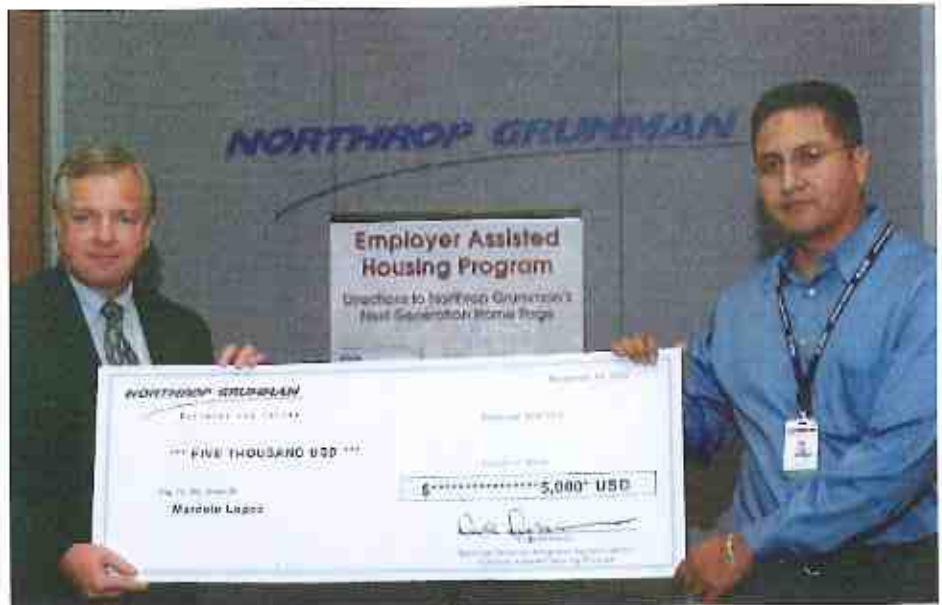
# NASSAU AND SUFFOLK EMPLOYER ASSISTED HOUSING PROGRAMS

*Nassau County Executive Tom Suozzi and Suffolk County Executive Steve Levy kick off new and improved Employer Assisted Housing (EAH) programs for their counties.*

In order to describe the advantages and address misconceptions of the EAH Program, LIHP hosted a working breakfast, for many of the largest employers on Long Island, and discussed the rewards of joining the Program. In September of 2005, approximately 55 companies from both Nassau and Suffolk Counties participated in a breakfast to learn more about how Employer Assisted Housing benefits both the participating employer and employee, and also assists in the recruitment of skilled employees. A panel of Employer Assisted Housing specialists including representatives from LIHP, Senator Hillary Clinton's Office, Nassau and Suffolk Counties, and a private employer participating in the program fielded questions and concerns from the audience.

The Employer Assisted Housing Programs were introduced as an economic development initiative to assist Long Island employers in recruiting and retaining qualified employees. This program is a true partnership providing matching public and private funds to help income eligible employees obtain home ownership. Employees of a participating business who are either first-time homebuyers or are relocating due to employment are eligible to receive assistance. In exchange, the assisted employee guarantees employment at the firm for a period of time. Since the beginning of the program, 29 employees have taken advantage of the Program and have achieved the American dream of homeownership.

Experiencing first-hand the "brain-drain" effect that the lack of affordable housing is having on Long Island, employers have signed on in record numbers to the Employer Assisted Housing Programs. The expansion of the program confirms the success in recruiting and retaining qualified employees. This past year the program expanded to over 40 employers from both Nassau and Suffolk Counties. LIHP is currently working with such employers as: Brookhaven National Laboratory, Catholic Health Services facilities, Future Tech, North Shore Long Island Jewish Health Systems facilities, Northrop Grumman Corporation and many more.







*Suffolk County Executive Steve Levy at a press conference for the Employer Assisted Housing Program.*



*Nassau County Executive Thomas Suozzi discussing the Employer Assisted Housing Program.*





# COUNSELING AND EDUCATION

## MORTGAGE COUNSELING

In 2005, LIHP counseled 569 prospective first-time homebuyers. Of the 569 clients counseled by our mortgage counselors, 186 realized the American Dream of homeownership. LIHP's certified mortgage counselors assist clients through credit counseling, budget preparation, debt reduction, identifying the most suitable mortgage product, completion of mortgage applications and general help throughout the mortgage process. Through the New York Mortgage Coalition, made up of member banks, LIHP clients are offered a variety of mortgage products. In 2005, loan volume generated surpassed \$36.5 million.



LIHP, through its mortgage counseling programs, offers Reverse Mortgage counseling for seniors age 62 and older. A large number of senior citizens on Long Island own their own homes and have little or no remaining mortgage debt. Due to high property and school taxes, most seniors cannot afford payment of these taxes in addition to their living expenses on a fixed income. To date, over 200 seniors and their beneficiaries have been counseled by our mortgage counselors on the benefits and drawbacks in applying for reverse mortgages.

## DEFAULT AND FORECLOSURE PREVENTION COUNSELING

The Long Island Housing Partnership, as an organization, is a local HUD approved counseling agency for default and foreclosure prevention. Default and foreclosure prevention counseling allows homeowners who are facing default on a mortgage or foreclosure to meet with a mortgage counselor in person to determine the reason for the delinquency and whether there is a reasonable possibility that the mortgagor, with the help of LIHP, would be able to bring the account current within a reasonable time period. If it appears that the account can be brought current, LIHP will work with the client and the mortgagee to arrange a mutually agreeable and realistic payment plan. The counseling session includes assistance with budgeting in a time of crisis, evaluating the capability of maintaining a home, collecting documentation necessary to determine hardship and a plan of action to a lender. LIHP continues to provide budget counseling to the client and follows up to ensure that the mortgage does not fall into default.



## HOMEOWNERS EMERGENCY MORTGAGE ASSISTANCE PROGRAM

The Homeowners Emergency Mortgage Assistance Program (HEMAP) is a low interest loan program that may help a homeowner save their home. HEMAP is designed to help prevent qualified homeowners who are in danger of losing their homes as a result of extenuating circumstances beyond their control. Homeowners must not be more than 12 months in arrears and be in a positive financial situation in which they can demonstrate they can resume making full mortgage payments and repay the HEMAP loan. The goal of the program is to help families and communities avoid the trauma of foreclosure. Over the past year, LIHP counseled over 100 homeowners in an effort to prevent foreclosure.





### DOWN PAYMENT ASSISTANCE

LIHP, working in partnership with Nassau County and the Town of Babylon, has extended the administration of the Down Payment Assistance Programs. Through the program, income eligible first time homebuyers receive assistance with down payment and closing costs. Since its launch in 1997, a total of 523 homebuyers closed on their homes through the Nassau County Down Payment Assistance Program.

The Town of Babylon has remained committed to assisting eligible first time homebuyers with down payment assistance. With the help of the program since 1999, a total of 108 new homeowners have achieved the dream of homeownership in the Town.



*Town of Oyster Bay Councilman Chris Coschignano, Peter Elkowitz and Richard Koubek of Catholic Charities at a community meeting on affordable housing.*

### FIRST HOME CLUB

Fifteen clients graduated from the First Home Club this past year. Funded by the Federal Home Loan Bank, the First Home Club remains LIHP's most popular and effective group mortgage counseling sessions. Potential new homebuyers learn the particulars of preparing for homeownership. Topics covered range from preparing for homeownership through goals, mortgage readiness and affordability to shopping for a home, obtaining an appropriate mortgage, contract signing and closing day. In addition, clients are taught about the obligations of life as a homeowner including home maintenance and budgeting.



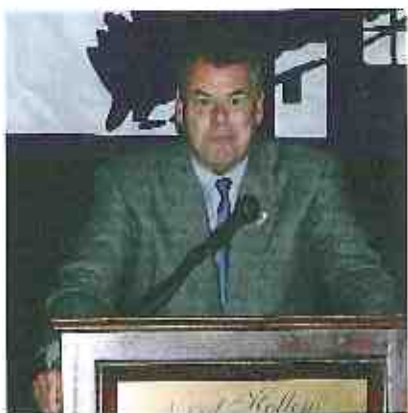
*Congresswoman Carolyn McCarthy at a Homebuyer Education forum in Freeport.*



# *LIHP's*

## *17th Annual Meeting*

Congressman Peter King and Deputy Secretary Roy Bernardi of HUD were the featured guests at LIHP's 2005 Annual Meeting Luncheon. Over 400 attendees heard Keynote Speaker Mr. Bernardi discuss the latest policy initiatives at HUD. Founder and chair of the Long Island Housing Partnership Youth Council, Tracy Dubb, also spoke on the future goals of the newly formed grass roots organization.



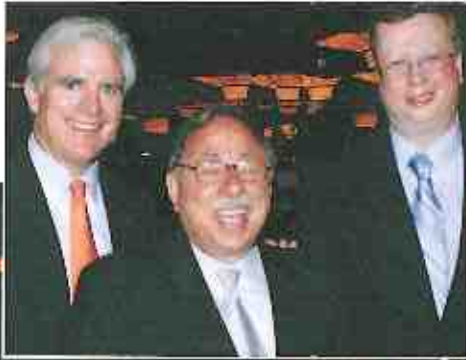
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# Staff

LIHP is fortunate to have a staff of dedicated professionals who help us fulfill our mission with caring and compassion.

## DEVELOPMENT



**JAMES BRITZ**  
*Director of Development*



**ADAM KLEINROCK**  
*Project Assistant*



**DOUGLAS DRUCMAN**  
*Project Assistant*



**MARGE DANIEL**  
*Grant Coordinator*

## MORTGAGE COUNSELING AND EDUCATION



**LYNN LAW**  
*Director of Mortgage  
Counseling and Education*



**JILL SIMMONS**  
*Mortgage Counselor*



**GLADYS NICHOLS**  
*Bi-lingual Mortgage  
Counselor*



**KISHA WRIGHT**  
*Default Counselor  
Outreach Coordinator*

## EMPLOYER ASSISTED HOUSING AND DOWN PAYMENT ASSISTANCE



**CAROL WOODS**  
*Project Manager  
Town of Babylon*



**PAMELA STONE**  
*Project Assistant  
Town of Babylon*



**SANDRA GRAVES**  
*Project Manager  
Nassau County*



**MIKE MILLER**  
*Project Assistant  
Nassau County*

## LENDING



**ANDREW BUONANTUONO**  
*Lending Coordinator*

## FINANCE



**JEFF SAPER**  
*Accountant*



**DENISE CAFARELLI**  
*Financial Assistant*



**LARRY KOROLOCK**  
*Bookkeeper*



**JOE UCCI**  
*Accounting Consultant  
(volunteer)*

## OFFICE ADMINISTRATION



**LINDA MATHEWS**  
*Executive  
Assistant*



**NIEVES MARI**  
*Administrative  
Assistant*



**LINDA LOZACH**  
*Information Referral  
Specialist*



**LYNN MANZELLA**  
*Senior Receptionist*



**ELISE HERNANDEZ**  
*Receptionist*



**MELANIE MURPHY**  
*Part-Time Staff  
Administration*



## ADVOCACY

LIHP has always been at the forefront of advocating for affordable housing on Long Island. This year the housing issue is more important than ever. Elected officials at all levels of government have reached out to LIHP and LIHP has presented and/or given testimony before many boards, New York State Assembly members and has also met with the Long Island Congressional Delegation. Many legislative changes are on the horizon that will help facilitate the building and/or redevelopment of affordable workforce homes.



*Diana Weir, Suffolk County Legislator Rick Montano and New York State Assemblyman Steve Englebright.*



*Peter Elkowitz with New York State Assemblyman Phil Ramos.*

## LONG ISLAND HOUSING PARTNERSHIP YOUTH COUNCIL

### ***"Putting A New Face on Affordable Housing"***

Long Island Housing Partnership Youth Council in conjunction with the Long Island Housing Partnership was established last year to reach out to young people across Long Island, make them aware of the lack of affordable and work force housing, and allow them to become part of the solution.

The goals of the Youth Council are threefold; to educate the youth of Long Island about the lack of affordable housing, and how it will soon affect them; to lobby Long Island government to pass favorable legislation, and to conduct fundraisers in order to help the Partnership achieve its goals of delivering affordable housing.

The Youth Council began to contact principals and guidance counselors at the school districts across Long Island in order to mobilize those students who are willing to become leaders in their communities and help to make the public aware of the need for affordable housing. The Youth Council realizes that the issue of affordable housing is no longer just their parent's problem or the government's problem, it is a problem for the youth of Long Island and it is time for Long Island's youth to become involved.



*Tracy Dubb, Founder of LIHP's Youth Council.*





# EAST END HOUSING CONFERENCE

LIHP in conjunction with the Peconic Community Council, hosted the "Affordable Housing: Building a Regional Framework" an East End Housing Planning Conference, held on October 21st 2005 at the Calverton Links-Eagle Landing in Calverton. Jim Morgo, Suffolk County's Commissioner of Economic Development and Workforce Housing, provided the keynote address and supervisors from the five East End Towns shared their insights and experiences of practical ways to solve the affordable housing crisis.

Dr. Sean DiGiovanna, Associate Professor of the Center for Urban Policy and Research presented a preview of his soon to be completed study, commissioned by Suffolk County, on the need for workforce housing. In addition, the conference focused on sharing information about past history and current realities, providing opportunities to develop practical alliances and specific action plans for a truly regional perspective on the affordable housing issue.





# LIHP Members

## BUSINESS

4C Tech, Inc.  
Albrecht, Viggiano, Zureck & Company, P.C.  
All Shore Consultant, Inc.  
All Suffolk Plumbing Contractors, Inc.  
Alvin Benjamin & Affiliates  
American Land Services  
Avalon Bay Communités, Inc.  
Beechwood Organization  
Bee, Ready, Fishbein, Hatter & Donovan, LLP  
Berkman, Henoch, Peterson & Peddy  
Blue Sea Construction Corp.  
Breslin Realty Development Corp.  
Burke & Burke, Esquires, P.C.  
Candy Falcon Realty Corp.  
Catholic Health Services of Long Island  
Certilman Balin Adler & Hyman, LLP  
Cherokee Northeast  
Chicago Title Insurance Company  
Community Preservation Corporation  
Country View Properties, Inc.  
Creative Printing  
Cullen and Dykman Bleakley Platt, LLP  
Davis & Prager, P.C.  
Daytree Construction Company, Inc.  
Daytree Custom Builders  
East Hampton Development, Inc.  
EMJ Construction Consultants, Inc.  
Enviro-Test, Inc.  
Eschbacher Engineering, P.C.  
Executive Towers at LIDO, LLC  
Fairhaven Properties Inc.  
Farrell Fritz P.C.  
Fischbein Badillo Wagner Harding  
FPM Group, LTD  
Freudenthal & Elkowitz Consulting Group  
Gary J. Bruno  
Gerard G. Leeds  
Global Consultants Direct  
Griffon Associates, Inc.  
Harbour Club, LLC  
HouseMaster Home Inspection  
J.E. Levine Builder, Inc.  
Jobco Incorporated  
John Howard Lynch  
Joseph D. Monticciolo, Housing Consulting Services  
KeySpan Energy  
King Kullen Grocery Co. Inc.  
Klar Organization  
Knockout Pest Control, Inc.  
L. Riso & Sons Co., Inc.  
L'Abbate, Balkan, Colavita & Contini, L.L.P.  
Land Design Associates  
Liberty Title Agency, LLC  
Long Island Power Authority  
Margolin, Winer & Evens LLP  
Marks Paneth & Shron, LLP  
Meyer, Suozzi, English & Klein, P.C.  
Michael P. Chiarelli Engineer, P.C.  
Mill-Max Mfg. Corp.  
Mincone & Mincone, P.C.

MJCL Architects LLP  
Mohring Appraisals  
Murtha Construction, Inc.  
Nassau Suffolk Lumber Supply  
National Land Tenure Co., LLC  
New Age Builders, Inc.  
NIA Abstract Corporation  
Nixon Peabody, LLP  
Northrop Grumman Corporation  
Orchard Park  
Ornstein Leyton Co.  
P.C. Richard & Son  
Pamela Hall  
Park Ridge Organization  
PDK Development Corp.  
Peconic Community Council, Inc.  
Petrigliano and Petrigliano, LLP  
Pulte Homes of New York, Inc.  
Riverhead Building Supply Corp.  
Russell A. Weber Esq.  
S.B. Bowne & Son  
Saccardi & Schiff, Inc.  
Safe Harbor Title Agency Ltd.  
Serota Properties  
Silverberg & Goodman, LLP  
Site Selection Advisory Group, Inc.  
SKA Marin  
Slant Fin Corp.  
South Shore Waste Corp.  
St. Gerard Printing  
Sterling & Sterling Inc.  
Sterling Floor Designs, Ltd.  
Suffolk Transportation Service, Inc.  
Tauscher, Cronacher Professional Engineers  
TFG Equities, Inc.  
Treiber Group, LLC  
Tilles Investment Co.  
TNS Dev Grp Ltd/ Great American Construction Corp  
Town of Islip Economic Development/IDA  
Trammell Crow Residential  
Twomey, Latham, Shea & Kelley, LLP  
V. Calvosa Inc.  
Verizon Community Affairs  
Vista Land Services  
Vollmer Associates, LLP  
Vytra Health Plans  
Watral & Sons, Inc.  
Weinberg Gross & Pergament, L.L.P.  
Winter Brothers Recycling  
Your Staffing Services, Inc.

## EDUCATION

Brookhaven National Laboratory  
Delta Sigma Theta Sorority, Suffolk County Alumnae  
Hofstra University  
Institute for Student Achievement  
Molloy College  
Stony Brook University  
SUNY at Old Westbury  
Touro Law Center

## FINANCE

Apple Bank for Savings  
Arbor Commercial Mortgage LLC  
Astoria Federal Savings & Loan Association  
Bank of America  
Bank of New York  
Bank of Smithtown  
Bethpage Federal Credit Union  
Bridgehampton National Bank  
Citibank  
Commerce Bank, N.A.  
Continental Home Loans, Inc.  
Fannie Mae  
First National Bank of Long Island  
First Sterling Financial, Inc.  
First Trade Union Bank  
Flushing Savings Bank  
HSBC Bank USA  
Independence Community Bank  
JPMorgan Chase  
Long Island Commercial Bank  
M&T Bank  
New York Community Bank  
New York Mortgage Company, LLC  
North Fork Bank  
Ridgewood Savings Bank  
State Bank of Long Island  
Sterling Equities, Inc.  
Suffolk County National Bank  
Suffolk Federal Credit Union  
Titan Financial Services, Inc.  
Washington Mutual  
Wells Fargo Home Mortgage

## LABOR

IBEW Local 25  
Long Island Federation of Labor, AFL-CIO  
RWDSU Local 338

## MEDIA

Newsday, Inc.

## PROFESSIONAL

Hauppauge Industrial Association  
Huntington Chamber of Commerce  
Long Island Association  
Long Island Board of Realtors  
Long Island Builders Institute  
Oil Heat Institute of Long Island  
Real Estate Practitioners Institute of Long Island

## RELIGION

Catholic Charities - Diocese of Rockville Centre  
First Baptist Church of Bay Shore  
Long Island Council of Churches



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