



THE LONG ISLAND HOUSING PARTNERSHIP

BUILDING LONG ISLAND'S FUTURE

ANNUAL REPORT - 2009

MISSION STATEMENT

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 development, homebuyer education and technical assistance programs, and through leadership and public advocacy.

Table of Contents

| | | | |
|-------------------------------|----|---------------------------------|----|
| Nassau County | 2 | NSP Bus Tour | 12 |
| Village of Patchogue | 4 | Financials | 14 |
| Town of Islip | 5 | Counseling | 18 |
| Town of Southampton | 6 | Down Payment Assistance | 18 |
| Town of Brookhaven | 7 | Advocacy | 19 |
| Town of Riverhead | 7 | 2009 Annual Meeting | 20 |
| Town of Babylon | 8 | 2009 Chairman's Symposium | 21 |
| Community Stabilization | 9 | Board of Directors | 22 |
| EAH/HELP | 9 | Staff | 24 |
| NSP Lotteries | 10 | Thank You to Our Members | 25 |

In Memoriam



Joe Ucci

This year we lost an esteemed and valued member of our Long Island Housing Partnership family. Joe Ucci volunteered his immeasurable expertise and knowledge for over twenty years helping the Partnership's finance team through many audits and financial reviews. After retiring from a distinguished career at one of the nation's leading accounting firms, Joe gave his time and effort to helping the Partnership as a financial advisor. His dedication and commitment were unparalleled. He will be sorely missed.



To Our Members



Long Island's working families continue to be hard hit by the national economic downturn. Nassau and Suffolk Counties still rank among the top five counties in New York State in the number of foreclosures and pending foreclosures. In 2009, LIHP foreclosure prevention counselors met with over 1,000 families seeking assistance with their mortgage situation. Working with the lenders and servicers on behalf of our clients, LIHP's success rate was over 45%, and our services are always at no cost to the client. With the help of our members and supporters, these services continue to provide important added value to Long Island's economy.



In 2008, the federal government enacted the Housing Economic Recovery Act (HERA) to help communities adversely impacted by the foreclosure crisis. In 2009, three local participating jurisdictions (PJs), Suffolk County, Nassau County and the Town of Babylon, received federal funds and retained LIHP to purchase and rehabilitate foreclosed homes in federally designated target areas under the Neighborhood Stabilization Program (NSP). LIHP was allocated over \$10 million to help the three PJs reach their NSP goals. The program has been labor intensive and negotiating for purchases with lenders or servicers has been challenging. We are pleased to report that LIHP has purchased over 50 homes to date and expended almost 85% of the allocated funds.



The Long Island Republican Senate Delegation once again selected LIHP to administer an additional \$6 million dollars under the HELP Phase II program, the Community Stabilization Program (CSP). This program allows potential home buyers to purchase a foreclosed or blighted home in any area on Long Island. Without area restrictions, CSP complements the NSP for communities that do not qualify under the NSP. Additional programs without geographic restrictions, such as the HELP and Employer Assisted Housing (EAH) programs, provide grants for employees to purchase and rehabilitate homes and stay on Long Island. The programs also create jobs for local contractors, builders and the real estate industry. In 2009, 67 employees found homes. This continues to be a popular and effective program.

Almost 900 clients received mortgage counseling and homebuyer education and 242 received mortgage commitments through our many banking partners, totaling \$51,290,000.

Through the Nassau County and Town of Babylon Down Payment Assistance Programs, 112 homebuyers closed on homes. In 2009, over 2,800 clients were able to achieve the American Dream of homeownership by participating in programs and services offered by LIHP.

These successes are shared with our membership. Without your generous and continued efforts to support our mission, we would not be able to reach these amazing outcomes. We are continually grateful to you our partners and members for allowing us to provide these essential services throughout the Long Island community.

Peter Klein
Chairman

Peter Elkowitz
President & CEO

Diana Weir
Executive Vice President

Scattered Sites

Construction on five Nassau County scattered sites in Roosevelt, Uniondale, the City of Long Beach and the Village of Hempstead is well underway and should be completed by the end of 2010. Homeowners have been through the home buyer education and mortgage counseling process and are ready to move in to their new homes. The prices after subsidy range from \$173,000 for the single-family homes to \$219,379 for the two-family home in Long Beach.



Roosevelt



City of Long Beach



Uniondale

Village of Hempstead

Devon on Greenwich



LIHP is working under a Technical Assistance agreement with the developers of Devon on Greenwich, a cooperative community located in Hempstead that offers one-, two- and three-bedroom condos, ranging from \$199,000-\$299,000 based on size and location. Applications are available and qualified buyers are screened on a first-come, first-served basis to receive \$25,000 in Smart Growth "HELP" grant assistance.

Foster Meadow

Working with the Town of Hempstead and Bedford Construction, LIHP is marketing a senior development in Elmont. The building consists of 30 two-bedroom units, each with one-and-a-half baths and modern kitchens with stainless steel appliances. The homes are being sold for \$150,000 with grants provided from Nassau County through HUD, New York State Affordable Housing Corporation and the HELP Smart Growth program. A lottery was held and applications are currently being accepted on a first-come, first-served basis.

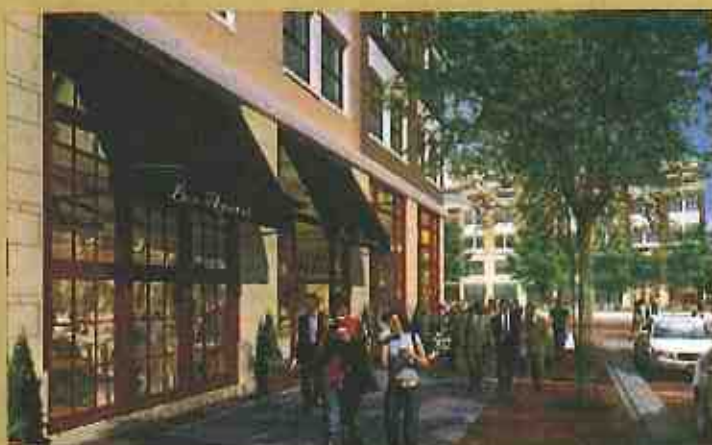


Village of Patchogue

New Village



Patchogue Mayor Paul Pontieri is working with Tritec Real Estate, based in Seatuket, to develop New Village on the former Sweezey site at the Four Corners in the heart of the Village. The proposed New Village program includes 240 residential apartments, 67 of which will be affordable, a 100+ room hotel, and also restaurant and retail spaces. The Partnership will be working as part of the development team on the affordable portion of New Village.



Artspace Patchogue Lofts

20 Terry Street, Patchogue, Long Island

Affordable artist live/work development in the heart of Patchogue.

ARTSPACE
www.artspace.org

Capital Partners
RAYMOND JAMES

Art Space

The Village of Patchogue continues to lead the way in redeveloping the downtown area. After the successful Copper Beech development, the Village approved "Artspace," a rental development that provides affordable live/work loft rentals for artists. Artspace is a national company that has built many of these communities throughout the country. The Partnership worked with the Village and the County to support this innovative affordable housing concept.



Cortland Square

The 40 two- and three-bedroom condos at Cortland Square will be built on 2.4 acres of land on the corner of Park Avenue and Mechanicsville Road in downtown Bay Shore. The Town of Islip, the Town of Islip Community Development Agency, Suffolk County, the New York State Affordable Housing Corporation, the New York State Republican Senate Delegation HELP Program and the Federal HOME Program provided

over \$5 million in subsidy funds in addition to \$1 million in land subsidy to finance the project. Groundbreaking will be in the summer of 2010. The development is true to 'Smart Growth' principles. Shopping and dining are steps from Main Street in downtown Bay Shore and the development is located a short walk away from the Long Island Rail Road.

Islip IX

The Islip IX program consists of 10 affordable homes on scattered sites within the hamlet of Brentwood, in the Town of Islip. New York State Affordable Housing Corporation (AHC) funding is being requested to make them affordable. All of these homes will be sold to persons earning at or below 100% of HUD's Low Income Limits (HLIL) or at or below 80% of the Area Median Income (AMI).

The general contractor for this development was selected by a committee comprised of Suffolk County and Town of Islip officials and members from the community. The selected developer is Roosevelt Development Corporation. The development will have a positive impact on the communities, and particularly on the immediate neighborhoods surrounding the sites, by eliminating conditions of blight and creating jobs and stability. Construction is expected to start in 2011.



Courthouse Commons

As seen on the cover, this beautiful Timber Ridge community in Central Islip contains 51 affordable homes for households earning at or below 120% of area median income. The condos have two bedrooms and two baths, with nine-foot ceilings and beautiful grounds and amenities. The community includes 252 homes that have access to a 4,850 square foot clubhouse with fitness center, card room, fireplace, billiard room, swimming pool and tennis court. Applications are currently available for this program and are being reviewed on a first-come, first-served basis.

Town of Southampton



Sagaponack Woods

The Southampton Business Alliance Housing Initiative Corporation broke ground for the Sagaponack Woods development of two single-family homes, each with an accessory apartment. The land for the homes was donated by the Town of Southampton, allowing these homes to be sold for an affordable price. The design of the home and many other aspects of pre-development were donated by members of the Southampton Business Alliance. The homes are being sold to families earning at or below 120% of the AMI and the rentals will be rented to families earning at or below 80% of the AMI. A lottery was held at Town Hall, ranking the applicants. Home buyers have been through home-buyer education, approved for financing and will be ready to move into their new homes in the summer of 2010.



Town of Brookhaven



Scattered Sites

The Town of Brookhaven transferred 25 scattered sites, received from Suffolk County through the 72-H program, to LIHP for development of workforce housing. Transfer of title was held in late 2009 and the Requests For Proposals were prepared and distributed to commence the development cycle. After the submitted proposals are reviewed and awarded, the construction and marketing will begin in late 2010 or early 2011.

Metcalf Meadows in Bellport

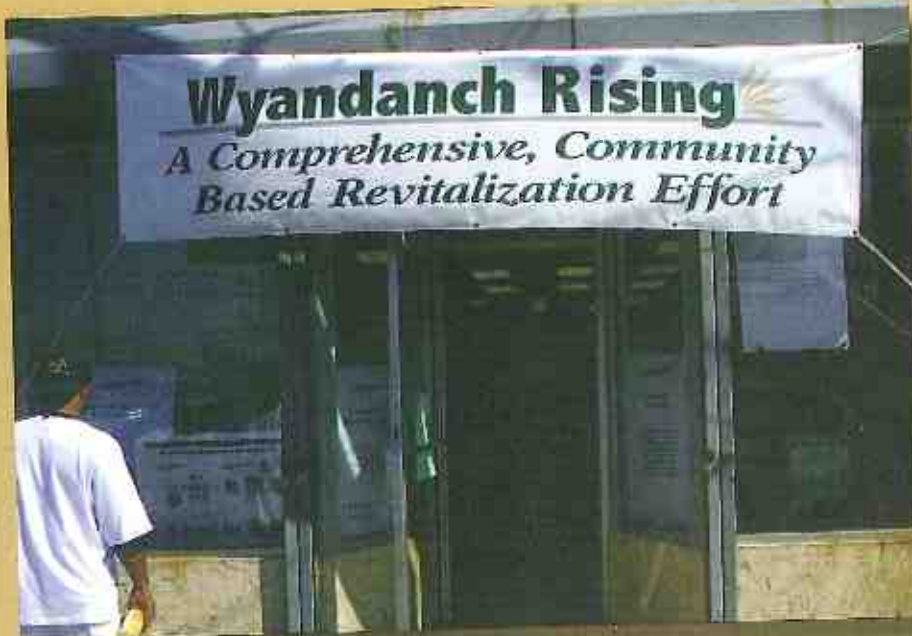
Located on Ecke Avenue in Bellport, this program, a joint development between LIHP and Habitat for Humanity, will consist of up to 25 homes. LIHP will build 13 of the homes. The program is still in the early planning and funding stages. Applications for this program will be available in the Fall of 2010.

Town of Riverhead

The Town of Riverhead, with the support of County Executive Steve Levy and funding through the Suffolk County Affordable Housing Fund, approved the Summerwind mixed-use rental development on Peconic Avenue, the gateway to downtown Riverhead. The development consists of 52 affordable rental apartments; a mix of studios and one- and two-bedroom apartments. Retail space will occupy the first level, which will bring economic stimulus to the downtown area. The Partnership will be working with the Town and Summerwind's developers to conduct a lottery, qualify applicants and conduct re-certifications. Construction should be completed in early 2011.



Town of Babylon



Supervisor Steve Bellone spearheaded Town of Babylon Wyandanch vision plan, labeled Wyandanch Rising. Goals set forth by the vision plan include a family-style restaurant, bicycle lanes, on-street parking, wider and better-lit sidewalks, safer crosswalks, mixed-use buildings, and community clean-up initiatives. Longer-term goals included the development of civic groups, public art, community festivals, and the beautification of building facades. The Town will create more workforce housing, extend Babylon's sewer system into the hamlet of Wyandanch, and spearhead a local business association to create support for future economic development in the community. NSP funds are being used to purchase foreclosures and for targeted land banking in the area for future re-development.

Down Payment Assistance

LIHP administers Babylon's Down Payment and Next Generation Down Payment programs. Last year over 337 ap-

plications were received for both programs combined and 69 home buyers purchased homes.

Wellington Park Villas

LIHP is working under a Technical Assistance agreement with the developers of Wellington Park Villas, a community located in Amityville with two-bedroom condominiums for sale starting at \$279,000. Applications are available and qualified buyers are screened on a first-come, first-served basis to receive \$25,000 in Smart Growth "HELP" grant assistance.



Community Stabilization Program

The Community Stabilization Program (CSP), also known as Help Phase II, is a pilot program sponsored by the NYS Republican Senate Delegation for Long Island designed to help homebuyers acquire and rehab properties in blighted and distressed areas. Eligible home buyers who have found a foreclosed home they wish to buy as their primary residence can receive a grant of up to \$50,000 towards the purchase of the home. To receive the grant, home buyers must have a combined family income at or below 130% of the area AMI, be purchasing a home valued at under \$410,000, and attend mortgage counseling. To date, we have received 137 applications.



EAH/HELP



The Employer Assisted Housing program continues to be a popular and effective economic development success. Over 130 Long Island-based employers participate and last year 67 employees found homes in communities throughout Nassau and Suffolk Counties. Group sessions to explain the grant and rehab process are conducted to assure that each home buyer is able to maximize their eligible grant allowance.

Neighborhood Stabilization Program

Suffolk County

Under the Neighborhood Stabilization Program (NSP), LIHP is working with three of the participating jurisdictions (PJs) on Long Island – Nassau County, the Town of Babylon, and the Suffolk County Consortium (eight towns in Suffolk, excluding Islip and Babylon) to implement the federal NSP in the targeted areas designated by HUD. The goal of the federal NSP is to purchase foreclosed homes, rehabilitate them and sell them to families earning at or below 120% of the Area Median Income (AMI). NSP funds were also allocated to jurisdictions throughout New York State. The Partnership received over \$10 million to implement the program. After LIHP developed applications and an affirmative marketing plan, applicants applied for a lottery and one was held in each of the jurisdictions. A combined 167 applications were ranked in all. Each potential homebuyer is required by federal NSP guidelines to attend eight hours of homebuyer education and mortgage counseling.



Nassau County



Town of Babylon

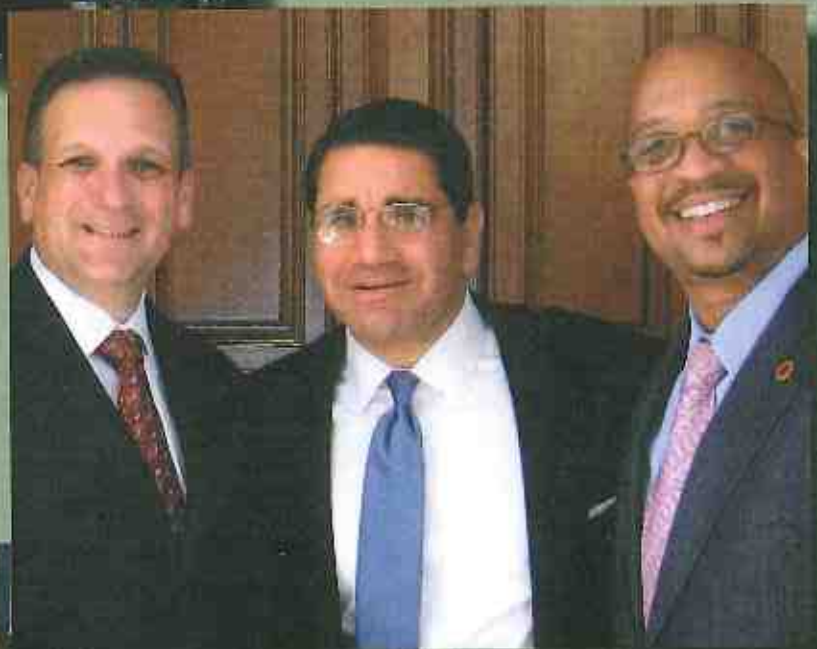


NSP Bus Tour



Nassau County Executive Ed Mangano announces first home to be purchased and rehabilitated under NSP, congratulating the new homeowner.

(l to r) Nassau County Executive Edward Mangano; James Vilardi, president, Bedford Construction; and Raymond Thomas, director of the Office of Housing and Intergovernmental Affairs, Nassau County



The Partnership coordinated a bus tour of NSP properties in Nassau and Suffolk Counties and in Babylon Town. Regional HUD officials and officials from New York State Affordable Housing Corporation, the two sources of federal NSP funds for Long Island, were able to see first-hand the properties that were purchased and rehabilitated and those that are still in the process. Long Island is one of the communities in the Nation that is at the forefront of utilizing the federal funds.



Foreclosed home purchased in Hempstead that will be rehabilitated under NSP



Babylon Town Supervisor Steve Bellone and JoAnna Aniello, HUD deputy regional director, discuss Wyandanch revitalization.

(l to r) Theresa Sabatino, director, Community Development, Town of Babylon; Joseph Sanseverino, assistant vice president, LIHP; Diana Weil, executive vice president, LIHP; Peter Elkowitz, president & CEO, LIHP; Robert Kuri, Town of Islip CDA, and Alison Karppi, program manager, LIHP in front of one of the rehabilitated homes



(l to r) Brookhaven Councilman Dan Panico, Suffolk County Commissioner of Economic Development and Workforce Housing Yves Michel, and Suffolk County Legislator Kate Browning (in blue) joined HUD and state officials at a Suffolk County rehabilitated home.

Financials

Long Island Housing Partnership and Affiliates Combined Statements of Financial Position

| | <u>December 31,</u> | |
|-----------------------------------|----------------------|---------------------|
| | <u>2009</u> | <u>2008</u> |
| ASSETS | | |
| Cash | \$ 3,572,444 | \$ 4,457,110 |
| Receivables | 1,631,483 | 1,034,144 |
| Limited use assets | 4,575,324 | 2,491,142 |
| Capitalized project costs | 2,926,509 | 1,442,242 |
| Prepaid expenses and other | 162,133 | 87,400 |
| Fixed assets - net | <u>48,963</u> | <u>33,913</u> |
| Total assets | <u>\$ 12,916,856</u> | <u>\$ 9,545,951</u> |
| LIABILITIES AND NET ASSETS | | |
| LIABILITIES | | |
| Payables | \$ 1,016,242 | \$ 1,391,910 |
| Funds held as program agent | 2,553,771 | 959,186 |
| Project grant advances | 2,095,374 | 26,521 |
| Home buyers' deposits | 43,632 | 53,924 |
| Loans payable | <u>976,210</u> | <u>1,181,353</u> |
| Total liabilities | <u>\$ 6,685,229</u> | <u>\$ 3,612,894</u> |
| NET ASSETS | | |
| Unrestricted | \$ 5,144,949 | \$ 4,971,850 |
| Temporarily restricted | 1,071,178 | 945,707 |
| Permanently restricted | <u>15,500</u> | <u>15,500</u> |
| Total net assets | <u>6,231,627</u> | <u>5,933,057</u> |
| Total liabilities and net assets | <u>\$ 12,916,856</u> | <u>\$ 9,545,951</u> |

The above data has been condensed from the combined financial statements audited by Holtz Rubenstein Reminick LLP, Certified Public Accountants of New York. Copies of the audited statements, including the auditor's unqualified opinion dated April 23, 2010, are available from the Long Island Housing Partnership, Inc. office upon request.

Financials

Long Island Housing Partnership and Affiliates
Combined Statements of Activities and Changes in Net Assets

Years ended
December 31,

CHANGES IN UNRESTRICTED NET ASSETS

SUPPORT AND REVENUE

| | <u>2009</u> | <u>2008</u> |
|---|------------------|------------------|
| Contributions and grants | \$ 799,815 | \$ 715,967 |
| Receipts and government grants on transfer of homes | 2,135,636 | 2,849,996 |
| Technical assistance and mortgage counseling | 1,707,352 | 1,437,601 |
| Other revenue | 156,085 | 171,602 |
| Net assets released from restrictions | <u>327,661</u> | <u>166,471</u> |
| Total support and revenue | <u>5,126,549</u> | <u>5,341,637</u> |

EXPENSES

| | | |
|-------------------------------------|------------------|------------------|
| Project costs and program services | \$ 3,886,085 | \$ 3,781,154 |
| Supporting services: | | |
| Management and general | 1,022,323 | 1,083,792 |
| Fundraising | <u>45,042</u> | <u>77,664</u> |
| Total expenses | <u>4,953,450</u> | <u>4,942,610</u> |
| Increase in unrestricted net assets | 173,099 | 399,027 |

CHANGES IN TEMPORARILY RESTRICTED NET ASSETS

| | | |
|---|----------------------------|----------------------------|
| Grants | \$ 453,132 | \$ 267,605 |
| Net assets released from restrictions | <u>(327,661)</u> | <u>(166,471)</u> |
| Increase in temporarily restricted assets | <u>125,471</u> | <u>101,134</u> |
| INCREASE IN NET ASSETS | 298,570 | 500,161 |
| NET ASSETS, beginning of year | <u>5,933,057</u> | <u>5,432,896</u> |
| NET ASSETS, end of year | <u><u>\$ 6,231,627</u></u> | <u><u>\$ 5,933,057</u></u> |

The above data has been condensed from the combined financial statements audited by Holtz Rubenstein Reminick LLP, Certified Public Accountants of New York. Copies of the audited statements, including the auditor's unqualified opinion dated April 23, 2010, are available from the Long Island Housing Partnership, Inc. office upon request.

Combined Statement of Functional Expenses

Year Ended December 31, 2009

| | Program Services | |
|--------------------------------------|------------------|--------------------|
| | Project Costs | Rental Expenses |
| Project Costs | \$ 1,971,575 | \$ - |
| Rental Expenses | - | 20,527 |
| Salaries, Payroll Taxes and Benefits | - | - |
| Professional Services | - | - |
| Rent and Utilities | - | - |
| Telephone | - | - |
| Insurance | - | - |
| Repairs and Maintenance | - | - |
| Depreciation and Amortization | - | - |
| Office Supplies and Equipment | - | - |
| Printing | - | - |
| Postage | - | - |
| Travel and Auto | - | - |
| Conference and Meetings | - | - |
| Outreach | - | - |
| Advertising | - | - |
| Subscriptions and Publications | - | - |
| Other | - | - |
| Total Expenses | \$ 1,971,575 | \$ 20,527 |

This statement is presented for purpose of additional analysis and is not a required part of the basic combined financial statements. The combined financial statements were audited by Holtz Rubenstein Reminick LLP, Certified Public Accountants of New York, New York. Copies

**LONG ISLAND HOUSING PARTNERSHIP, INC.
AND AFFILIATES**

Supporting Services

| <u>Program Support Services</u> | <u>Management and General</u> | <u>Fundraising</u> | <u>Total</u> |
|-------------------------------------|-----------------------------------|--------------------|---------------------|
| \$ - | \$ - | \$ - | \$ 1,971,575 |
| - | - | - | 20,527 |
| 1,327,417 | 708,498 | 19,674 | 2,055,589 |
| 158,924 | 146,266 | 2,000 | 307,190 |
| 68,184 | 26,790 | - | 94,974 |
| 14,016 | 5,545 | - | 19,561 |
| 56,298 | 65,195 | - | 121,493 |
| 18,314 | 9,775 | - | 28,089 |
| 7,930 | 4,232 | - | 12,162 |
| 39,286 | 15,872 | - | 55,158 |
| 44,463 | 5,521 | 9,461 | 59,445 |
| 60,437 | 8,951 | 3,578 | 72,966 |
| 30,689 | 12,100 | - | 42,789 |
| 10,227 | 4,952 | - | 15,179 |
| 24,195 | 920 | - | 25,115 |
| - | - | 4,250 | 4,250 |
| 4,167 | 2,170 | - | 6,337 |
| 29,436 | 5,536 | 6,079 | 41,051 |
| <u>\$ 1,893,983</u> | <u>\$ 1,022,323</u> | <u>\$ 45,042</u> | <u>\$ 4,953,450</u> |

of the audited statements, including the auditor's unqualified opinion dated April 23, 2010, are available from the Long Island Housing Partnership, Inc. office upon request.

Foreclosure Prevention & Mortgage Counseling

The mortgage crisis has increased the number of homeowners asking for help with defaults and foreclosures. LIHP counselors met and worked with over 1,000 clients in 2009, and were able to help many families stay in their homes. Pre-purchase counselors met with over 900 clients who were in the process of purchasing a new home. Over \$51 million in mortgage commitments for 242 homeowners were generated through LIHP's banking partners.

NSP guidelines require each homeowner who purchases a home to attend eight hours of home buyer education and mortgage counseling. In addition, LIHP conducts two three-hour group sessions presenting speakers from the banking, legal and real estate professions and also topics covering home inspections, home improvements and repairs. The purchasers are also counseled in default prevention and credit counseling. Post-purchase training and counseling is also available for all the new homeowners.



(l to r) LIHP President & CEO Peter Etkowitz with Brookhaven Supervisor Mark Lesko and Deputy Supervisor Councilwoman Kathleen Walsh announce Brookhaven's Foreclosure Prevention Counseling provided by LIHP for residents locally at Town Hall.



Twenty years ago you helped us get our first home. Twenty years later you helped us keep the one we have now. Words can not express how truly thankful we are. Continue the great work.

Thank you for your help and support.

Merry Christmas

Happy Holidays

Love, Don & Brian

Downpayment Assistance Programs



LIHP administers the Down Payment Assistance Programs for the Town of Babylon and Nassau County. In 2009, LIHP received 514 applications for the Nassau County program. Over \$700,000 was utilized by homeowners who purchased 43 homes. Combined with the Babylon Town Down Payment Assistance Programs, 851 applications were received and \$1.474 million was granted to 112 home buyers.

Advocacy



The partnership and staff participate in community groups, organizations and activities that promote and support housing issues that affect Long Island's working families. Our staff is a resource for the community by volunteering to educate and inform on affordable housing for Nassau and Suffolk residents and elected officials.



Washington D.C.



Congressman Tim Bishop (at left) meets with LIHP President & CEO Peter Elkowitz



(l to r) LIHP Vice President James Britz, LIHP President & CEO Peter Elkowitz, Congressman Gary Ackerman and LIHP Executive Vice President Diana Weir



(l to r) LIHP President & CEO Peter Elkowitz, Congresswoman Carolyn McCarthy, LIHP Executive Vice President Diana Weir and LIHP Vice President James Britz

2009 Annual Meeting

The 21st Annual Meeting honored LIHP's Housing Partners who provide the crucial grants that allow LIHP to fulfill its mission. The New York State Division of Housing and Community Renewal, New York Homes and the Housing Partnership Network provide LIHP with the grant funds for pre-purchase and default counseling home buyers, and with grant funds to bring down the cost of housing for Long Island families.



2009 Chairman's Symposium



This year LHP presented a report on the impact of multi-family housing on school district taxes. Dr. Pearl Kamer prepared the much-anticipated report that was discussed and distributed to the public at the meeting. For the first time, a compilation of actual data for both Nassau and Suffolk Counties from current school enrollment records and tax assessor files were used to present a true picture of the impacts.



Board of Directors

Our Directors generously offer their support and guidance to make the Long Island Housing Partnership succeed and grow as the leading affordable housing agency on Long Island.



CHAIRMAN
Peter Klein
PDK Development Corp.



VICE CHAIRMAN
Robert J. Gaffney
Dawling College



TREASURER
Steven F. Philbin
Capital One Bank



SECRETARY
Reverend Thomas W. Goodhue
Long Island Council of Churches



Peter J. Elkowitz, Jr.
President
Chief Executive Officer



Diana Weir
Executive Vice President



James Britz
Vice President



Gary McCann
Astoria Federal Savings & Loan Association



Denise M. Smyth
Bank of America



Michele Dean
Bethpage Federal Credit Union



Laura A. Cassell
Catholic Charities
Diocese of Rockville Centre



Carol DiLaurenzio
Chicago Title Insurance Company



Patricia Edwards
Citi



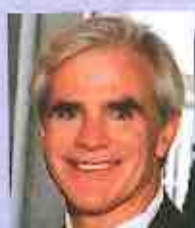
Matthew Schatz
TD Bank



Elizabeth Custodio
HSBC Bank USA



Donald Fiore
IBEW, Local 25



Patrick G. Halpin
Institute For Student Achievement



Elliot Hobbs
JPMorgan Chase



John Durso
Local 338
RWDSU/UFCW



Matthew T. Crosson
Long Island Association



Joseph E. Mottoia
Long Island Board of
Realtors



Charles Mancini
Long Island Builders
Institute



Matthew Whalen
Long Island Builders
Institute



Kevin Law
Long Island Power
Authority



Mitchell H. Pally
Metropolitan Transportation
Authority



Dr. Drew Bogner
Molloy College



Richard Locke
nationalgrid



Andrea Rothchild
Newsday



James Carpenter
New York Community
Bank



John Coffey
Real Estate Practitioners
Institute of LI



Geoffrey Serota
Serota Properties



Vincent Sabia
Stewart Title Insurance
Company



Dr. Calvin O. Butts III
SUNY at Old Westbury



Rabbi Ronnie Kehati
Temple Emanuel



Mary Reid
NSPHDFC

COUNSEL



Leila Holmes
NSPHDFC



Fred Miley
NSPHDFC



Denise D. Pursley
Nixon Peabody LLP



Howard Gross
Weinberg, Gross
& Pergament LLP



Michael McCarthy
Counsel

LIHP Staff

OPERATIONS & COMPLIANCE



Kisha Wright
Asst. Vice President



Joseph Sanseverino
Asst. Vice President

FINANCE



Jeffrey Saper
Director



Lawrence Koroluck
MIS/Bookkeeper

DEVELOPMENT AND TECHNICAL ASSISTANCE



Gina Pelletieri
Director



Allison Karppi
Project Manager



Linda Lozach
Program Manager



Carol Woods
Program Manager



Doris Meyer
Program Assistant



Carmen Echeverria
Program Assistant



Betty Hanes
P/T Program Assistant



Melanie Murphy
P/T Program Assistant

ADMINISTRATION



Linda Mathews
Executive Assistant



Lynn Manzeila
Administrative Assistant



Della Johnson
Receptionist



Lynn Law
Director



Carol Yopp
Program Manager



Dilia Munoz
Bi-Lingual Counselor



JoAnn Massaro
Counselor



Liseth Garces
Receptionist



Jessica Ostrosky
Program Assistant



Ashley Stevens
P/T Program Assistant



Maria Sanz
Bi-Lingual Counselor



Stephanie Johnson
Counselor



Adabelle Campos
Program Assistant



Susan Sassone
P/T Program Assistant

NASSAU COUNTY PROGRAMS



Michael Miller
Outreach Director



Leticia Buonantuono
Program Manager

SPECIAL PROGRAMS



Michelle Di Benedetto
Director

CONSULTANTS



Dan Segal, C.P.A.
Financial Advisor



Mike Kelly, Esq.
Developments



Robert Reutzel
Special Projects

WE THANK OUR MEMBERS FOR THEIR CONTINUED SUPPORT

BUSINESS

Advantage Title Agency, Inc.
Albrecht, Viggiano, Zureck & Company, P.C.
All Suffolk Plumbing Contractors, Inc.
Alvin Benjamin & Affiliates
American Land Services
AvalonBay Communities, Inc.
Benchmark Title Agency LLC
Blue Sea Construction Co., LLC
Breslin Realty Development Corp.
Cathleen Benedetto, Esq.
Certilman Balin Adler & Hyman, LLP
Chicago Title Insurance Company, Mineola
Coldwell Banker Residential Brokerage
CTM Consulting Services
Cullen and Dykman Bleakley Platt, LLP
Davis & Prager, P.C.
Daytree Custom Builders
Donald LaGrega & Associates
Douglaston Development LLC / JE Levine Builder
EMJ Construction Consultants, Inc.
Enviro-Test, Inc.
Executive Towers at LIDO, LLC
Fairfield Realty Services
Fairhaven Properties Inc.
Farrell Fritz P.C.
FPM Group, LTD
G. Zender Construction Company, Inc.
Gary J. Bruno
Gerard G. Leeds
G H H Realty, Inc.
Greater Hempstead Housing Development
Harbour Club, LLC
Home Driven Realty Inc.
HouseMaster Home Inspection
JOBSCO Incorporated
John A. Testaiuti, Esq.
John Howard Lynch, Esq.
Joseph D. Monticciolo, Housing Consulting Services
L. Risso & Sons Co., Inc.
L'Abbate, Balkan, Colavita & Contini, L.L.P.
Law Office of Anthony J. Dushaj
Long Island Power Authority
Margolin, Winer & Evens LLP
Marks Paneth & Shron, LLP
Michael P. Chiarelli Engineer, P.C.
Mill-Max Mfg. Corp.
Murtha Construction, Inc.
Nassau County CASA – Office of Latino Affairs

National Grid
National Land Tenure Co., LLC
Nixon Peabody, LLP
Northrop Grumman Corporation
Olympic Siding & Window Co., Inc.
Orchard Park
Ornstein Leyton Co.
Oscar A. Prieto, Esq.
PDK Development Corp.
Peconic Community Council, Inc.
Peter J. Goodman, Esq. P.C.
Peter J. Zuckerman, Attorney PC
Riverhead Building Supply Corp.
Robin L. Long, Attorney at Law
Roe Biomedical Products LLC
S.B. Bowne & Son
Saccardi & Schiff, Inc.
Safe Harbor Title Agency Ltd.
Serota Properties
Site Selection Advisory Group, Inc.
St. Gerard Printing
Stephan Brookmeyer, Esq.
Sterling Equities, Inc.
Sterling Floor Designs, Ltd.
Suffolk Transportation Service, Inc.
Susan Warren, Attorney at Law
Tauscher, Cronacher Professional Engineers
The Beechwood Organization
The Disability Opportunity Fund
The Klar Organization
Tilles Investment Co.
Timber Ridge Homes
Titleowrks Abstract, Inc.
Town of Islip Economic Development/IDA
Trammell Crow Residential
V. Calvosa, Inc.
VHB Engineering, Surveying & Landscape
Watral & Sons, Inc.
Weinberg Gross & Pergament, L.L.P.
Winter Brothers Recycling

EDUCATION

Delta Sigma Theta Sorority, Suffolk County Alumnae
Hofstra University
Institute for Student Achievement
Molloy College
Stony Brook University
SUNY at Old Westbury

FINANCE

Apple Bank for Savings
Arbor Commercial Mortgage LLC

Astoria Federal Savings & Loan Association
Bank of America
Bank of New York Mellon
Bank of Smithtown
Bethpage Federal Credit Union
Bridgehampton National Bank
Capital One
Citi
First National Bank of Long Island
First Trade Union Bank
Flushing Savings Bank
HSBC Bank USA
Hudson Housing Capital
JPMorgan Chase
Long Island Commercial Bank
M&T Bank, Community Development Unit
New York Community Bank
Oceanside Christopher Federal Credit Union
Ridgewood Savings Bank
Signature Bank
State Bank of Long Island
Suffolk County National Bank
Suffolk Federal Credit Union
TD Bank NA
Wells Fargo Home Mortgage

LABOR

Carpenters Local Union 7
IBEW Local 25
Long Island Federation of Labor, AFL-CIO
RWDSU Local 338

MEDIA

Newsday, Inc.

PROFESSIONAL

Hauppauge Industrial Association
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

LONG ISLAND HOUSING PARTNERSHIP, INC.

COURTHOUSE COMMONS

SUFFOLK COUNTY OFFICE

180 OSER AVENUE

SUITE 800

HAUPPAUGE, NEW YORK 11788

631-435-4710

FAX: 631-435-4751

NASSAU COUNTY OFFICE

40 MAIN STREET

SUITE B

HEMPSTEAD, NEW YORK 11550

516-572-0818

FAX: 516-572-0843

E-MAIL: INFO@LIHP.ORG

WWW.LIHP.ORG