



Long Island Housing Partnership, Inc.

BUILDING LONG ISLAND'S FUTURE



2004 ANNUAL REPORT

Mission Statement



Millbrook Gables New Homeowners

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

To our Members

In 2004, the Long Island Housing Partnership (LIHP) experienced a change in administration. Suffolk County Executive Steve Levy appointed former LIHP President, Jim Morgo, to Commissioner of Economic Development and Workforce Housing. The Board of Directors deeply appreciates Jim's leadership over the last 16 years and we all wish him much success in his new post.

The Board of Directors appointed Peter Elkowitz to President and CEO, acknowledging his 15 years of service and his extensive experience. His tenure as Executive Vice President and Chief Financial Officer of LIHP made for a smooth transition. Former Board member Diana Weir was appointed to the position of Vice President. Our team shares a renewed commitment to the mission of affordable housing and we will continue "Building Long Island's Future."

The lack of affordable housing is reaching crisis proportions as the price of homes and land continues to skyrocket on Long Island. Municipalities throughout Long Island are working to develop legislation and zoning categories in order to address the growing need. The Rauch Foundation's 2005 Index reports housing as one of the major concerns for Long Islanders. At LIHP, we are exploring innovative ways to continue to build new homes and to find solutions to maintaining the stock of affordable homes for the future.

Giving keys to a new homeowner and sharing their joy is a truly rewarding experience. It is what LIHP is all about. In the coming year, LIHP is in the planning and development stages of almost 400 affordable homes for Long Islanders through our developments, through sponsorship of private developers and through our technical assistance contracts.

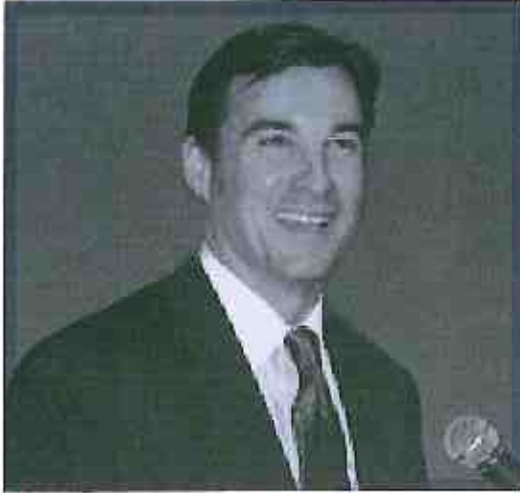
Our work would not be possible without the cooperation and support of our partners, both private and public and at all levels of government. We are all working with energy and focus to solve the challenge of providing affordable homes for those who want to live and work in this great community we all share - Long Island.

Achieving our goals is made possible by the commitment, generosity and dedication of our Board of Directors and our members. We are grateful to them and to you for your continued support.

Peter Klein
Chairman

Peter J. Elkowitz
President & CEO

Diana Weir
Vice President



Nassau County Executive Tom Suozzi

County Executive Tom Suozzi made affordable workforce housing a priority for Nassau and established a Housing Advisory Panel to develop a housing plan. The Housing Panel is made up of distinguished citizens from all areas of the private, public and not-for-profit sectors and is charged with helping to develop the County's housing plan. The ambitious and extensive five-point plan includes community education, the building and preserving of units, maximizing existing County land resources, encouraging inter-municipal planning, and creative financial assistance for Nassau County first-time homebuyers. LIHP is playing an integral role in helping to develop and implement these policies.



Housing Summit Panelists Peter Elkowitz and City of Glen Cove Mayor Mary Ann Holzkamp

At the April 2005 Housing Summit, County Executive Suozzi unveiled a \$10,000,000 fund to implement his five-point plan. He also awarded the first Nassau County "Yes In My Back Yard (YIMBY) Awards" to leaders who led the way in providing affordable housing opportunities in their local communities. The recipients were Supervisor John Kaiman of the Town of North Hempstead, Supervisor John Venditto of the Town of Oyster Bay, Mayor Eugene Murray of the Village of Rockville Centre and Wendell Knight of MTI Residential Services, Inc. This positive approach to the controversial issue of where to put affordable homes shows the commitment and creative approach that Tom Suozzi has embraced in his "New Suburbia" vision for Nassau County.



Oyster Bay Town Attorney Steven Marx, County Executive Tom Suozzi and Councilwoman Mary McCaffrey accept the "YIMBY" Award for Supervisor John Venditto

For the first time, County Executive Suozzi and the Nassau County Legislature approved the transfer of properties directly to LIHP for development. These properties will be developed with the coordination of Nassau County's departments of Real Estate, Community Development and Housing, and with the assistance of the City, Town and Village governments in which the properties are located. LIHP, through technical assistance and developments, is currently in various stages of planning for over 100 new affordable homes in Nassau County. This pooling of resources from the County in collaboration with LIHP is helping to bring much needed affordable homeownership to residents of Nassau County, where undeveloped land is not readily available for new construction.

This year LIHP continues to work under a Technical Assistance agreement with Nassau County. LIHP provides administration of the County's Down Payment Assistance and Employer Assisted Housing Programs, and also assists the County in exploring and implementing opportunities to create additional workforce housing.

CITY OF LONG BEACH

Over the last ten years, LIHP developed over twenty-five homes in four phases in the City of Long Beach. The City's commitment to provide affordable homeownership opportunities for its residents is evident and this coming year will see more homes built. LIHP with the cooperation of the City will be developing "Phase V" with the construction of two homes on the properties transferred from Nassau County.

TOWN OF HEMPSTEAD

In the hamlet of Inwood, LIHP is building up to ten affordable homes on two sites. One site will have up to eight attached homes and the other, two attached homes. Community support is always an important part of every development and LIHP met with Inwood community residents, members of the school board and with the local elected officials to gather input and design the best development possible.

The planning and development of additional homes, on the scattered sites that the County transferred to LIHP, will be started throughout the Town of Hempstead. Since the 1960's through its "Affordable Homes Program," the Town of Hempstead has built almost two thousand affordable homes for seniors and families, many of them in the Inwood, Roosevelt and Lakeview communities. We look forward to working with Supervisor Kate Murray and the Town Board to bring more affordable homes to the residents of Hempstead.

Archstone Smith is currently developing the former Roosevelt Raceway site as Archstone Westbury, an apartment complex with almost 400 units, of which 20% (80 apartments) have been set aside as affordable. Forty of the affordable apartments are allotted for seniors and the remainder are non-age restricted. One, two and three bedroom apartments are available and will be interspersed throughout the complex. All amenities afforded to the market rate tenants are available to the affordable tenants at no additional cost.

LIHP, under a technical assistance agreement with Archstone Westbury, marketed and provided a ranked list of applicants. As a result of the tremendous response, a computer generated random numbering system was implemented to assign and rank each eligible applicant. Professor Thomas Sexton, of the State University of New York at Stony Brook generated the computer list and renowned Long Island economist, Dr. Pearl Kamer, approved the standards employed in the process.



(l-r) Peter Elkowitz, Director of Nassau County Section 8 Program Connie Lassandro, Deputy County Executive Patrick Duggan, County Executive Tom Suozzi, Inwood Developer Michael Jacob, Hempstead Councilwoman Dorothy Goosby and LIHP Member Peter Goodman at the Inwood Announcement



Hempstead Supervisor Kate Murray at the Affordable Homes Program Announcement



Peter Elkowitz, Hempstead Councilwoman Dorothy Goosby and Supervisor Kate Murray at the groundbreaking for a home in Roosevelt

TOWN OF OYSTER BAY



New York State Senator Dean Skelos and Oyster Bay Supervisor John Venditto

LIHP, working with Supervisor John Venditto and the Oyster Bay Town Board, helped to develop criteria for a new zoning category named "Next Generation." The Town of Oyster Bay wanted to keep families from leaving Oyster Bay because of the lack of affordable homes. This zoning category is a creative and innovative way to provide affordable housing without subsidy. This floating zone will allow a density bonus (twelve units per acre, minimum of two acres) to private developers, who will build workforce starter homes for families at or below 120% of median income for a family of three. The homes will be townhouses with two bedrooms and two baths. Without the restrictions imposed by government funding sources, the Town of Oyster Bay selected the parameters for eligibility. These "Next Generation" homes will be sold to residents of the Town who qualify, or to children of residents who qualify and wish to move back to the Town of Oyster Bay.

LIHP and the Town of Oyster Bay signed a technical assistance contract for the marketing and monitoring of these "Next Generation" homes. The first development of 28 Next Generation homes in Plainview is in the planning stages and will be finished sometime in 2006. This development includes over 100 units of market rate senior homes and will be a truly intergenerational community.



Nassau County Assessor Harvey Levinson with honorees: NYS Assemblyman Tom DiNapoli, George Truicko, Business Manager Laborers International Union - Local 1298, Peter Elkowitz and Nassau County Comptroller Howard Weitzman at the Long Island Federation of Labor AFL-CIO awards dinner.

Supervisor Venditto interviewed on Next Generation zone change



THE VILLAGE OF HEMPSTEAD

LIHP, working with the Community Development Agency of the Incorporated Village of Hempstead, Middle County Resources Management and the Hempstead Heights Civic Association Local Development Corporation, is building Remsen Mews, a development of eight affordable homes in the Village. The development will include four attached townhouse homes, three two-story single-family homes and one ranch-style home. The marketing of the homes is complete and a lottery will be scheduled in 2005. The planning and development of affordable homes on additional scattered sites in the next phase will begin during this coming year.

LIHP staff reviews 1,303 applications for the 80 available apartments at Archstone Westbury

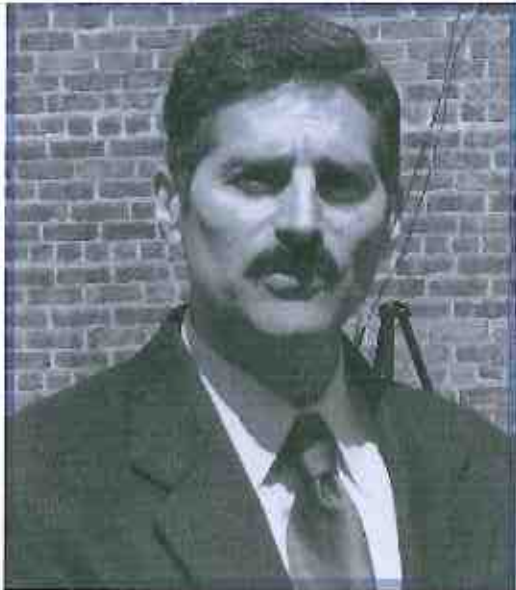


Groundbreaking for Remsen Mews



Architect's Rendition of Remsen Mews

SUFFOLK COUNTY



Suffolk County Executive Steve Levy

County Executive Steve Levy established the first Suffolk County "Workforce Housing Commission," comprised of local elected officials, representatives of the building trades, environmental groups, bankers, school districts, business groups and private developers. Recognizing the impact of the lack of workforce housing on the Long Island economy, Mr. Levy changed the responsibilities of the Office of Economic Development to include Workforce Housing and Community Development. His commitment to affordable workforce housing was even more evident when he appointed former President of the Long Island Housing Partnership, Jim Morgo, to head this important County Department.

The Workforce Housing Commission, in conjunction with the County, was instrumental in passing a \$75,000,000 bond act dedicated to open space and farmland preservation. The crucial element in this legislation was the inclusion of a 'transfer of development rights' (TDR) component, reserved exclusively for affordable housing developments. This innovative legislation will allow development of appropriately situated sites by providing for increased density with the use of the TDR's.

LIHP affordable housing developments are booming in Suffolk County and currently there are almost 300 homes in various stages of planning and development through LIHP building and technical assistance programs. The towns and villages are searching for opportunities and properties where affordable homes may be built. There is a concerted effort to balance environmental concerns with the growing need to keep our young working families in Suffolk County. Town Boards are changing codes to allow more workforce housing through inclusionary zoning and to utilize the transfer of development rights for increased density. Everyone is aware of the urgency and most are committed to finding workable solutions.



Millbrook Gables, Riverhead



Sunnybrook Court, Islip

SUFFOLK COUNTY

TOWN OF BABYLON

Supervisor Steve Bellone continues his efforts to facilitate affordable workforce housing in the Town of Babylon through development and community outreach. This year, Supervisor Bellone hosted a Housing Forum for community leaders and residents to discuss the rising need for workforce housing and to address the many myths surrounding the affordable housing issue. These types of forums help to educate the public and bring about much needed community dialogue.

LIHP has an productive working relationship with the Town of Babylon, administering the Town's Down Payment Assistance and Home Improvement programs. Since 1999, eighty-five homeowners have received assistance with down payment and closing costs through the Down Payment Assistance Program. In 2004, the Town's Home Improvement Program spent approximately \$750,000 rehabilitating homes. To date LIHP has overseen the rehabilitation of 100 homes in the Town of Babylon. LIHP in coordination with the Town prepared the 5-Year Consolidated Plan for Housing and Community Development Programs.

Construction has started on 10 new affordable homes in Neighborhood Vistas I, and the next phase, Neighborhood Vistas II, will construct up to 17 affordable homes on scattered sites in Wyandanch and Deer Park. Supervisor Steve Bellone and the Town Board continue their commitment to affordable housing through rebuilding and revitalizing communities in the Town. The ultimate goal is to provide homeownership to families and create viable communities. As these homeowners get established one can see neighborhoods flourish.

TOWN OF BROOKHAVEN

The Town of Brookhaven is a strong partner and continues to show its commitment to provide affordable workforce homes. In coordination with LIHP, over 350 homes have been planned or completed to date. The Town has been busy this year with up to 50 homes in various planning and development stages. South Country Estates II currently has 20 affordable homes under construction on scattered sites within the hamlet of Bellport. LIHP started closings on four of these homes and anticipates the remainder to close by year-end.

A lottery was held for the South Country Estates II homes at Brookhaven Town Hall. Town Supervisor John LaValle and Councilman James Tullo welcomed the applicants and gave gift baskets to all applicants in the lottery. The joy on the faces of the selected homeowners tells the story of how a home can change a person's life.

South Country Estates III consists of a total of nine homes on scattered sites within the hamlet of Bellport. New York State AHC and Federal HOME grants have been submitted and approved. Marketing is complete and construction will begin in the spring of 2006. South Country Estates IV, a joint development between LIHP and Habitat for Humanity, will consist of up to 20 homes. The program is still in the early planning and funding stages.



Babylon Director of Community Development Program Theresa Sabatino, Supervisor Steve Bellone, Councilwoman Carol Quirk and LIHP's Carol Woods



New Babylon Homeowners



Brookhaven Lottery Winners



Brookhaven Supervisor John J. LaValle and LIHP's Linda Mathews and James Britz at the South Country Estates II Lottery

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SUFFOLK COUNTY



Huntington Supervisor Frank Petrone at Millennium Hills Ribbon Cutting

TOWN OF HUNTINGTON

LIHP has worked on many different programs with the Town of Huntington through technical assistance. After more than 20 years, the beautiful community at Millennium Hills is now complete and most of the 44 homes have closed. It is truly a model of how to build a mixed-income and mixed-use development.

The need for rentals is tremendous and this rental/homeownership mix is being used in other communities where zoning permits. Owner occupied homes with a rental apartment are also helping to alleviate the need for rentals, while giving the homeowner added income to better afford a mortgage.

Supervisor Frank Petrone and the Huntington Town Board created an innovative, new affordable housing program, "Take Back The Blocks," in an effort to rebuild and redevelop areas throughout the Town. LIHP was hired under a technical assistance agreement to work with the committee, made up of representatives from the Town Supervisor's office, the Community Development Agency, local not-for-profits, school board representatives and community members. The committee identified potential sites, which are in need of redevelopment, for acquisition. A qualified not-for-profit will purchase these sites, rehabilitate and sell them to existing renters in order to provide homeownership opportunities and rebuild the communities. Each home will have a rental unit, thereby creating owner-occupied housing, which helps to stabilize the community and build pride of ownership.



Huntington Take Back the Blocks Committee



Islip Phase VI, Sunnybrook Home

TOWN OF ISLIP

The Town of Islip is one of LIHP's most committed public sector partners. This partnership has resulted in the development of affordable homes to first-time homebuyers of low- and moderate-incomes as well as providing affordable rental units for low- and moderate-income persons.

Supervisor Pete McGowan and the Town Board are always ready to commit to a new housing program, and over the last 20 years, Islip has built over 1,000 units of affordable workforce housing. Islip was one of the first municipalities to address the need for affordable workforce housing, and has worked consistently with LIHP in Islip Phases I through VII. Now the planning has commenced for Islip Phase VIII in the "Partnership for New Homes Program."

Up to 30 new affordable homes are in development, including Sunnybrook Court, which is anticipated to close in 2005. Ten homes were developed as a subdivision of attached town homes and four detached colonial homes were developed in the hamlet of Bay Shore. Seven of the town homes and three of the colonial homes have been closed. The others are anticipated to close by year-end. Islip VI attached homes have two models in the subdivision. Eight of the ten units are two-story, three-bedroom attached town homes with two-and one-half bathrooms. The remaining two units are semi-attached ranches with two-bedrooms and two bathrooms.



Islip Supervisor Pete McGowan, Peter Klein, Councilwoman Pamela Greene and Peter Elkowitz at the Islip Lottery

Construction will begin in the summer of 2005 on 16 homes in Islip VII. These single-family homes are scattered throughout the Town of Islip and marketing has been completed. The lottery was held in October of 2004. Planning for Islip's next phase Islip VIII, Park Avenue Homes in Bay Shore, has already begun. The Islip VIII committee of community members has met to discuss the future of the program. The site was originally designated for another use and held vacant for over three years. Fortunately, Islip's commitment to affordable housing carried the day and the site was identified for homeownership development. This will be a mixed-income development, providing up to 20 affordable homes to those making under 80% of the median income; the other 20 homes to those making under 120% and should be completed sometime in 2007.

TOWN OF RIVERHEAD

By the end of 2004, the 17 homes at Millbrook Gables in Riverhead were completed and many of the homeowners were able to celebrate the holidays in their new homes. Supervisor Phil Cardinale, the Town Board and the Town's Community Development Agency worked with LIHP to bring the development of this beautiful community to fruition. This development of 13 homes and four scattered sites will bring new vitality and stability to the downtown Riverhead area.

The homeowners are so proud of their new community and have already created a strong bond as neighbors and fellow homeowners. The ribbon cutting was a true celebration of community and we thank Citibank for hosting the event at the Riverhead Elks Lodge. After the speaker's introductions and remarks, the new homeowners invited everyone to come and visit their homes. The pride of these owners as they showed their new homes was inspiring. We look forward to working with the Town on future sites as they are identified for affordable housing developments.



New Sunnyside Homeowners



Riverhead Supervisor Philip Cardinale and Peter Elkowitz

Millbrook Gables, Riverhead



SUFFOLK COUNTY

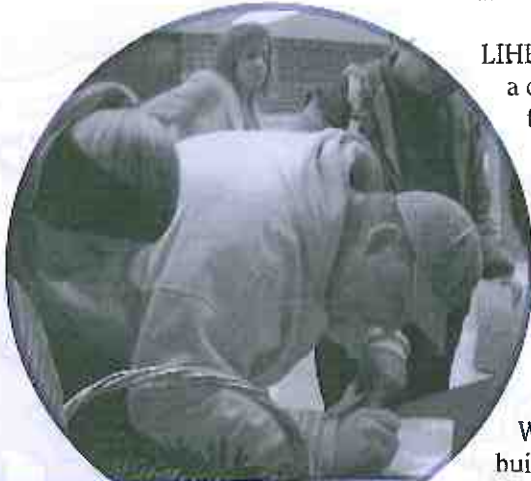


Southampton Supervisor Patrick "Skip" Heaney speaking with Bridgehampton Mews applicant

TOWN OF SOUTHAMPTON

An eastward expansion has LIHP working, once again, with the Town of Southampton in order to develop eight new homes with four attached rentals at Bridgehampton Mews in the hamlet of Bridgehampton. Marketing for Bridgehampton Mews is anticipated to begin in the summer of 2005 and the homes should be completed within the next year.

Supervisor Patrick "Skip" Heaney and the Town Board made a major commitment to revise the Town Code in order to provide greater opportunities for affordable workforce housing. Many legislative proposals have been heard at public hearings and the Town's Housing Director is meeting with community groups throughout the Town to gather input and explain the Town's initiatives. LIHP made a presentation to the Town Board on maintaining long-term affordability and the Town will be implementing long-term affordability restrictions on the new homes in Bridgehampton Mews. Technical Assistance contracts with the Town and the newly created Southampton Town Housing Authority will allow LIHP to provide ongoing assistance with the affordable housing programs in Southampton Town.



Bridgehampton Mews applicants

LIHP co-sponsored a Housing Summit in April with the Town and conducted a counseling workshop for the attendees. Supervisor Heaney spoke about the housing needs for all segments of the community and of the great need for specific housing programs and legislation to address the community's need. Supervisor Heaney and Councilman Dennis Suskind spoke with the many residents who came to learn more about the Town's program. Over 70 residents placed their names on LIHP's list for Bridgehampton Mews and/or future affordable programs that will become available.

TOWN OF SOUTHOLD

With the pressure of development constantly driving up the cost of land, building affordable housing is becoming more and more of a challenge on the East End. Southold Supervisor Josh Horton and the Town Board hosted a Housing Summit to bring together housing advocates, mortgage providers and the Town's Housing Office to speak with residents. Over 200 people crowded the school auditorium for information on affordable housing and to apply for any programs the Town would be implementing.

The Town Board voted to create inclusionary zoning code, one of the first towns in Suffolk County to pass such legislation. The code change requires any developments of five or more homes to set aside 25% of the homes for affordable housing. This will help to alleviate some of the pressure that large developments at market rate create; each large private development will now provide housing for working families in Southold.

With the encouragement and support of Supervisor Josh Horton, Pastor Lorraine DeArmitt spearheaded the establishment of the Southold Community Land Trust (SCLT). This new not-for-profit will use the creative approach that will remove the cost of the land from the overall housing price while helping maintain the affordability of the units that are built. The



Southampton Supervisor Heaney and Peter Elkowitz



SCLT Board Members - Southold Special Projects Coordinator Philip Beltz and Reverend DeArmitt

Housing Partnership is working with the Town and the SCLT in developing housing and was, recently, recognized by the SCLT at its first board meeting for the assistance it provided.

VILLAGE OF PATCHOGUE

Mayor Paul Pontieri, of Patchogue Village, has a dream to bring renewed vitality into the Village. At one time, Patchogue Village's downtown district was where many Long Islanders went to shop. It was a vibrant downtown made up of small shops, restaurants and the famous family-owned Swezey's Department Store. With the expansion of strip malls and large box stores along major highway arteries, many downtown areas fell on hard times. Patchogue Village was negatively affected by this shift in buying patterns.

LIHP will be working with Pulte Homes and the Village of Patchogue to launch a major downtown revitalization program. This exciting redevelopment will consist of the construction of up to 80 town homes of mixed-income housing in a central location, close to public transportation and the Village's Main Street. Forty of the homes will be sold at market rate, twenty will be sold to applicants whose income is under 120% of the median area income, and twenty will be offered to applicants whose income is under 80% of the median area income. This income mix will provide affordable workforce housing and bring residents back to the downtown area, where they have convenient shopping and transportation. This development is an example of the "smart growth" principle: re-directing density and creating residential communities in pedestrian friendly downtowns.

LIHP is working with the Village to obtain low cost financing for both the acquisition phase and the construction phase of the development. Suffolk County will be providing funding for infrastructure development. Fannie Mae and LIHP met with the Village Mayor to discuss accessing the American Community Fund program for re-development. This program will provide low-cost financing for both pre-development and construction. With the increased cost of land and rising construction costs, LIHP must continue to bring multiple sources of funds to a development in order to make the homes affordable.

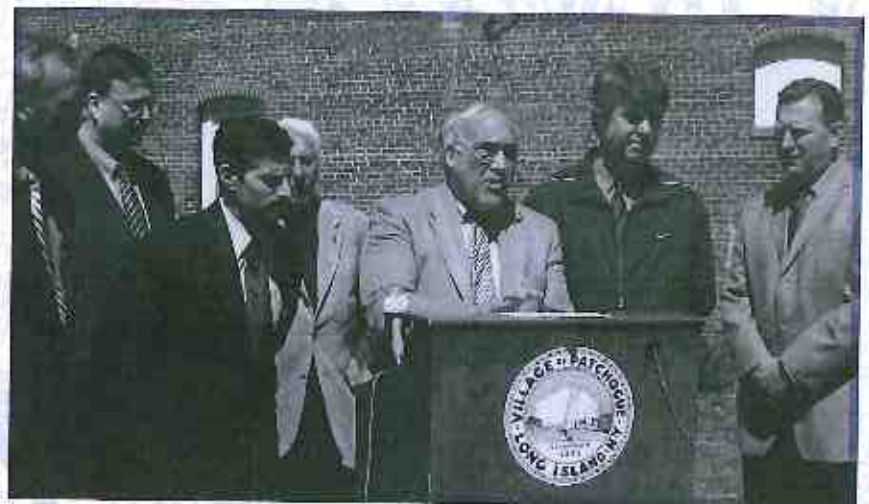


Southold Supervisor Josh Horton, Councilmen Thomas Wickham and John Romanelli listen to a presentation by CLT founder Reverend Lorraine DeArmitt



County Executive Steve Levy, Mayor Paul Pontieri and Peter Elkowitz

Village of Patchogue Trustee Gerard Crean, Peter Elkowitz, County Executive Steve Levy, Mayor Paul Pontieri, Legislator Brian Foley and Pulte Homes Vice President Mike Kelly at the announcement for the Village of Patchogue's Downtown revitalization development



Long Island Housing Partnership, Inc. and Affiliates

Combined Statements of Financial Position

	December 31,	
	2004	2003
ASSETS		
Cash	\$ 876,271	\$ 1,230,787
Receivables	483,070	575,910
Limited use assets	1,955,032	2,367,402
Capitalized project costs	4,656,076	1,542,935
Prepaid expenses and other	123,639	167,617
Furniture, equipment, and leasehold improvements - net	146,845	174,335
Total assets	\$ 8,240,933	\$ 6,058,986
LIABILITIES AND NET ASSETS		
LIABILITIES		
Payables	\$ 3,860,111	\$ 885,017
Home buyers' deposits	98,132	-
Loans payable	2,271,614	2,828,564
Total liabilities	6,229,857	3,713,581
NET ASSETS		
Unrestricted	1,520,622	1,968,337
Temporarily restricted	474,954	361,568
Permanently restricted	15,500	15,500
Total net assets	2,011,076	2,345,405
Total liabilities and net assets	\$ 8,240,933	\$ 6,058,986

Long Island Housing Partnership, Inc. and Affiliates

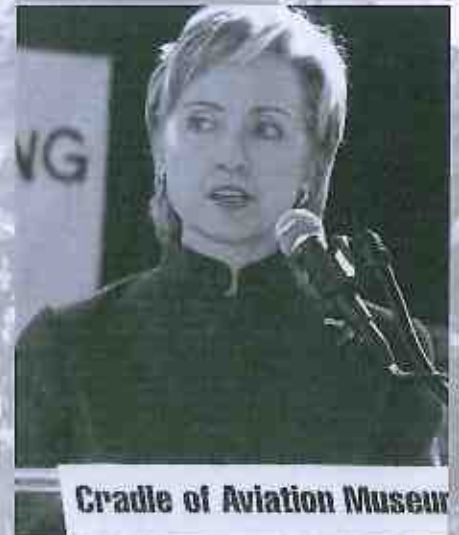
Combined Statements of Activities and Changes in Net Assets

	2004	Years ended December 31, 2003
CHANGES IN UNRESTRICTED NET ASSETS		
SUPPORT AND REVENUE		
Contributions and grants	\$ 600,518	\$ 823,055
Receipts and government grants on transfer of homes	1,566,277	-
Technical assistance and mortgage counseling	498,676	586,802
Other revenue	126,062	141,428
Net assets released from restrictions	216,004	178,734
Total support and revenue	3,007,537	1,730,019
EXPENSES		
Project Costs and Program services	2,613,981	1,309,554
Supporting services	841,271	756,753
Total expenses	3,455,252	2,066,307
Decrease in unrestricted net assets	(447,715)	(336,288)
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS		
Grants	329,390	141,861
Net assets released from restrictions	(216,004)	(178,734)
Increase (decrease) in temporarily restricted net assets	113,386	(36,873)
DECREASE IN NET ASSETS	(334,329)	(373,161)
NET ASSETS, beginning of year	2,345,405	2,718,566
NET ASSETS, end of year	\$ 2,011,076	\$ 2,345,405

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 April 19, 2005, are available from the Long Island Housing Partnership, Inc. office upon request.

“I wrote a book, ‘It Takes A Village,’ on Long Island it takes towns, cities, villages, schools and counties”

—Senator Hillary Rodham Clinton



From top: Senator Hillary Rodham Clinton, Congressman Peter King and Congresswoman Carolyn McCarthy

CHAIRMAN'S SYMPOSIUM

The Fourth Annual Chairman's Symposium positioned the Partnership as the prominent force in advocating and developing affordable housing on Long Island. With a focus on smart growth principles that can sustain quality of life in mature suburbs, the Symposium attracted over 800 participants, the largest attendance ever.

A documentary, by Emmy award-winning producer Ron Rudaitis, concentrated on four main areas for discussion: Transportation, Environment, Economic Development and Revitalization. Senator Hillary Clinton and Congressman Peter King moderated a distinguished panel of experts discussing today's challenges to growth and development. Bruce Katz, Vice President of the Brookings Institute and founding Director of the Brookings Metropolitan Policy Program, presented a preview of the Institute's study on Suburban Revitalization. Nassau County Executive Tom Suozzi presented his "Housing Plan for New Suburbia" and Suffolk County Executive Steve Levy spoke of his commitment to workforce housing in Suffolk.



Peter Klein LIHP Chairman of the Board

Senator Clinton, the luncheon's keynote speaker, announced new legislation, the "Suburban Core Opportunity Restoration and Enhancement Act (SCORE)," which will help finance revitalization initiatives for the nation's aging suburbs. Senator Clinton will introduce the SCORE legislation in the Senate and Congressman King will co-sponsor the legislation with Congresswoman Carolyn McCarthy in the House of Representatives. Since Long Island is the nation's first suburban area, it will be a testing ground for the new policy.



Nassau County Executive Tom Suozzi, Peter Elkowitz and Diana Weir



Senator Hillary Clinton and LIHP Board Vice-Chairman Robert Gaffney



John Benevento, Senior Vice President and Group Manager of Washington Mutual and Allen Gomez, Vice President and Corporate Giving Manager of Washington Mutual with Senator Clinton



What's the future for Long Island?

"Suburban Evolution" sounds like something out of a sci-fi book. With a lobby title like that, it's no wonder the Long Island Housing Partnership scheduled its "Suburban Evolution: Finding Solutions" symposium at the Chrysler Museum in Garden City...

...the symposium was one of the 100 most important events in the region for 2007. The event was held at the Chrysler Museum in Garden City, N.Y. The symposium was moderated by Peter Klein, LIHP Chairman of the Board. The event was a success and the speakers were very informative. The event was a great opportunity for the community to hear from experts in the field. The event was a great success and the speakers were very informative. The event was a great opportunity for the community to hear from experts in the field. The event was a great success and the speakers were very informative.



Developer Michael Jacob, left, shows Long Island Housing Partnership project manager Mike Willer and Nassau County Executive Thomas Suozzi plans for affordable homes in Inwood.

Poll: Low-cost housing gain support on I

KATIE THOMAS
STAFF WRITER

...oyed by a poll that shows Islanders are increasingly supportive to affordable housing projects, both county executives promised to push ahead with most housing initiatives at roll out yesterday of the 2005 Island Index report.

projects even if they in one mile of their l
"Taken together
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said Carrie Meek
the director of the I
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"Affordable housing isn't just a concept or a sound bite in Islip Town—it's a reality thanks to the efforts of all local levels of government and organizations such as the Long Island Housing Partnership."

Islip Town Supervisor Pete McGowan

The Long Island Housing Partnership

Last week I finally had an opportunity to visit and attend a meeting of the Long Island Housing Partnership. This is an extraordinary collaborative effort that brings together community leaders, banks and contractors as well as churches and charitable groups, all committed to expanding the housing stock available for first-time buyers and others who do not have the equity to purchase homes on Long Island without some extra help from outside sources. The Diocese of Rockville Centre has been a proud participant in this work since its beginning, thanks to Bishop John McGann and Msgr. Henry Reed. There are many



Faith and New Works

By Bishop William MURPHY

and buy homes in the villages and towns where they have grown up. Thus the young members of the workforce as well as the new

In Huntington Station units were made affordable program of the Town of them further subsidized by New York State funding. Two- and three-bedroom units between \$101,000 and \$116,000 at Islip, Brookside Meadows family duplexes, eight for seniors and three houses. The subsidy for the houses was \$116,000. The Catholic Church

OYSTER BAY

OK for housing is likely

Affordable housing gets Suffolk limelight

AFFORDABLE, From Page 1A

"Open Space Bond Campaign Survey" to Suffolk County's Workforce Housing Commission last week, Wieboldt said that 54 percent of those polled believe that "providing more afford-

missioned by LIBI, a lobby group for real estate developers.

"This is an issue that has taken on a life of its own as more and more people are affected," said Mitch Pally, vice chair of legislative affairs for the Long Island Association and a member of the county's commission, on the

density in some areas "so that homes can be built on smaller lots in order to reduce land costs and housing prices." Forty-six percent of respondents said no; 45 percent said yes.

Nearly all of those polled — 92 percent — said that the cost of housing in Suffolk is too high, and 26 percent attributed the high prices to increased demand and un-

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Builders Say Affordable Homes Are Needed, Now

Costs Rise,

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older the senior the shorter the they'll need money, the more a line of is."

Lynn Law, director of education and counseling at the Long Island Housing Partnership

Long Island has become the least affordable place to live on the East Coast, according to a building industry advocacy group, and needs a mass influx of moderately priced housing if its residents are going to escape a "housing crisis" that will drive future generations away from the area.

The National Association of Home Builders and the Wells Fargo Housing Opportunity Index, which compares average house prices with interest rates and income levels to create a "purchasing power" rating for residents of different regions of the country, rated Nassau and Suffolk counties 35 out of 35 regions on the East Coast in 2004 and 151 out of 162 regions nationwide, behind only parts of California.

According to Long Island Builder's Institute Executive Vice President Bob Wieboldt, low- and middle-income families need large numbers of more affordable housing units or most of the younger and future generations will be forced to move off Long Island. Mr. Wieboldt

the only way to bring down the cost of housing is to allow more density, which allows you to split up the cost of land per unit."

If costs are not brought down, Mr.

Wieboldt said that it is largely the responsibility of the affordable housing industry to set the example.

Affordable Houses Transferred By Islip

By James Montalto

Islip Town Supervisor Pete McGowan and town board members have unanimously approved the transfer of 10 properties from the town of Islip Community Development Agency to the Long Island Housing Partnership. Five of these properties are in Brentwood, three are in Bay Shore and two are in Ronkonkoma.

According to Paul Fink, executive director of the town of Islip's Community

Keep younger workers

native-born workers to the workforce, a 44-percent increase. That growth is now over. In the next 20 years, there will be an additional 1.2 million native-born workers to the workforce.

According to the most recent Census Bureau figures, rather than losing only 40 people in the 20-34 age group during that period, Long Island, in fact, lost 12,108 people. We also lost another 12,108 in the 35 to 44 year age group.

sponsor of the Long Island Index, recently conducted a survey of Long Islanders to determine their attitudes toward the high cost of housing.

Cheers for Patchogue

The mayor wants affordable housing

Long Island will feature affordable housing

"Long Island showed America the way to provide affordable workforce housing after World War II, it's time we do it again."

LIBI Vice President Bob Weiboldt

Leading the way in affordable housing

AFFORDABLE HOUSING

the little town that could

housing summit

require a large down payment, counseling and specific information about what types of housing might be available.

Construction Housing Bill Finds

ROBERTSON

...y, civic groups and politicians that the rise in housing costs is a dire problem, that it is to live on the Island a

able housing Suffolk survey

NICK ANASTASI

...IGE - When a random survey of Suffolk County voters were asked if they believe their children will be able to afford to buy a home, 70 percent said no.

...the future looks in for working families can be a boost from Suffolk County for other municipalities. Levy's commission on housing.

TIMES 11/11/04

Board of Directors

This year the Board of Directors has been extremely active in helping to shape and direct the growth of LIHP. The Membership and Fundraising Committee guided this year's successful Chairman's Symposium and Annual Meeting. The Suffolk and Nassau Development Committees participated in directing new developments in both counties.

The Strategic Planning Committee explored methods of maintaining the stock of existing and future affordable housing. They explored many alternatives and presented two options. The first was a model for subsidy recapture and the second was the establishment of a Partnership Community Land Trust (CLT). The CLT allows the flexibility of maintaining ownership of the land in a development, while still providing homeownership for families. This concept is helping communities in other areas of the country maintain affordability.



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Howard Gross
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COUNSELING AND EDUCATION PROGRAMS



HOME EMERGENCY MORTGAGE ASSISTANCE PROGRAM (HEMAP)

The HEMAP program allows LIHP to help homeowners who find themselves in a monetary crisis, where they could lose their homes due to circumstances beyond their control, such as unexpected illness, job loss or other temporary setback. To date, six families have been able to remain in their homes through the HEMAP assistance program. Five of the six families have already repaid their loans and the sixth is making on-going payments.

DEFAULT AND FORECLOSURE PREVENTION COUNSELING

Homeowners who are facing default on a mortgage can avail themselves of this HUD counseling program. The initial counseling session focuses on determining the amount and extent of the default, cause of the default and whether there is a reasonable possibility that the mortgage holder would be able to bring the account current. If it appears that the account can be brought current, the counselor works with the client and the mortgagor to arrange a mutually agreeable and realistic payment plan. Over the past year, LIHP counseled a total of 171 homeowners to prevent foreclosure.

FIRST HOME CLUB

First Home Club, funded by Federal Home Loan Bank, continues to be a popular and effective counseling tool for many of our clients. Potential homeowners learn about the ins and outs of purchasing and financing a home. Every facet of the home-buying process is highlighted up to and including the mortgage, the contract signing and the closing procedure on a home. They also get counseling on life as a homeowner after they are settled in and they learn about their home finances, upkeep and the tax benefits of homeownership. Forty-six clients have graduated this past year from First Home Club classes.

DOWN PAYMENT ASSISTANCE

Through our contracts with the Town of Babylon and Nassau County, LIHP administers the Down Payment Assistance Programs. Income eligible candidates can receive monetary assistance when they purchase a home that meets the price guidelines. The Down Payment Assistance Programs assist first time homebuyers with an average of \$10,000, which many times makes the difference in whether or not a person can purchase a home. In the past year, Nassau County has assisted 24 first-time buyers, and in the Town of Babylon 18 homebuyers closed on their homes with this assistance. Since its 1997 inception in Nassau County, over 500 families have been helped and over \$5 million dollars have been spent

Guest speaker Attorney John Howard Lynch at the First Home Club class taught by LIHP's Lynn Law



MORTGAGE COUNSELING

Since 1995, LIHP's mortgage counseling program has helped over ten thousand clients achieve the dream of home ownership by providing and facilitating a variety of financing options for the homes they are about to purchase. Through the New York Mortgage Coalition, made up of our many banking partners, a large variety of mortgage products are made available to qualified homebuyers. Pre-purchase counseling helps families prepare for homeownership and our program continues to assist Long Islanders achieve their dream of homeownership. In 2004, LIHP counseled 628 prospective first-time homebuyers and the dollar volume for submitted loans was over \$12,000,000.

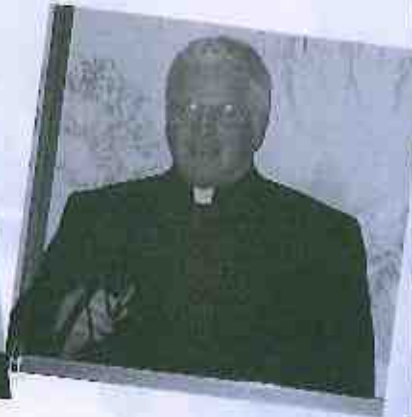
EMPLOYER ASSISTED HOUSING

The lack of affordable housing has a major impact on employers who are seeking to hire workers from the area, or to attract employees from out-of-state, where the cost of housing is usually lower than on Long Island. LIHP is working with employers such as: North Shore Long Island Jewish Health Systems, Association for the Help of Retarded Children (AHRC) and St. Francis Hospital, in Nassau County, and with Our Lady of Consolation and Maryhaven Center of Hope, in Suffolk County.

These employers offer a monetary benefit to their employees. The monies can be augmented with additional funds from the county, state and/or federal government. In the last twelve months, the Employer Assisted Housing Program helped clients purchase co-ops in Freeport and East Meadow, homes in Wantagh, Lake Grove, Middle Island, Wyandanch, Shirley and Sound Beach to name a few.



Jim Morgo Testimonial Dinner



LIHP Members

BUSINESS

4C Tech, Inc.
Albrecht, Viggiano, Zureck & Company, P.C.
All Suffolk Plumbing Contractors, Inc.
Alvin Benjamin & Affiliates
American Land Services
Around the Clock Staffing, Inc.
Avalon Bay Communities, Inc.
Bee Ready Fishbein Hatter & Donovan, LLP
Beechwood Organization
Blue Sea Construction Corp.
Breslin Realty Development Corp.
Burke & Burke, Esquires, P.C.
Catholic Health Services of Long Island
Certilman Balin Adler & Hyman, LLP
Cherokee Northeast
Chicago Title Insurance Company
Community Preservation Corporation
Country View Properties, Inc.
Cullen and Dykman Bleakley Platt, LLP
Davis & Prager, P.C.
Datre Custom Builders
Daytree Construction Company, 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, Architect P.C.
Global Consultants Direct
Good Samaritan Hospital Medical Center
Griffon Associates, Inc
Harbour Club, LLC
Home Choices LLC
J.E. Levine Builder, Inc.
Jobco Incorporated
John Howard Lynch, Esq.
Joseph D. Monticciolo, Housing Consulting Services
KeySpan Energy
King Kullen Grocery Co. Inc.
Klar Organization
Knockout Pest Control, 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
NIA Abstract Corporation
Nixon Peabody, LLP
Northrop Grumman Corporation
Orchard Park
Ornstein Leyton Co.
P.C. Richard & Son
Park Ridge Organization
PDK Development Corp.
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
Stephen J. Brookmeyer, Esq.
Sterling & Sterling Inc.
Sterling Floor Designs, Ltd.
Suffolk Transportation Service, Inc.
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
Vytra Health Plans
Watrall & Sons, Inc.
Weinberg Gross & Pergament, L.L.P.

EDUCATION

Alliance for Excellent Education
Brookhaven National Laboratory
Delta Sigma Theta Sorority, Suffolk County Alumnae
Faculty Association of Suffolk Community College
Hofstra University
Institute for Student Achievement
Long Island University
Molloy College
SUNY at Old Westbury
SUNY at Stony Brook
Touro Law Center

FINANCE

Apple Bank for Savings
Astoria Federal Savings & Loan Association
Bank of America
Bank of New York
Bank of Smithtown
Bethpage Federal Credit Union
Bridgehampton National Bank
Citibank, N.A.
Commerce Bank, N.A.
Continental Capital Corp.
First National Bank of Long Island
First Sterling Financial, Inc.
Flushing Savings Bank
GreenPoint Mortgage
Guaranty Residential Lending
Homestar Mortgage Services
HSBC Bank USA
Independence Community Bank
J.P. Morgan Chase
Long Island Commercial Bank
M&T Bank
New York Community Bank
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.
United Guaranty Residential
Washington Mutual

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

RELIGION

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



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