

THE LONG ISLAND HOUSING PARTNERSHIP, INC.



FIRST ANNUAL REPORT
1988

The Long Island Housing Partnership, an administrative and policy-making entity, was incorporated December 9, 1987. The Long Island Partnership Housing Development Fund Company, a vehicle for financing and construction, was incorporated May 3, 1988. The Partnership office opened at SUNY, Stony Brook, February 22, 1988.

On the Cover: Keeping the dream of affordable housing alive for Long Island's young and elderly.

A Look Back



Breaking Ground for Housing in Islip

It was an exciting first year for the Long Island Housing Partnership.

On February 22, 1988 the Partnership began its life at SUNY, Stony Brook in a 200 square foot office equipped with two desks, a notepad and a pencil. Slightly more than a year later, young people in Islip Town are about to move into attractive and affordable homes; creative plans to use surplus and underused state land for housing are advancing; private developers of affordable homes have found an effective ally before municipal boards; and communities from Montauk to Hempstead are working to create housing opportunities for Long Island's young and elderly.

But just what is the Long Island Housing Partnership? It's more than than the nation's first Suburban Public/Private Housing Partnership. It's more than a not-for-profit housing development company. And it's more than Long Island's voice for affordable housing.

The Long Island Housing Partnership is people — people from the worlds of business, government, education, religion and labor united to increase the affordable housing options available to Long Island's young and elderly. Its members, public and private, are the Long Island Housing Partnership. The members, through the contributions of their expertise as well as their financial support, have made the Long Island Housing Partnership a reality.

The work of the Partnership has just begun. Long Island's notorious NIMBY forces are still our biggest challenge. But with the continued involvement of our members and with the involvement of new members, the Partnership will meet this and all other challenges. We can do no less for our children and our senior citizens.

It has been a pleasure serving you this past year. We are pleased to present the first Annual Report of The Long Island Housing Partnership.

Robert R. McMillan,
Chairman

Jim Morgo,
President

Reuse of the Pilgrim State Psychiatric Center for Housing

The Partnership, in a joint proposal with Phipps Houses of New York City, has been named by New York State as the not-for-profit developer for affordable housing on the northwest quadrant of the Pilgrim State Psychiatric Center in Brentwood.

Governor Cuomo, Lieutenant Governor Lundine and Housing Commissioner Higgins are committed to the reuse of state surplus land and structures for housing. The Long Island Housing Partnership is pleased to be working with the State in these efforts on Long Island.



*The Partnership will be working with New York State
to convert surplus property at Pilgrim State
into affordable housing.*

The Partnership For New Homes Program

New York State funds, Suffolk County land, Islip Town approvals and Long Island Housing Partnership members are making the Partnership for New Homes Program happen.

The Partnership succeeded in facilitating the transfer of 105 parcels of tax-defaulted properties through the Suffolk County Legislature to the Town of Islip. Islip, in turn, deeded the first eleven parcels to the Partnership and will be transferring the remainder in 1989.

The Georgetown Organization, limiting its profits, is building eleven attractive single family homes that will be sold to first-time Long Island home buyers for under \$70,000. On the open market, these homes would sell for at least twice \$70,000.

The Partnership obtained the County and Town approvals necessary to build, secured construction financing and end-loan financing from member banks and accessed New York State grants and loans for the program.

The Partnership broke ground on October 27, 1988. On hand for the groundbreaking was New York State Lieutenant Governor Stan Lundine who commented, "It's just amazing that the Long Island Housing Partnership has made so much progress in such a short time."

Chairman Robert McMillan emphasized that without "the commitments on the local level—from Suffolk County Executive Halpin and Islip Supervisor Jones—there would be no Partnership for New Homes Program."

The lottery to select the first-time home buyers was held November 16, 1988. For all present, it was a heart-warming experience, and now young people have or soon will have their own homes.

In 1989, the Long Island Housing Partnership will continue to bring the best of the private and public sectors together to complete the Partnership for New Homes Program in Islip.



Lottery winner shows his lucky ticket that made him the first winner in The Partnership for New Homes Program.

The Long Island Affordable Housing Information Line

Established July 28, 1988, The Long Island Affordable Housing Information Line quickly became a strong voice in support of Long Island's affordable housing projects. Utilizing LIHP's list of potential first-time buyers and senior citizens in need of housing, the Housing Information Line has provided an effective counter-weight to the "not in my backyard" forces. As a private-sector developer put it: "The Long Island Housing Partnership speaks to the need for affordable housing with the clap of thunder. Its young people, its senior citizens and its lack of self-interest make municipal officials sit up and take notice."

LIHP has testified before Town Boards, Planning Boards, Environmental Review Boards, Legislative Bodies and Civic Associations in support of specific affordable housing proposals and in opposition to proposals that would make the creation of affordable housing more difficult.

LIHP has supported the increased density application of the following private-sector housing program: Manorville Vistas, Anton Woods, Amity Villas, Woodwinds by Strathmore, and Manor Park. In May of 1988, LIHP testified against a proposal to rezone 95,000 acres in Brookhaven to one-acre lot minimums.

Finally, the Affordable Housing Information Line turned out more than twenty-five speakers to testify in support of the HELP transitional housing facility for Long Island's homeless families.

Long Island First Time Home- Buyer Workshops

In 1988, LIHP, in conjunction with the Bank of New York and the State of New York Mortgage Agency (SONYMA), held six highly successful and well-attended informational workshops. Scores of young people and many of their parents acknowledged the help provided at the workshops.

Three workshops are scheduled for May of 1989: in Nassau County, in the Town of Huntington and on Long Island's East End. The Bank of New York and SONYMA will continue to sponsor the workshops for LIHP. Norstar Bank and Dime Savings Bank, SONYMA-approved lenders, have also agreed to co-sponsor.

Special Programs

- LIHP continues to explore affordable housing programs from Montauk to Long Beach. LIHP is eager to work with municipal officials and community development specialists to help Long Island's towns and villages find housing for their young and elderly. The Partnership will provide as much or as little help as a town or village requests.
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- LIHP continues to work with other not-for-profit housing development corporations to increase Long Island's supply of housing. Currently, several of the Partnership's member-banks are exploring methods to finance HELP's transitional units in North Bellport.
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- LIHP is providing technical assistance to the East Hampton Housing Authority in its pursuit of a New York State Turnkey Grant for the creation of rental units in Montauk.
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- LIHP has reached out to Long Island's hospital community with a proposal to forge a partnership to provide housing for hospital personnel.
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- LIHP supported the extension of the federal Mortgage Revenue Bond (MRB) program. This program allows New York State to issue tax-exempt bonds to finance SONYMA below-market rate mortgages for first-time homebuyers. LIHP's efforts were successful.
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- LIHP is continuing programs that unite the New York State's Affordable Housing Corporation and private-sector developers with the goal of creating home-ownership opportunities for Long Island's young and elderly.
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Program Administrator

Jeanette Perra
Administrative Assistant

Dolores Murphy
Secretary

Acknowledgements

In addition to the essential contributions of LIHP's Directors and Members during its first year, other significant contributions should be acknowledged:

- The Allstate Foundation Grant Program
- United Way of Long Island Venture Grant Program
- Long Island's New York State Senate and Assembly Delegations
- New York State Affordable Homeownership Development Program
- New York State's Division of Housing and Community Renewal
- The Office of Lieutenant Governor Stan Lundine
- Governor Mario M. Cuomo's Suffolk County Office
- Suffolk County Executive's Office; Suffolk County Community Development, Real Estate, Health and Planning Departments
- Town of Islip Supervisor's Office; Islip Planning Department, and Community Development Agency
- Suffolk County Water Authority
- St. John's Senior Citizens Housing Development Fund Company

Finally, the hours upon hours of volunteer time contributed by LIHP's members in 1988 cannot be overemphasized.

*"It's just amazing that the
Long Island Housing Partnership
has made so much progress
in such a short time."*

***Lieutenant Governor Stan Lundine
Partnership for New Homes Groundbreaking***

October 27, 1988

*The Long Island Housing
Partnership, Inc.
Working*

So that all Long Islanders can achieve
that old American promise and ever-present
dream: To be decently and affordably
housed and able to live in safe, sound
and vital communities.