

# *THE LONG ISLAND HOUSING PARTNERSHIP, INC.*



ANNUAL REPORT  
1989

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.

*"We share the common interest of making the American promise of decent housing for all a reality on Long Island."*

The Long Island Housing Partnership (LIHP) was created in the belief that bringing together business, government, religion, education and labor could help ease Long Island's critical shortage of affordable housing. Over the past two years, LIHP's approach to its mission has been not only to act as a not for profit developer of affordable housing but also to be a force of neighborhood revitalization and community education.

Government leaders on the state and local level have been responsive to our mission and to the housing needs of their citizens. As we start our third year, we are anticipating the full participation of federal housing leaders. HUD Under-Secretary Albert DelliBovi's keynoting of our Annual Meeting is a welcome manifestation of this anticipated participation. LIHP's private sector members have been equally responsive. The members, through the contributions of their time and knowledge as well as their financial support, make LIHP's work possible.

The Long Island Housing Partnership has become a significant force precisely because it brings to the same table leaders from the private and public sectors and the communities of Long Island. This linkage of skills

and constituencies is an essential provider of financial capital, political will, and technical expertise. It represents a unique resource that will become increasingly valuable as Long Island continues to share its success with all its residents.

A guiding principle behind this collaborative effort is that we share a common interest, even if from different perspectives, of making the American promise of decent housing for all a reality on Long Island. All Long Island benefits when a young family is able to purchase its first home at a price it can afford; all Long Island benefits when an elderly woman can live in peace and security in a clean and warm apartment, and all Long Island benefits when a

working poor family can remain in their home and give stability to the community.

The entire Long Island community has benefited from the collaborative efforts of the Long Island Housing Partnership. As we begin our third year and strive for self-sufficiency, our challenge of being a catalyst and providing decent, affordable housing to the people of Long Island will need the continued commitment of all those who make Long Island a great place to live and work. We plan to continue to work to meet this challenge.

Please know that it has been a pleasure serving you. We are pleased to present the Second Annual Report of the Long Island Housing Partnership.



*Robert R. McMillan,  
Chairman*

*Robert R. McMillan*



*Jim Margo,  
President*

*Jim Margo*

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## **THE LONG ISLAND HOUSING PARTNERSHIP IS . . .**

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### **OPPORTUNITIES FOR FIRST-TIME HOMEBUYERS**

LIHP, in cooperation with eight of its member banks, sponsored a First-Time Homebuyers' Mortgage Counseling Seminar at SUNY Stony Brook. Nearly 270 people attended the seminar and received expert legal and financial guidance from LIHP staff and from banking professionals. The larger than anticipated attendance guarantees that LIHP will conduct similar seminars in 1990.

In addition, in the spring and summer of 1989, LIHP, with the State of New York Mortgage Agency (SONYMA), Norstar Bank, The Bank of New York and the Towns of Southampton, Huntington and Hempstead, sponsored a series of workshops for people attempting to purchase their first homes.

In 1990, "SONYMA Workshops" are scheduled for the Towns of Huntington and Babylon.

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### **OPPORTUNITIES FOR PRIVATE BUILDERS TO HELP LONG ISLAND**

LIHP will serve as an intermediary for builders who construct housing affordable for first-time homebuyers.

In 1989 LIHP testified before municipal approval boards in support of housing judged affordable.

In addition, LIHP will consider sponsoring a private-sector builders' housing program for a New York State Affordable Housing Development Program Grant.

LIHP continues to facilitate and energize the private sector in its creation of affordable housing.

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## ***THE LONG ISLAND HOUSING PARTNERSHIP IS . . .***

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### **THE PARTNERSHIP FOR NEW HOMES PROGRAM - ISLIP**

Nineteen eighty-nine saw the completion of Phase I of LIHP's affordable housing program in the Town of Islip. Eleven attractive three bedroom homes were built and sold at a maximum price of \$68,500 to Long Island families who, without the program, would not have been able to afford a home on Long Island. As one of the housing recipients wrote LIHP in July, 1989, "If it weren't for people like you, we would never have the chance to stay in New York. This is a truly wonderful home, and what a beautiful home it is."

Many "people" made Phase I a success:

- New York State Governor Mario Cuomo and the State housing officials who provided state grants and loans;
- Suffolk County Executive Patrick Halpin and County officials who donated the parcels on which the homes were built and expedited approval processes;
- Islip Town Supervisor Frank Jones and Islip Town Board Members, Town Community

Development, Planning and Building personnel who facilitated all phases of construction;

- Finally, the professional volunteer members of LIHP who freely gave of their time and knowledge.

LIHP is in the ground for Phase II of the Islip program. Construction has begun on the first fifteen of forty-two homes. On February 7, 1990, Islip Town and LIHP conducted a lottery to select forty-two first time homeowners. Phase III of the Program is expected to begin in the fall of 1990.

With the continued cooperation of New York State, Suffolk County, Islip Town and with the continued efforts of LIHP members, Phases II and III should see additional young Long Islanders owning their own homes and remaining to live and work on Long Island.



*Some of LIHP's families at one of the first eleven homes.*

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## **THE LONG ISLAND HOUSING PARTNERSHIP IS ...**

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### **A REBIRTH OF NORTH BELLPORT**

LIHP was named as Temporary Receiver for six rental homes that had been part of Brookhaven's ill-fated North Bellport Save-a-House Program. And LIHP sees the receivership as "just the beginning".

Working with Suffolk County, Brookhaven Town, and The Bellport, Hagerman, East Patcho-

gue Alliance, Inc., (a community-based housing group), LIHP intends to be an important force for community revitalization through a mix of affordable home ownership and affordable rental opportunities in North Bellport.

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### **NEW HOME OWNERSHIP IN NORTH AMITYVILLE**

The Partnership for New Horizon Homes at Amity Villas Program will result in seventy-two two bedroom townhouses in North Amityville. The townhouses will be sold to first-time homebuyers for under \$70,000 a unit.

New York State grants will keep construction costs down as will a \$4.5 million loan from Citibank. The cooperation of the Town of Babylon's Supervisor, Town Board and North Amityville Community leaders has brought the program to its current status and will be essential to the Program's future success.



*Construction Loan Agreement is signed by Town of Babylon, Citibank, Community and LIHP officials.*

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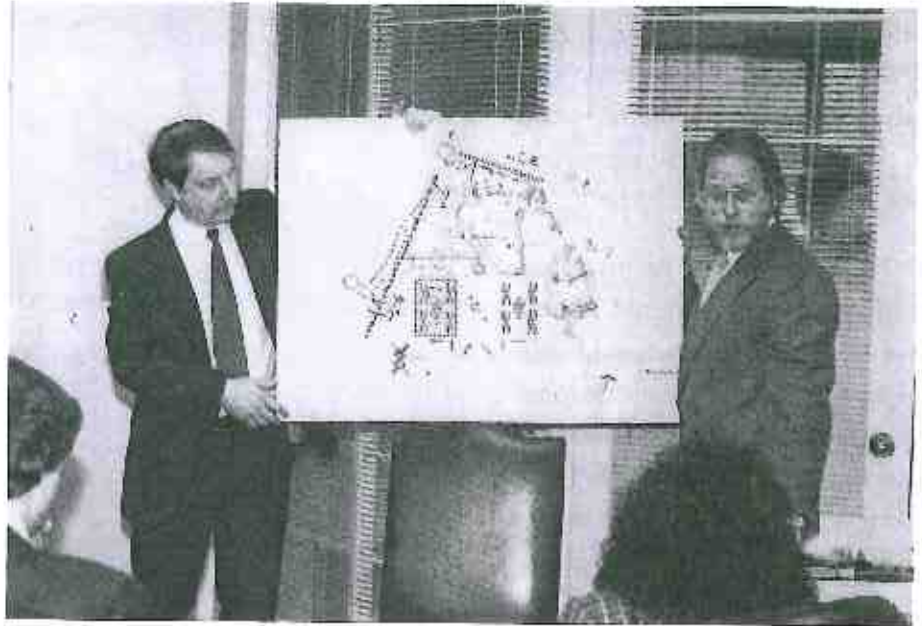
## ***THE LONG ISLAND HOUSING PARTNERSHIP IS . . .***

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### **SENIOR CITIZEN HOUSING ON SURPLUS STATE LAND**

Hundreds of Long Island's needy elderly are a step closer to securing safe and affordable housing in rehabilitated surplus state buildings through the combined efforts of LIHP, Phipps Houses, and New York State's Urban Development Corporation, Office of General Services, Department of Housing and Community Renewal, and Office of Mental Health.

A redevelopment study for the Northwest Quadrant of what was once the Pilgrim State Psychiatric Center has been completed by a consulting team headed by Haines, Lundberg and Waehler. Legislation sponsored by New York State Senator Caesar Trunzo and Assemblyman Paul Harenberg established the study. The legislation was very specific: A continuum of care for the elderly with low and moderate incomes is to be the exclusive use of the site. This continuum of care would be a residential health-care development for the elderly that would serve them as they moved through the aging proc-



*Plans for Senior Citizen Housing.*

ess. The community envisioned would provide for all residential, health care and social needs and could potentially become a prototype for elderly communities throughout the state. When completed, the actual redevelopment will result in housing for over a thousand elderly Long Islanders.

The study's fiscal component

indicates that the redevelopment is possible, but a full commitment to it on the Federal, State, County and Town levels is necessary if the housing is to become a reality. LIHP's members are committed to the redevelopment because Long Island's elderly deserve no less.

# THE LONG ISLAND HOUSING PARTNERSHIP IS . . .

## A UNIQUE PRIVATE/PUBLIC INITIATIVE

The Long Island Housing Partnership offers a unique forum where a broad cross-section of key decision-makers can develop solutions, identify resources, and resolve problems.

Through LIHP, its member banks and professional, labor, business, educational, and religious organizations have become forceful advocates for affordable housing and joined with State, County and Town governments to share information and coordinate efforts.



*Governor Cuomo addresses LIHP's First Annual Meeting. LIHP Chairman Bob McMillan responds to Governor's remarks.*

## A WORKING BOARD OF DIRECTORS AND A DYNAMIC STAFF

LIHP's Board is a working Board. Each month decision-makers from Long Island's key private-sector constituencies meet to review progress and plan for the future. Under the leadership of Chairman Bob McMillan and President Jim Morgo and through the essential work of committees chaired by Directors, LIHP's Board is its most valuable resource and an essential element of its success.

LIHP's staff is small but dynamic. It displays a vibrant blend of professional skills with a deeply-felt commitment to the creation of affordable housing on Long Island. Previous service in government offices and in non-profit agencies, combined with personal dedication, results in a seasoned view of how to meet the Island's affordable housing needs.



*The Board of Directors reviews current achievements and charts future LIHP direction.*



# MAKING THE LONG ISLAND HOUSING PARTNERSHIP WORK

## LIHP Officers

Chairman  
Robert R. McMillan  
*Rivkin, Radler, Bayb, Hart & Kremer*

President & CEO  
Jim Morgo

Vice-Chairman  
James L. Larocca  
*Long Island Association*

Treasurer  
John Coffey  
*Norstar Bank of Long Island*

Secretary  
Peter Klein  
*Long Island Builders Institute*

## LIHP Board of Directors

Michael A. LoGrande  
*Association for a Better Long Island*

Harold L. Barnes  
*Bank of New York*

James P. Gay  
*Barclays Bank of New York, NA*

Gerard H. McGuirk  
*Chase Manhattan Bank*

Robin Cohen  
*Chemical Bank*

Mark Langholz  
*Citibank*

Ellen Nathanson  
*Dime Savings Bank*

Monsignor Henry J. Reel  
*Diocese of Rockville Centre*

Edward Travaglianti  
*European American Bank*

Harry Oster  
*East River Savings Bank*

John M. Kennedy  
*IBEW, Local 25*

Jerold L. Axelrod  
*Long Island Builders Institute*

William Chapman  
*Long Island Board of Realtors*

Lawrence S. Lioz  
*Margolin, Winer & Evens*

K. Thomas Purcell  
*National Westminster Bank USA*

Reginald Tuggle  
*Newsday*

William R. Kuhn  
*Roosevelt Savings Bank*

Monsignor Thomas Hartman  
*Telicare*

## Counsels to LIHP

Karen E. Gunkel  
*LIHP*

Howard Gross  
*Gross & Christensen*

Catherine A. Mullarkey  
*Rivkin, Radler, Bayb, Hart & Kremer*

## Staff to LIHP

Peter J. Elkowitz, Jr.  
*Program Administrator*

Jeanette Perra  
*Administrative Assistant*

Dolores Murphy  
*Secretary*

## LIHP Committee Chairs

Thomas Purcell  
*Accessory Apartments*

Reginald Tuggle  
*Affordable Housing Corporation  
Sponsorship Committee*

Peter Klein  
*Builders Review*

Robert R. McMillan  
*Compensation*

John Coffey  
*Finance*

James P. Gay  
*Future Direction*

Jerold Axelrod  
*Huntington-Ehwood*

Peter Klein  
*Islip*

James L. Larocca  
*Law*

Robin Cohen  
*Membership*

Open  
*Medford Project*

Monsignor Thomas Hartman  
*Multi-Family Rehab*

Harold L. Barnes  
*North Bellport*

Lawrence Lioz  
*Pilgrim*

Mark Langholz  
*Southampton*

Michael LoGrande  
*Suffolk County Health and  
Environmental Regulations*

Edward Travaglianti  
*SUNY Farmingdale*

William Kuhn  
*Village of Hempstead*

## LIHP MEMBERS

### Business

Lionel Goldberg  
*Alexander & Alexander*

Roger Smith  
*Burton, Hand, Bebrendt & Smith*

Michael Borsuk  
*Coopers & Lybrand*

Donald Monti  
*Darren Enterprises, Inc.*

Howard Siegel  
*Deloitte & Touche*

Ronald S. Cooper  
*Ernst & Young*

Mark Broxmeyer  
*Fairfield Properties*

Theresa Elkowitz  
*Freudenthal & Elkowitz*

Howard Gross  
*Gross & Christensen*

Sharon Grosser  
*Grumman Corporation*

Harold A. Dombeck  
*H2M Group*

Donald Partrick  
*Heatherwood Communities*

Eric Lerner  
*Hoffman, Raich, Fine CPA*

Evan Kaplan  
*Kapson Group*

Peter Klein  
*Klein & Eversoll, Inc.*

Maurice Barbash  
*Longwood Company*

Larry Cohen  
*Lumex, Inc.*

Lawrence S. Lioz  
*Margolin, Winer & Evens*

Dave McNulty  
*Nassau-Suffolk Lumber & Supply*

Charles Mancini  
*Park Ridge Organization*

Daniel McMahon  
*Peat Marwick*

Robert McMillan  
*Rivkin, Radler, Bayb, Hart & Kremer*

Michael L. Faltischek  
*Ruskin, Schlissel, Moscou, Evans & Faltischek*

David Sterling  
*Sterling & Sterling*

### Education

Dr. Peper Diamondopolis  
*Adelphi University*

Dr. Nicholas P. Samios  
*Brookhaven National Laboratory*

Dr. James Shuart  
*Hofstra University*

Dr. David Salten  
*New York Institute of Technology*

James J. Conti  
*Polytechnic University*

Dr. John H. Marburger  
*Stony Brook University*

### Finance

Martin J. Coopersmith  
*Anchor Savings Bank*

Harold L. Barnes  
*Bank of New York*

Frank D. Filipo  
*Bank of the Hamptons*

Frank Dellomo  
*Crossland Savings Bank*

James P. Gay  
*Barclays Bank of New York, NA*

Gerard H. McGuirk  
*Chase Manhattan Bank*

Robin Cohen  
*Chemical Bank*

Mark Langholz  
*Citibank*

Ellen Nathanson  
*Dime Savings Bank*

Edward Travaglianti  
*European American Bank*

Harry Oster  
*East River Savings Bank*

Thomas Dixon Lovely  
*Fidelity New York Bank*

Ann Winchester  
*First Nationwide Bank*

Charles J. Ohlig  
*Greater New York Savings Bank*

I. J. Lasurdo  
*Green Point Savings Bank*

Christopher Hooke  
*Home Federal Savings Bank*

Kevin McQuade  
*Manufacturers Hanover*

Jane E. Greenstein  
*Mortgage Clearing House*

Thomas Purcell  
*National Westminster Bank*

John Coffey  
*Norstar Bank of Long Island*

William Kuhn  
*Roosevelt Savings Bank*

Phyllis Rosenblum  
*Williamsburg Savings Bank*

### Foundations

Joseph Munson  
*Allstate Foundation*

Suzy Sonenberg  
*Long Island Community Foundation*

Walter Kissinger  
*Kissinger Family Foundation*

Eugenie Kissinger  
*United Way of Long Island*

### Labor

John M. Kennedy  
*IBEW, Local 25*

John McDonald  
*Graphic Communications, Local 406*

### Media

Marybeth Christie  
*Cablevision*

Grace Anton  
*Economic Times of Long Island*

Reginald Tuggle  
*Newsday*

### Professional Organizations

Neil Hoffman  
*American Institute of Architects*

Michael LoGrande  
*Association for a Better Long Island*

James L. Larocca  
*Long Island Association*

William Chapman  
*Long Island Board of Realtors*

Buz Schwenk  
*Long Island Builders Institute*

### Religion

Monsignor Henry J. Reel  
*Diocese of Rockville Centre*

Monsignor Thomas Hartman  
*Telicare*

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## ACKNOWLEDGEMENTS

In addition to the essential contributions of LIHP's Directors and Members during its ~~second~~<sup>third</sup> year, other significant contributions should be acknowledged:

- 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 Stañ Lundine
- Governor Mario M. Cuomo's Long Island Offices
- Suffolk County Water Authority
- State of New York Mortgage Agency (SONYMA)
- Suffolk County Executive Patrick Halpin's Community Development, Real Estate, Planning and Health Departments
- Islip Town Supervisor Frank Jones' Community Development, Building, and Planning Departments
- The Administrative Offices of New York State's Pilgrim Psychiatric Center
- The Executive Office of Babylon Town Supervisor Arthur Pitts
- The Executive Office of Brookhaven Town Supervisor Henrietta Acampora
- Citicorp, Citibank Public Affairs

Finally, the hours upon hours of volunteer time contributed by LIHP's members in 1989 cannot be overemphasized.

**Long Island Housing Partnership, Inc.**

Balance Sheet  
December 31, 1989

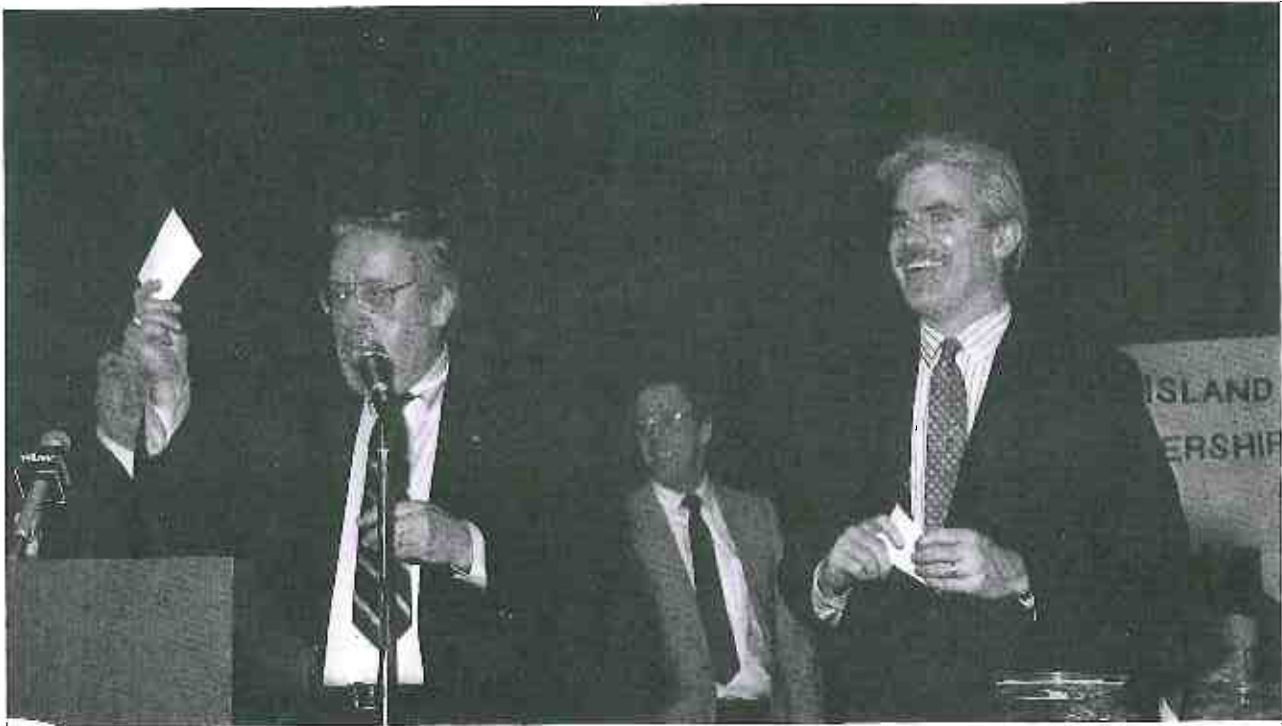
ASSETS	Current Funds		
	Unrestricted	Restricted	Total
Current Assets:			
Cash	\$ 102,571	\$ 24,309	\$ 126,880
Receivables:			
Cost reimbursable contracts			
Due from affiliate	31,443		31,443
Other	144		144
Prepaid Expenses	11,663	_____	11,663
<b>Total Current Assets</b>	<b>\$ 145,821</b>	<b>\$ 24,309</b>	<b>\$ 170,130</b>
Office Equipment, Net of Accumulated Depreciation	18,153		18,153
Other	300	_____	300
<b>Total Assets</b>	<b>\$164,274</b>	<b>\$ 24,309</b>	<b>\$188,583</b>
<b>LIABILITIES and FUND BALANCES:</b>			
Current Liabilities:			
Accounts Payable	\$ 10,360		\$ 10,360
Accrued Expenses	375	\$ 125	500
Deferred Contributions		20,276	20,276
Receivership Escrow		2,988	2,988
Due to New York State Division of Community and Housing Renewal	_____	920	920
<b>Total Current Liabilities</b>	<b>\$ 10,735</b>	<b>\$ 24,309</b>	<b>\$ 35,044</b>
Commitments			
Fund Balances	153,539	_____	153,539
<b>Total Liabilities and Fund Balances</b>	<b>\$164,274</b>	<b>\$ 24,309</b>	<b>\$188,583</b>

**Long Island Partnership Housing Development Fund Company, Inc.**  
 Balance Sheet  
 December 31, 1989

<b>ASSETS</b>	Current Funds		
	Unrestricted	Restricted	Total
Cash	\$ 143,126	\$ 206,302	\$ 349,428
Receivables:			
Reimbursements	11,797	_____	11,797
<b>Total Current Assets</b>	<b>\$154,923</b>	<b>\$ 206,302</b>	<b>\$361,225</b>
<b>LIABILITIES and FUND BALANCES:</b>			
Accounts Payable and Accrued Expenses	\$ 16,577		\$ 16,577
New York State Housing Development Fund Loan		\$ 205,000	205,000
Due to New York State Agencies		1,302	1,302
Due to (from) Other Fund	131,437	(131,437)	
Due to Affiliate	31,443	_____	31,443
<b>Total Current Liabilities</b>	<b>\$179,457</b>	<b>\$ 74,865</b>	<b>\$254,322</b>
Fund Balances (deficiencies)	(24,534)	131,437	106,903
<b>Total Liabilities and Fund Balances</b>	<b>\$154,923</b>	<b>\$ 206,302</b>	<b>\$361,225</b>

# Long Island Housing Partnership Lottery

Partnership for New Homes - Islip  
February 7, 1990



*Islip Supervisor Frank Jones and Suffolk County Executive Patrick Halpin select housing winner.*



*Lottery winner celebrates with her mom.*



*LIHP President Jim Morgo congratulates lottery winner.*

*"The Long Island Housing Partnership is the type of public/private partnership that could well serve as a model for the nation. In its short history, LIHP has helped to make the idea of assisted housing more widely accepted throughout the region, and this has encouraged local municipalities to be more willing to facilitate the creation of such housing. LIHP has shown through its two years of progress that it is committed to the creation of affordable housing for young and elderly New Yorkers."*

*Governor Mario M. Cuomo*

*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.