

**LONG ISLAND HOUSING PARTNERSHIP, INC.**

1 9 9 6   A n n u a l   R e p o r t



**The Long Island Housing Partnership is a private-sector initiative that uses private and public investments of funds and expertise to create housing, economic development and neighborhood revitalization.**

### **THE MISSION OF THE LONG ISLAND HOUSING PARTNERSHIP**

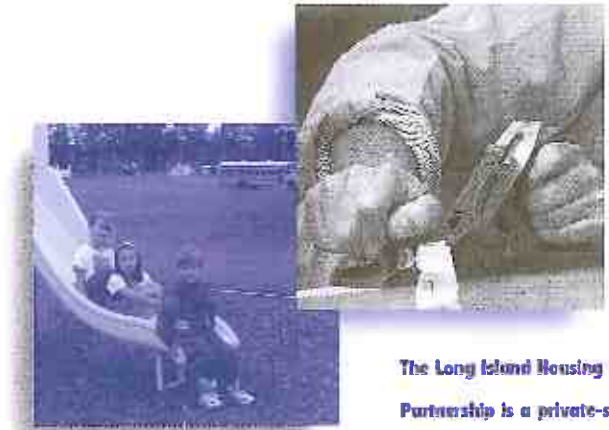
The mission of the Long Island Housing Partnership is to provide housing opportunities for those who, through the unaided operation of the marketplace, would be unable to afford decent and safe homes.

Long Island is frequently perceived as a haven for the wealthy; however, there are many low-and moderate-income Long Islanders who cannot afford to purchase decent, safe, and affordable homes. Frequently, those who can not afford the market price for housing are Long Island's young. In recognition of this need, Long Island's business, religious, educational, civic, and professional leaders joined to form the Long Island Housing Partnership, Inc. They did so because they realized that Long Island was losing its most important natural resource: its young people.

The Long Island Housing Partnership is a private-sector initiative that uses private and public investments of funds and expertise to create housing, economic development, and neighborhood revitalization.

It was the nation's first not-for-profit, public/private housing development company based solely in the suburbs. It is a consortium of over 150 Long Island-based business, religious, civic, professional, and labor organizations. The Housing Partnership builds affordable homes for low-and moderate-income Long Islanders; rents affordable units to low-income Long Islanders; arranges financing for socially-worthy housing developments; offers technical assistance to community housing groups; and provides free mortgage counseling to first-time buyers.

In all its efforts, the Housing Partnership is building a better future for Long Islanders.



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### **THE MISSION OF THE LONG ISLAND HOUSING PARTNERSHIP**

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## TO OUR MEMBERS

The Housing Partnership continues to evolve while never losing sight of its founding mission.

The end of 1996 saw the beginning of a new direction — revitalization of low-income neighborhoods through commercial development. Following comprehensive planning and detailed consideration by the joint Board of Directors of the Long Island Housing Partnership and the Long Island Partnership Housing Development Fund Company, the organization responded to the Town of Babylon's requests for proposals to administer its Community Development Programs. At the start of 1997, Babylon awarded its contract to the Housing Partnership and a new era had begun.

We have long been aware that new homeowners stabilize communities through concern for their homes, their properties, and their neighborhoods. An active market of first-time buyers begins a chain reaction of transactions that invigorates and sparks the economy. In order to prosper, communities also need businesses, and with the creation of the Long Island Partnership Community Development Corporation, the Housing Partnership will be able to use its special combination of private sector initiative with its knowledge of public sector programs to facilitate economic as well as residential revitalization.

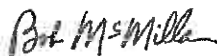
We are fortunate to have Supervisor Rick Schaffer, the Babylon Town Board, and Babylon's skilled town employees, along with knowledgeable and concerned citizens, as invaluable allies.

The new Babylon effort will not replace the Housing Partnership's consistent adherence to its founding mission — making the American Dream of home ownership possible for low- and moderate-income Long Islanders.

Islip Town — our first and most frequent public partner — is the site of a project that combines new home ownership, safe rentals, and downtown revitalization. Planning for the project, the residential revitalization of Bay Shore, continued through 1996, and we are hopeful that through the cooperation and hard work of Senator D'Amato, Congressman Lazio, Governor Pataki, Islip Town Supervisor McGowan, and the people of Bay Shore, 1997 will see construction under way.

None of the Housing Partnership's efforts — past, current, or future — would be possible without our public partners on the federal, state, county, and town levels. We are a public/private partnership and our public partners are essential for our work. Likewise, none of our work would be possible without you, our members. With your continued support, the Housing Partnership will help ensure a better future for Long Island.

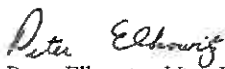
We welcome your comments.



Bob McMillan, Chairman



Jim Morgo, President



Peter Elkowitz, Vice-President



We have long been aware  
that new homeowners stabilize  
communities - through concern  
for their homes, their properties  
and their neighborhoods.

## **BABYLON - A NEW DIRECTION, A NEW CHALLENGE**

During its nine years of existence, the Housing Partnership learned that residential revitalization is but one piece of a neighborhood's revitalization. From Riverhead to Long Beach, and in a host of communities in-between, neighborhoods need both new homes with caring owners and new businesses with ambitious entrepreneurs. That is why the Housing Partnership created the Long Island Partnership Community Development Corporation.

The decision to enter a new field of development was not made lightly. The many pluses and minuses of this bold new venture were considered carefully by the Housing Partnership's Future Direction Committee and by its full Board of Directors. In the final analysis, it was decided that the Housing Partnership could continue as a force for positive change with the added ability to facilitate the creation of new businesses as well as new homes.

Under the Babylon Community Development Program, the Housing Partnership will be administering the following federal programs: The Community Development Block Grant, Home Investment Partnership, and the Section 108 Loan Program.



### **OUR ALLIES**

We are not alone in our efforts. As always, the best asset we have is our private sector members. In Babylon, the Housing Partnership's bank members will be essential. Banks, as an important source of capital, play a pivotal role in determining whether a community will thrive. We are indeed fortunate to have strong financial partners to make solid investments in communities that are ready to blossom.

The Babylon Town Board and Supervisor Rick Schaffer, along with their dedicated town employees, are ready to serve as our public sector partners. Our predecessor in administering Babylon's Community Development Program — the Community Development Corporation of Long Island — has been helpful during our transition.

**We know that as important as affordable and safe homes are to a community, neighborhoods need more. They need new businesses and good jobs.**

The neighborhood's residents are the most essential allies. To be more precise, the Housing Partnership is their ally. They are the leaders of the revitalization efforts because they live where we will be working. They have the most at stake. Groups like the North Amityville Community Economic Council, North Amityville Taxpayers Association, and the Wyandanch Community Development Corporation are just a few of these grass roots groups.

The Housing Partnership knows that as important as safe, affordable homes are to a community, neighborhoods need more. They need new businesses and good jobs.

## **ISLIP - LONG ISLAND'S AFFORDABLE HOUSING LEADER**

There at the beginning in 1988 and with us into the future, the Town of Islip remains the Housing Partnership's most consistent local partner and Long Island's undisputed affordable-housing leader. In 1996, our Islip program completed the sale of our first two-family homes, homes that not only provided affordable home ownership but also safe and spacious senior citizen rentals.

In 1996, the Housing Partnership also worked with founding member, the Long Island Builders Institute, to sell a beautiful colonial for the 1950's price of \$29,950 to a lucky Brentwood family in Islip.

Plans progressed in 1996 toward the realization of the Housing Partnership's most significant housing effort to date, the residential revitalization of downtown Bay Shore. The \$12 million effort will result in 52 new home ownerships and 26 new rental units. Equally as important, downtown blight will be eradicated. Significant progress was made through the private sector with EAB's commitment to fund a \$4.3 million construction loan toward the effort, and the Federal Home Loan Bank of New York providing a \$520,000 private sector grant.

Islip and the Housing Partnership form the most productive suburban public/private affordable housing partnership in the United States. Supervisor Pete McGowan and his Islip staff should be commended for their knowledge and commitment.



**The Federal Home Loan Bank of New York announces a private sector grant for the Bay Shore revitalization. From left: Jim Margo, President UNIP; Alfred DeMiovi, President, Federal Home Loan Bank of New York; Edward Traveglianti, Chairman, EAB; U.S. Senator Alfonse D'Amato; Islip Supervisor Pete McGowan; and U.S. Congressman Rick Lazio.**



**Completed two family homes of Islip III where eight moderate-income first-time homeowners rent a separate apartment to low-income Islip seniors.**



**The Milano family share the American Dream of home ownership in Islip.**

## **RIVERHEAD — A NEW PUBLIC PARTNER ON THE EAST END**

Riverhead is the most recent Long Island township to join with the Housing Partnership to increase home ownership for its citizens. The Town/Housing Partnership team will sell five single-family homes and property for incredibly low prices: all under \$50,000, some as low as \$35,000. The affordable prices are achievable because Riverhead donated the properties which were acquired from Suffolk County. In addition, expenses are offset by a HOME grant available through Suffolk County. Riverhead Town personnel are working hand-in-hand with the Housing Partnership.

The lottery to select home purchasers was held on November 21, 1996. More than 350 people applied for the five available homes. Because of an allowed local preference, people who live and/or work in the town qualified to purchase all five homes.

The partnership with Riverhead will continue past the 1997 sale of the five homes. The revitalization of the severely-blighted neighborhood of Millbrook Gables is a daunting but vital goal. A plan is being developed and will be implemented to turn Millbrook Gables around. Supervisor Jim Stark and the Town Board are essential public partners in this effort.



**Tyree Dawson and his aunt, Dorothy Harris, inspect their new home in Riverhead during construction.**



**Riverhead is the most recent Long Island township to join with the Housing Partnership to increase home ownership for its citizens.**





Brookside Estates will be the kind of public/private accomplishment that will make all involved proud.



### **SOUTHAMPTON TOWN — KEEPING ITS YOUNG AT HOME**

The image of Southampton is surely not linked with affordable housing. But 1996 saw progress in the Housing Partnership's second effort with the Town to create lower-cost housing to provide Southampton's young with beautiful and affordable homes.

The first effort — The Pines in East Quogue — resulted in 30 incredibly attractive homes that now have formed a vibrant neighborhood of caring homeowners. Construction began on the second effort — Brookside Estates in Riverside — in 1996, and in 1997, a new and equally-vibrant community of new homeowners will appear.

Forty beautiful colonials are being built by the Park Ridge Organization. The sales prices range from \$58,000 to \$85,000. All homes benefit from a New York State Affordable Housing Corporation grant, and several for lower-income Long Islanders have an additional HUD HOME grant made possible through Suffolk County.

Both Suffolk County Executive Bob Gaffney and Southampton Supervisor Vincent J. Cannuscio are serving again as public partners. Supervisor Cannuscio, the Southampton Town Board, and Southampton Town employees are continuing their cooperative tradition.

The Housing Partnership also has a private sector partner at Brookside — the Park Ridge Organization and its principal, Charlie Mancini. Park Ridge built the Housing Partnership's first sponsored project, Cobbleridge, in Manorville.

Brookside Estates will be the kind of public/private accomplishment that will make all involved proud.





**Renee Knight, Suzanne Parra,  
and Diane Patrizio bring in the  
first of over 900 applications for  
the Nassau County Home Down  
Payment Assistance Program.**

### **NASSAU COUNTY - AN INNOVATIVE PUBLIC PARTNER**

Nassau County, under the leadership of County Executive Thomas S. Gulotta, has been an effective public partner since 1995 when the Housing Partnership began administering Nassau's HOME funds. But because Nassau has a minimum of developable land, little of the Housing Partnership's building has taken place there.

Through innovation and hard work, the Housing Partnership/Nassau County partnership created a program in 1996 that will allow Nassau County's low- and moderate-income first-time homebuyers the chance to purchase their own homes.

Often, the biggest obstacle in buying a first home is coming up with the down payment. The Nassau HOME Down-Payment Assistance Program, administered by the Housing Partnership, gives eligible first-time buyers up to 50 percent of the down payment needed to purchase a home in the County.

"We educate our sons and daughters at a cost of tens of thousands of dollars," County Executive Thomas S. Gulotta said, "and then, upon graduation, many are forced to move elsewhere because they cannot afford housing on Long Island."

Sometimes innovation is necessary to make affordable home ownership possible where some said it could not be done.

**New York State, Village of  
Freeport, and LHP cut ribbon  
for new home in Freeport,  
Nassau County.**





More than 1,000 Long Island families now own their homes because of their hard work and the Housing Partnership's mortgage counseling program. Young families in pursuit of the American Dream of home ownership receive pre-purchase education at the Housing Partnership's offices.

### MORTGAGE COUNSELING - AN ESSENTIAL INNOVATION

Whether through pre-purchase counseling made possible by the participating banks of the New York Mortgage Coalition, or the review of mortgage applications undertaken by the Long Island Thrift Mortgage Initiative, the Housing Partnership joins with its bank partners not only to sell affordable homes, but also to educate low- and moderate-income home buyers.

The mortgage process need not be a nightmare, and keeping one's hard-earned home is not impossible even during tough times. Pre-purchase, delinquency, and default counseling can make home ownership possible for Long Islanders.

"This is my first time buying a home, and doing it alone, I was plenty nervous. There are all sorts of things to worry about, all sorts of things that could go wrong. I needed someone, and the Long Island Housing Partnership's mortgage counseling was there for me. You encouraged me, advised me, taught me, and dispelled my fears. My children love our new home, and I could not have reached this dream without you."

From a Long Island Single Mom's Letter to LIHP.



Mortgage Counselor Lynn Lux with John and Loretta Lazrovitch at their home purchased after successful mortgage counseling.

**LONG ISLAND HOUSING PARTNERSHIP, INC. AND AFFILIATE****Combined Statement of Financial Position**

	<u>December 31,</u>	
	1996	1995
<b><u>ASSETS</u></b>		
Cash and cash equivalents	\$1,730,458	\$1,765,949
Receivables	289,306	203,289
Investments	1,290,387	1,137,156
Capitalized project costs	699,198	1,101,910
Office equipment	19,737	23,535
Other assets	<u>35,073</u>	<u>29,881</u>
	<u>\$4,064,159</u>	<u>\$4,261,720</u>
<b><u>LIABILITIES AND NET ASSETS</u></b>		
<b><u>LIABILITIES</u></b>		
Payables	\$164,796	\$480,269
Home buyers' deposits	17,825	93,900
Project funds	24,851	74,851
Notes Payable	250,000	100,000
NYS Housing Development Fund loan	840,000	840,000
Loans Payable	464,756	464,756
Total Liabilities	<u>1,762,228</u>	<u>2,053,776</u>
<b><u>NET ASSETS</u></b>		
Unrestricted	2,115,046	2,096,397
Temporarily Restricted	171,385	96,047
Permanently Restricted	15,500	15,500
Total Net Assets	<u>2,301,931</u>	<u>2,207,944</u>
	<u>\$ 4,064,159</u>	<u>\$4,261,720</u>



**LONG ISLAND HOUSING PARTNERSHIP, INC. AND AFFILIATE**  
**Combined Statement of Activities and Changes in Net Assets**

	Year Ended December 31,	
	1996	1995
<b><u>CHANGES IN UNRESTRICTED NET ASSETS</u></b>		
<b><u>SUPPORT AND REVENUE</u></b>		
Support	\$894,406	\$1,697,327
Receipts from transfer of units	1,580,670	4,358,851
Other revenue	346,237	434,448
Total support and revenue	<u>2,821,313</u>	<u>6,490,626</u>
Net assets released from restrictions:		
Satisfaction of program restrictions	<u>73,137</u>	<u>76,344</u>
Total support and revenue	<u>2,894,450</u>	<u>6,566,970</u>
<b><u>EXPENSES</u></b>		
Program services	2,531,436	5,579,702
Supporting services	<u>344,365</u>	<u>319,981</u>
Total expenses	2,875,801	5,899,683
Increase in unrestricted net assets	<u>18,649</u>	<u>667,287</u>
<b><u>CHANGES IN TEMPORARILY RESTRICTED NET ASSETS</u></b>		
<b><u>SUPPORT AND REVENUE</u></b>		
Support	148,475	113,925
Net assets released from restrictions	<u>(73,137)</u>	<u>(76,344)</u>
Increase in temporarily-restricted net assets	<u>75,338</u>	<u>37,581</u>
<b><u>INCREASE IN NET ASSETS</u></b>	93,987	704,868
<b><u>NET ASSETS</u></b> , beginning of year	<u>2,207,944</u>	<u>1,503,076</u>
<b><u>NET ASSETS</u></b> , end of year	<u><u>\$2,301,931</u></u>	<u><u>\$2,207,944</u></u>

The above data has been condensed from the financial statements audited by Holtz Rubenstein & Co., LLP Certified Public Accountants of Melville, New York. Copies of the audited statements, including the accountant's unqualified opinion dated February 12, 1997, are available from the Long Island Housing Partnership, Inc. office upon request.

**BOARD OF DIRECTORS**  
**LEADERSHIP FOR LONG ISLAND'S FUTURE**

The Housing Partnership's Directors not only contribute their dues but also their vision.

Long Island's business, religious, and labor leaders meet every month to plan direction and strategy. Each Housing Partnership venture has a committee chaired by a Director and comprised of active members.



**CHAIRMAN**  
 Bob McMillan  
 McMillan, Rather,  
 Bennett & Rigano, P.C.



**VICE-CHAIRMAN**  
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 Long Island Association



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 Roslyn Savings Bank



Robert J. Rothchild  
 Bank of New York



Daniel D. Albizu  
 Casa Blanca Agency



Wesley A. Wainwright  
 Chase Manhattan Bank



Mary E. Sullivan  
 Citibank



Andrea Fortunoff  
 Fortunoff



William Lindsay  
 IBEW, Local 25



Patrick G. Halpin  
 Institute for Community  
 Development



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 Long Island  
 Board of Realtors



Ed Diaz  
 Nationwide Collection  
 Systems, Inc.



Patricia Burnagiel  
 Newsday



Richard Heptig  
 North Fork Bank



William R. Kuhn  
 Roosevelt Savings Bank



SECRETARY  
Peter Klein  
Long Island  
Builders Institute



PRESIDENT, CEO  
Jim Morgo



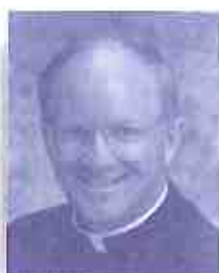
VICE PRESIDENT  
Peter J. Elkowitz, Jr.



Michael P. Capaldo  
Allstate Foundation



John Hill  
Dime Savings Bank



Monsignor  
John D. Gilmartin  
Diocese of Rockville Centre



William Redman  
European American Bank



Arnold H. Fogelstrom  
Fleet Bank



Michael Dubb  
Long Island  
Builders Institute



Reverend  
Thomas W. Goodhue  
Long Island  
Council of Churches



Sophie Cardone  
Lumex, Inc.



Lawrence S. Lioz  
Margolin, Winer & Evens



Howard DeMartini  
Suffolk Regional Off Track  
Betting Corp.



Karen E. Gunkel  
Counsel



Howard Gross,  
Counsel  
Weinberg, Kaley,  
Gross & Pergament



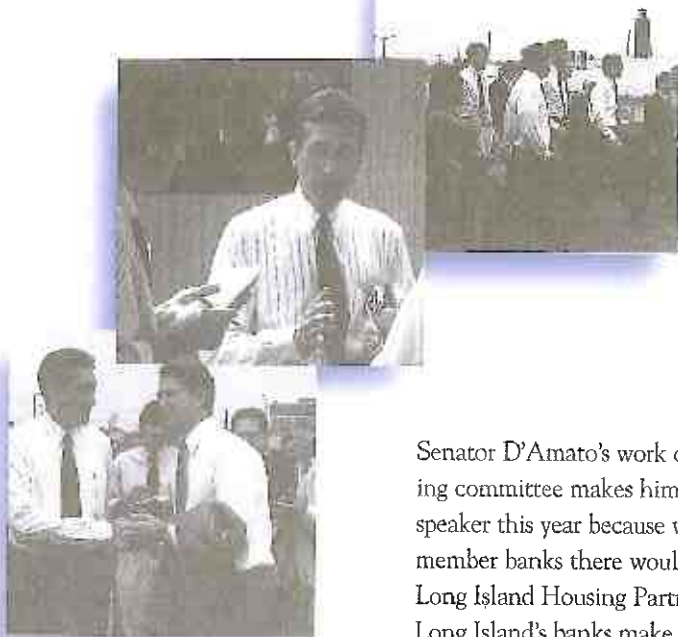
Catherine Mullarkey,  
Counsel  
European American Bank



The Housing Partnership's staff has grown because our mission has. But old staff and new staff know that when people work hard together, our Island benefits.



**Seated from left: Andrew Buonantuono, Jean Morris, Linda Matthews, Jeannette Perro, Karen Schwerdtfeger. Standing from left: Sandra Graves, Suzanne Perro, Paul Bourns, Denise Santoriello, Diane Patrio, Rev. Jim Nasley, Lynn Law, Amy VanHorn.**



**Congressman Nick Luzzo brought  
former HUD Secretary Henry G.  
Cisneros to Long Island as part of the  
Bay Shore revitalization.**

Senator D'Amato's work on the banking committee makes him an ideal speaker this year because without our member banks there would be no Long Island Housing Partnership. Long Island's banks make those investments in housing and in community development that make the Housing Partnership's work possible. Their investments make the dream of home ownership a reality for young Long Islanders, and make the dream of revitalized communities real for struggling neighborhoods.

The Housing Partnership's Regional Lending Consortium (RLC) is a vehicle for its members to share the risk of credit-worthy and socially-worthy investments. The Rivoli House, 112 units of rentals affordable to low-income seniors plus over 18,000 square feet of commercial space, will emerge from the ashes of the old Rivoli Theatre in Hempstead Village due to the participation of eight RLC banks—European American Bank, Astoria Federal Savings, Chase Manhattan Bank, Citibank, Long Island Savings Bank, Republic National Bank, Roosevelt Savings Bank, and Roslyn Savings Bank, as well as the participation of the Sheldrake Organization, the Federal Government, New York State, Nassau County, and the Village of Hempstead. The Rivoli lending is another example of the public and private sectors in partnership for the good of Long Island.

#### **LONG ISLAND PUBLIC/ PRIVATE PARTNERSHIP**

New York's Governor George E. Pataki keyed the Housing Partnership's Seventh Annual Meeting and former HUD Secretary Henry G. Cisneros keynoted last year's. This year the Housing Partnership is honored to have New York Senator Alfonse M. D'Amato, Chairman of the Senate's Committee on Banking, Housing and Urban Affairs, and champion of his native Long Island, as our keynote speaker.



**LHP Chairman Bob McMillan  
and Roosevelt Bank Member  
Dan Martin join with Hempstead  
Village Mayor James Gomer in  
placing the cornerstone of the  
Rivoli House in Nassau County.**

## LIHP MEMBERS

### BUSINESS

Amerstate  
Arthur Anderson & Co.  
Bankers Security Life Insurance Society  
The Beechwood Organization  
Breslin Realty Development Corp.  
Burton, Behrendt, Smith & O'Callaghan  
Casa Blanca Agency  
Certilman, Balin, Adler & Hyman  
Chicago Title Insurance Co.  
CMP Publications, Inc.  
Commonwealth Land Title Ins. Co.  
Community Preservation Corp.  
Computer Assoc. International Inc.  
Congressional Abstract Co., Inc.  
Continental Capital Corp.  
Coopers & Lybrand  
Cullen & Dykman  
Diana Weir Consulting  
EMJ Construction Consultants Inc.  
Engel & Partners, Inc.  
Eric T. Reeps Appraisals Inc.  
Ernst & Young  
Farrell, Fritz, Caemmerer, Cleary, et. al.  
First American Title Insurance Co. of N.Y.  
Fortunoff  
Freudenthal & Elkowitz Consulting Group  
Gold Hammer Ltd.  
Goldman, Sachs & Co.  
H2M Group  
Harbour Club, LLC  
Henron Development Corp.  
Home Depot  
J.E. Levine Builder, Inc.  
Kalogetas & Grosser Consulting Engineers, PC  
Kenneth H. Beckman  
Kleer Lumber Company Inc.  
Klein & Eversoll, Inc.  
KPMG Peat Marwick LLP  
Land Design Associates  
Long Island Lighting Company  
Lumex, Inc.  
Luxottica Group  
Margolin, Winer & Evens  
McMillan, Rather, Bennett & Rigano, P.C.  
Mill Max Mfg. Corp.  
MJCL Architects & Interiors  
Nassau-Suffolk Lumber & Supply  
Nationwide Collection Systems Inc.  
Northrup-Grumman Corporation

### NYNEX

Park Ridge Organization  
Pat T. Seccafico Professional Land Surveyor  
Pergament Home Center  
Price Waterhouse  
Raiche, Ende, Malter, Lerner & Company  
Riverhead Building Supply Corp.  
S.B. Bowne & Son  
Saccardi & Schiff, Inc.  
St. Gerard Printing  
Scro & Scro Properties, Inc.  
John F. Shea III Esq.  
Slant/Fin Corp.  
Sobel, Kelly & Kotier, PC  
Soil Mechanics Drilling Corp.  
Southland Corporation  
Spring Briar Homes by Deerfield Org.  
Sterling Carpet Co., Inc.  
Sterling Equities Inc.  
Sterling & Sterling  
Suffolk Regional Off-Track Betting Corp.  
Tauscher Cronacher P.E., P.C.  
The Klar Organization  
Weinberg, Kaley, Gross and Pergament  
United States Trust Company of NY  
Waldbaum, Inc.

### EDUCATION

Brookhaven National Laboratory  
Stony Brook University  
Touro Law Center

### FINANCE

Apple Bank for Savings  
Astoria Federal Savings Bank  
Bank America Mortgage  
Bank of New York  
Bank of Smithtown  
Chase Manhattan Bank  
Citibank  
Columbia Federal Savings Bank  
Commonwealth Mortgage Assurance Co.  
Community Home Mortgage Corp.  
Continental Bank  
Dale Mortgage Bankers Corp.  
Dime Savings Bank  
Dime Savings Bank of Williamsburgh  
East New York Savings Bank  
European American Bank  
Executive Mortgage Bankers, LTD.  
First National Bank of L.I.  
Fleet Bank

Flushing Savings Bank  
Greater New York Savings Bank  
GreenPoint Bank  
Home Federal Savings Bank  
Independence Savings Bank  
Jamaica Savings Bank  
Key Bank National Association  
Long Island Commercial Bank  
Long Island Savings Bank  
M&T Mortgage Corp.  
Marine Midland Bank  
North Fork Bank  
Reliance Federal Savings Bank  
Republic National Bank of NY  
Residential First, Inc.  
Roosevelt Savings Bank  
Roslyn Savings Bank  
State Bank of Long Island  
Suffolk County National Bank  
Suffolk Federal Credit Union

### FOUNDATIONS

Allstate Foundation  
Institute for Community Development  
Long Island Community Foundation  
Max Muchnick Foundation  
United Way of Long Island

### LABOR

AFL-CIO Housing Investment Trust  
IBEW, Local 25

### MEDIA

Cablevision  
Newsday  
WBAB FM Radio

### PROFESSIONAL

Hauppauge Industrial Association  
Long Island Association  
Long Island Board of Realtors  
Long Island Builders Institute  
Long Island Restaurant Association  
Oil Heat Institute of Long Island

### RELIGION

Diocese of Rockville Centre  
Long Island Council of Churches



## ACKNOWLEDGEMENTS

### UNITED STATES GOVERNMENT

Alfonse M. D'Amato, U.S. Senator  
Patrick Moynihan, U.S. Senator  
Gary Ackerman, Congressman  
Michael Forbes, Congressman  
Peter King, Congressman  
Rick Lazio, Congressman  
Carolyn McCarthy, Congresswoman  
Andrew H. Cuomo, Secretary, HUD  
Juan Bautista, Director, Single Family, HUD  
Joseph D'Agosta, Director, Community Planning Development, HUD  
Vincent Flom, Financial Analyst, HUD  
Jerrold Mayer, Chief, Single Family Production Branch, HUD  
Kathy Mullins, Program Manager HUD

### NEW YORK STATE GOVERNMENT

George Pataki, Governor  
Senate, Long Island delegation, New York State Assembly, Long Island delegation, New York State  
Steven Hunt, President, CEO, HFA, AHC, SONYMA, PFA, MBBA  
Frank Cobelli, Senior Program Executive, AHC  
Belen de la Cruz, Associate Accountant, AHC  
Wanda Graham, Director, AHC  
Joseph Mendez, Assistant Director, AHC  
Fred Ringler, Senior Financial Officer, AHC  
Joann Simon, Special Project Coordinator, AHC  
Joseph Lynch, Commissioner, NYS DHCR  
Judy Calogero, Deputy Commissioner, NYS DHCR

### NASSAU COUNTY GOVERNMENT

Thomas Gulotta, Nassau County Executive  
NASSAU COUNTY LEGISLATORS  
Kenneth Cynar, Special Assistant to Nassau County Executive  
Donald Campbell, Commissioner, Nassau County Office of Housing & Intergovernmental Affairs  
Patricia A. Sasso, Nassau County Director of Community Development  
Anthony J. Nallan, Esq., Nassau County Office of Housing & Intergovernmental Affairs

### SUFFOLK COUNTY GOVERNMENT

Robert Gaffney, Suffolk County Executive  
SUFFOLK COUNTY LEGISLATORS  
John Cochrane, Suffolk County Treasurer  
Patrick Mahoney, Sheriff  
Eric Kopp, Chief Deputy County Executive  
Anthony Apallaro, Deputy County Executive  
Joseph Baier, Director, Environmental Quality, Health Services  
Charles Bartha, Chief Deputy Commissioner, Department of Public Works  
Ken Christensen, Project Coordinator, Community Development  
David Fishbein, Director, Division of Real Estate  
John Gallagher, Police Commissioner  
George Gatta, Deputy County Executive, Economic Development

Steve Hayduk, Commissioner, Department of Public Works  
Dr. Mary Hibberd, Commissioner, Department of Health Services  
Michael LoGrande, Chairman, Water Authority  
Joseph Michaels, Police Department  
Sergeant Montero, 6th Precinct  
Lt. William Neubauer, Police Department  
Mary Reimer, County Executive Assistant  
Joseph Sanseverino, Director, Community Development  
Gene Southard, Department of Public Works  
Ben Wright, Department of Public Works

### TOWN OF BABYLON

Richard Schaffer, Supervisor  
TOWN COUNCIL  
Anita Katz, Chief of Staff  
Sondra Bachety, Director, IDA  
John Burke, Town Attorney  
Peter Casserly, Commissioner, Planning & Development  
Doug Jacob, Director of Finance  
Janet Kask, Commissioner, Office of General Services  
Ellen McVeety, Town Clerk  
Aileen Ronayne, Assessor

### TOWN OF BROOKHAVEN

Felix Grucci, Supervisor  
TOWN COUNCIL  
Marty Kerins, Chief of Staff  
Paulette Brinka, Citizens Advocate  
Andrew Dark, Chief Building Inspector  
Emily Pines, Town Attorney  
Robert Reutzel, Commissioner, Community Development  
Jim Ryan, Town Assessor

### TOWN OF ISLIP

Peter McGowan, Supervisor  
TOWN COUNCIL  
Jeanette Messina, Deputy Supervisor  
Virginia Allen, Receiver of Taxes  
Frank Diamante, Assessor  
Paul Fink, Director, Community Development  
Rim Giedraitis, Commissioner, Building & Engineering  
Tom Isles, Commissioner, Planning  
Joan Johnson, Town Clerk  
Vincent Messina, Jr., Town Attorney  
Gene Murphy, Principal Planner, Town Hall Liaison  
William Rutkoske, Housing Authority

### TOWN OF RIVERHEAD

James R Stark, Supervisor  
TOWN COUNCIL  
Robert Kozakiewicz, Town Attorney  
Andrea Lohneiss, Director, Community Development

### TOWN OF SOUTHAMPTON

Vincent Cannuscio, Supervisor  
TOWN COUNCIL  
Peg Christy, Director, Community Development  
Lisa Combrink, Town Attorney  
Paul Houlihan, Principal Building Inspector  
Tom Talmage, Town Engineer

### PRIVATE SECTOR

Marilyn Beck-Larsen, N. Amityville Taxpayers Association  
Leonard Canton, N. Amityville Community Economic Council  
Warren Cronacher, P.E.  
Tom Datre, Long Island Builders Institute  
Bill Davidson, Long Island Lighting Company  
Bob Davis, Long Island Builders Institute  
Beverly Dean, President, Greater Gordon Heights Civic Association  
Rosemarie Dearing, President, NACEC  
Pat Dolan, Cablevision  
Paul Fauci, Slant/Fin  
Dennis Garabedian, Ernst & Young  
Anthony J. Greico, Architect  
Joann Horman, Allstate Insurance  
Joe Keneally, Esq. Meyer, Meyer & Metli  
Herb Kotler, Esq. Sobel, Kelly & Kotler P.C.  
Stacey Kowalski, Assistant to Robert McMillan  
Karen Krautheim, HELP Housing  
John Howard Lynch, Esq.  
Dan Martin, Roosevelt Savings Bank  
Helen Martin, Director, Bellport, Hagerman E. Patchogue Alliance  
Valeria Manzo, Esq.  
Michael McCarthy, Esq. McCarthy & Modelewski  
Catherine Mullarkey, Esq.  
Elsie Owens, NAACP  
Mitch Pally, Long Island Association  
Jim Paolella, Chase Manhattan Bank  
John Powell, Chairman, Suffolk County Republican Committee  
Reilly, Like, Tenety & Ambrosino, Esqs.  
John Rigrod, Hammer Magazine  
Richard Rosenberg, Esq. Berkman, Henoch, Peterson & Peddy P.C.  
Buzz Schwenk  
David Scro, Esq.  
Steve Stephenson, Long Island Savings Bank  
Linda Strongin, EAB Public Relations  
Dick Thompson, Slant/Fin  
Edward Travagianti, President, EAB  
John Tsimbinos, President, Roosevelt Savings Bank  
William Tutt, Valerie Tutt, United N. Amityville Youth Organization  
Joseph Ucci, CPA  
Alfred Werner, MTA Board, Islip MacArthur Airport  
Abass Wessen, Concerned Citizens for Better North Bellport  
Bob Wieboldt, Long Island Builders Institute  
David Zere, Beechwood Organization  
Donaudy Munch Marketing Communications

**LONG ISLAND HOUSING PARTNERSHIP, INC.**  
**LONG ISLAND PARTNERSHIP HOUSING DEVELOPMENT FUND COMPANY, INC.**  
**LONG ISLAND PARTNERSHIP COMMUNITY DEVELOPMENT CORPORATION, INC.**  
**BAY SHORE PARTNERSHIP HOUSING DEVELOPMENT FUND COMPANY, INC.**

**1997/1998 DIRECTION**

Since its inception in 1988, the mission of the Long Island Housing Partnership, Inc. (LIHP) has been to provide affordable housing opportunities to those who, through the ordinary, unaided operation of the marketplace, would be unable to secure decent and safe homes. LIHP realizes this mission through the development and sponsorship of affordable ownership and rental units as well as through related services. In 1996, the Housing Partnership broadened its mission to include community development through economic and residential revitalization. To further its mission through 1997/1998, the following priorities have been established by the joint Board of Directors of the Long Island Housing Partnership and its affiliates. The membership votes to approve these priorities at the Annual Meeting when it ratifies actions taken by the Board of Directors for 1996:

**COMMUNITY DEVELOPMENT**

The Long Island Community Development Corporation, Inc. should work to revitalize neighborhoods through a mix of residential and economic development. It should work to increase the supply of affordable housing, support existing businesses and encourage new businesses in communities in need of revitalization.

**NOT FOR PROFIT DEVELOPER/SPONSOR**

The Housing Partnership's work as a not-for-profit developer should continue. It is the most direct means to meet its mission to create affordable home ownership and rental units on Long Island. In addition, LIHP should seek to rehabilitate existing housing stock for the provision of affordable homes. The Housing Partnership should also continue to sponsor for-profit developers for public grant funds.

**EDUCATION**

The Housing Partnership should continue mortgage counseling through the Long Island Financial Training to Home Ownership Mortgage Eligibility (LIFT HOME) program, the New York Mortgage Coalition, the Long Island Thrift Mortgage Initiative (LITMI) and through mortgage counseling administered by specific banks. The Housing Partnership should also support public education and advocacy of the need for affordable housing.

**TECHNICAL ASSISTANCE PROVIDER  
TO FACILITATE THE CREATION OF AFFORDABLE HOUSING**

The Housing Partnership should continue to provide technical assistance to community-based not-for-profit housing organizations and for-profit developers. In addition, the Housing Partnership should continue to empower community groups and their low-and moderate-income constituents.

**COMMUNITY LENDING**

LIHP should continue to work with the private, public and not-for-profit sectors on innovative community lending and related programs such as the Regional Lending Consortium, the Chase Recoverable Loan Program and the Episcopal Diocese Loan Fund.

# LONG ISLAND HOUSING PARTNERSHIP INC.

## Long Island Partnership Housing Development Fund Company

### DEVELOPMENT/REHABILITATION

COMPLETED HOMES	ADDRESS	COUNTY	SCAT.SITES/ SUBDIVISION	TYPE OF HOME	# OF HOMES	SALES PRICE
Amity Villas	Schleigel Blvd Amityville	Suffolk	Subdivision	Townhouse	72	\$58,584
Brookside Estates	Flanders Chapman Blvd	Suffolk	Subdivision	Colonial	7	\$58,990 to \$83,990
Cobblebridge	Mangerville	Suffolk	Subdivision	Townhouse	72	\$79,499
Country View I	Middle Island	Suffolk	Subdivision	Condo	33	\$73,990
Country View II	Middle Island	Suffolk	Subdivision	Condo	33	\$73,990
Freeport	Freeport	Nassau	Scat.Sites	Ranch/Col	8	\$76,045 to \$86,705
Islip I	C.Islip, Brentwood, Sayville	Suffolk	Scat. Sites	Colonial/ Ranch	11	\$87,064 to \$68,047
Islip II	Bay Shore, Ronkonkoma	Suffolk	Scat. Sites	Colonial/ Ranch	42	\$61,350 to \$79,527
Islip III	Brentwood	Suffolk	Subdivision	Ranch	4	\$62,811
Islip III	Brentwood	Suffolk	Vasquez Park Subdivision	Colonial	6	\$73,460
Islip V	Bay Shore	Suffolk	East Third/Third	2-Family/Rental	19	\$87,580 to \$116,730
Long Beach	Brentwood	Suffolk	Scat. Sites	Colonial	1	\$29,950
	East Market & Hudson St.					
North Bellport	City of Long Beach	Nassau	Subdivision	Townhouse	15	\$70,731
The Pines	North Bellport	Suffolk	Scat.Sites	Colonial/ Ranch	17	\$39,752 to \$46,950
	East Quogue	Suffolk	Subdivision	Salt Box	30	\$94,930
TOTAL # OF HOMES COMPLETED					365	
HOMES IN THE DEVELOPMENT PROCESS						
Brookside Estates	Flanders	Suffolk	Subdivision	Colonial	33	\$58,990 to \$83,990
Freeport	Freeport	Nassau	Scat.Sites	Ranch/Col	1	\$76,045 to \$86,705
Gordon Heights	Gordon Heights	Suffolk	Scat.Sites	Colonial/ Ranch	9	\$69,000 to \$78,000
Riverhead	Riverhead	Suffolk	Scat.Sites	Ranch	5	\$41,550 to \$49,475
Islip IV	Bay Shore	Suffolk	Redevelopment of Downtown	Family Rental/ Senior Rental/ Homeownership	10 16 52	TBD
REO	Brentwood	Suffolk	Area	Ranch	2	\$80,000
North Bellport I	North Bellport	Suffolk	Scat.Sites	Colonial/ Ranch	1	\$46,972 \$39,752
North Bellport II	North Bellport	Suffolk	Scat.Sites	Colonial/ Ranch	14	TBD
Seacrest Village	Village of Patchogue	Suffolk	Subdivision	Attached Housing	22	\$68,990
TOTAL # OF HOMES IN THE DEVELOPMENT PROCESS					165	
PLANNED PROGRAMS						
AHC Sponsorship	Gordon Heights	Suffolk	Scat.Sites	Colonial/ Ranch	25	TBD
AHC Sponsorship	Medford	Suffolk	Subdivision	Condo	50	\$74,990
AHC Sponsorship	North Bellport	Suffolk	Scat.Sites	Cape/Colonial/ Ranch	6	TBD
HOME Sponsorship	Westhampton	Suffolk	Subdivision	Single Family	11	\$85,786
TOTAL # OF UNITS FOR PLANNED PROGRAMS					92	
LOAN FUND PROGRAMS - REGIONAL LENDING CONSORTIUM/EPISCOPAL DIOCESE PROJECTS CLOSED				TYPE OF LOAN		LOAN AMOUNT
Bellport, Hagerman East Patchogue Alliance	North Bellport	Suffolk	Single Site	Acquisition	3	\$156,000
Love'm	Town of Brookhaven	Suffolk	Scat.Sites	Acquisition	8	\$432,108
Main Street School	Port Washington	Nassau	Single Sites	Construction/ Bridge/Permanent	59	\$5,400,000
Rivoli House	Hempstead	Nassau	Subdivision	Construction/ Permanent	112	\$12,050,000
The Heritage Company	Brentwood	Suffolk	Senior Subdivision	Acquisition/Bridge	128	\$450,000
Suburban	Bay Shore/Central Islip	Suffolk	Scat.Sites	Acquisition		\$380,000
TOTAL # OF UNITS FOR LOAN FUND - REGIONAL LENDING CONSORTIUM/EPISCOPAL DIOCESE CLOSED					316	
TECHNICAL ASSISTANCE PROGRAM						
Fairway Manor Senior Housing Development	Hamlet of Bayport	Suffolk	Subdivision	Senior Apartment Complex	174	N/A
Nassau County 19 Groups	Various Communities	Nassau	Various Sites	Unit Types	318	N/A
TOTAL # OF UNITS FOR TECHNICAL ASSISTANCE PROGRAMS					492	
GRAND TOTAL FOR # OF UNITS					1430	
EDUCATION - MORTGAGE TRAINING AND ASSISTANCE						
NY Mortgage Coalition - Mortgage Counseling		849 Applications counseled				
		239 Mortgage Applications have been submitted				
HUD Counseling Services		110 Applicants counseled				
Long Island Thrift Mortgage Initiative (LITMI)		36 Mortgages reviewed				





**"I like to see a man proud of the place  
in which he lives. I like to see a man live so  
that his place will be proud of him."**

**Abraham Lincoln**



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