THE LONG ISLAND HOUSING PARTNERSHIP, INC.

ANNUAL REPORT
1989
“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 Delli Bovi’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

Jim Monga, President
THE LONG ISLAND HOUSING PARTNERSHIP IS . . .

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.

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.
THE LONG ISLAND HOUSING PARTNERSHIP IS . . .

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 volunteers 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.
THE LONG ISLAND HOUSING PARTNERSHIP IS...

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 Patchogue 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.

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.
THE LONG ISLAND HOUSING PARTNERSHIP IS . . .

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 healthcare development for the elderly that would serve them as they moved through the aging process. 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.

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 Mergo 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.
MAKING THE LONG ISLAND HOUSING PARTNERSHIP WORK

LIHP Officers

Chairman
Robert R. McMillan
Riess, Radar, Bayh, Hart & Kramer

President & CEO
Jim Moro

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 F. 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 Travaglanti
European American Bank

Harry Oster
East River Savings Bank

John M. Kennedy
LIBW, Local 25

Jerold L. Axelrod
Long Island Builders Institute

William Chapman
Long Island Board of Realtors

Lawrence S. Lioz
Margolin, Winter & Eisen

K. Thomas Purcell
National Westminster Bank USA

Reginald Tuggle
Newdey

William B. Kuhn
Roosevelt Savings Bank

Monsignor Thomas Hartman
Telecare

Counsels to LIHP

Karen E. Gunikel
LIHP

Howard Gross
Gross & Christiansen

Catherine A. Mulcare
Riess, Radar, Bayh, Hart & Kramer

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 F. Gay
Future Direction

Jerold Axelrod
Huntington-Essex

Peter Klein
LIHP

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 Travaglanti
SUNY Farmingdale

William Kuhn
Village of Hempstead
LHNP Members

Business

Lionel Goldberg
Alexander & Alexander

Roger Smith
Burton, Hand, Bemrends & Smith

Michael Boruk
Cooper & Lybrand

Donald Monti
Darren Enterprises, Inc.

Howard Siegel
Deloitte & Touche

Ronald S. Cooper
Ernst & Young

Mark Bromeyer
Fairfield Properties

Theresa Elkowitz
Freundshel & Elkowitz

Howard Gross
Gross & Christiansen

Sharon Grosser
Gramman Corporation

Harold A. Dombeck
HNM Group

Donald Parrick
Heatherwood Communities

Eric Lerner
Hoffman, Raich, Fine CPA

Evan Kaplan
Kapron Group

Peter Klein
Klein & Houssin, Inc.

Maurice Barbash
Longwood Company

Larry Cohen
Lamee, Inc.

Lawrence S. Loz
Margolin, Winer & Evans

Dave McNulty
Nassau-Suffolk Lumber & Supply

Charles Mandel
Park Ridge Organization

Daniel McMahon
Peat Marwick

Robert McMillan
Rieke, Rudder, Bayh, Hart & Kremer

Michael L. Pettieshek
Ruskim, Schissel, Moscov, Evans & Pettieshek

David Sterling
Sterling & Sterling

Education

Dr. Peter Diamandopoulos
Adelphi University

Dr. Nicholas P. Sanios
Brookhaven National Laboratory

Dr. James Stuart
Hofstra University

Dr. David Salten
New York Institute of Technology

James J. Guti
Polytechnic University

Dr. John H. Macbruder
Stony Brook University

Finance

Martin J. Cooperman
Anchor Savings Bank

Harold L. Barnes
Bank of New York

Frank D. Filipo
Bank of the Hamptons

Frank Delmonico
Greenwood Savings Bank

James P. Gay
Barclays Bank of New York, N.Y.

Gerald H. McGuirk
Chase Manhattan Bank

Robin Cohen
Chemical Bank

Mark Langholz
Gilanbank

Ellen Nathanson
Dime Savings Bank

Edward Travaglini
European American Bank

Harry Oster
East River Savings Bank

Thomas Dixon Lovely
Federale New York Bank

Ann Winchester
First Nationwide Bank

Charles J. Ohlig
Greater New York Savings Bank

L. 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 Munoz
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. Lanocco
Long Island Association

William Chapman
Long Island Board of Realtors

Buzz Schwenk
Long Island Builders Institute

Religion

Monsignor Henry J. Reel
Diocesan of Rockville Centre

Monsignor Thomas Hartman
Teillac
ACKNOWLEDGEMENTS

In addition to the essential contributions of LIHP’s Directors and Members during its second 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 Stan 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 Azamora
- 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

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>Current Funds</th>
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<tbody>
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<td></td>
<td>Unrestricted</td>
<td>Restricted</td>
<td>Total</td>
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<tr>
<td>Current Assets:</td>
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<tr>
<td>Cash</td>
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<td>Receivables:</td>
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<tr>
<td>Cost reimbursable contracts</td>
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<tr>
<td>Due from affiliate</td>
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<td>$31,443</td>
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<tr>
<td>Other</td>
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<td>144</td>
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<tr>
<td>Prepaid Expenses</td>
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<td><strong>Total Current Assets</strong></td>
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<td>Office Equipment</td>
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<td>Net of Accumulated Depreciation</td>
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<tr>
<td>Other</td>
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<td><strong>Total Assets</strong></td>
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<td>$24,309</td>
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LIABILITIES and FUND BALANCES:

Current Liabilities:

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<tr>
<th></th>
<th>Unrestricted</th>
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<th>Total</th>
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<tr>
<td>Accounts Payable</td>
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<td>$10,360</td>
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<tr>
<td>Accrued Expenses</td>
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<td>$125</td>
<td>500</td>
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<tr>
<td>Deferred Contributions</td>
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<tr>
<td>Receivership Escrow</td>
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<td>2,988</td>
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<td>Due to New York State</td>
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<tr>
<td>Division of Community and</td>
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<td>920</td>
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<tr>
<td>Housing Renewal</td>
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<td><strong>Total Current Liabilities</strong></td>
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Commitments

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<tr>
<td><strong>Total Liabilities and Fund Balances</strong></td>
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<td><strong>$24,309</strong></td>
</tr>
<tr>
<td>ASSETS</td>
<td>Current Funds</td>
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<tr>
<td>--------------------------------------------</td>
<td>---------------</td>
<td>-------------</td>
</tr>
<tr>
<td></td>
<td>Unrestricted</td>
<td>Restricted</td>
</tr>
<tr>
<td>Cash</td>
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<td>$ 206,302</td>
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<td>Receivables:</td>
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<td>Reimbursements</td>
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<td><strong>Total Current Assets</strong></td>
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<td><strong>$ 206,302</strong></td>
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<td>LIABILITIES and FUND BALANCES:</td>
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<td>Accounts Payable and Accrued Expenses</td>
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<td>New York State Housing Development Fund Loan</td>
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<td>Due to New York State Agencies</td>
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<td>Due to (from) Other Fund</td>
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<td>(131,437)</td>
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<td>Due to Affiliate</td>
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<td>Fund Balances (deficiencies)</td>
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<tr>
<td><strong>Total Liabilities and Fund Balances</strong></td>
<td><strong>$154,923</strong></td>
<td><strong>$ 206,302</strong></td>
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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 Morgen 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
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.