LONG ISLAND HOUSING PARTNERSHIP, INC.

1994 ANNUAL REPORT

BUILDING PRIDE IN LONG ISLAND'S NEIGHBORHOODS
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 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 home buyers.

Through all its efforts, the Housing Partnership endeavors to build pride and strength in Long Island's neighborhoods.
To our Members

"I'm the new President of the PTA and Bryan and some neighbors have just formed a Neighborhood Watch. The kids are doing great in school. We love the house, and we're working to improve our neighborhood."

In early 1995, the Housing Partnership heard these words from a woman whose family became homeowners in Brentwood through the Housing Partnership's Islip program. Her words illustrate the Housing Partnership's mission. The most fundamental principle of the Housing Partnership is that home ownership is good for Long Island, for its neighborhoods, for its young, for its economy and for its future.

We at the Housing Partnership observe over and over that home ownership brings with it a deep sense of accomplishment, of self-esteem, and of pride. A home provides a place for children to play, study and feel safe. A home symbolizes financial strength for a family, and this financial strength is passed on to the whole community through an increased appraised value of the neighborhoods, a stabilized municipal tax structure, and ultimately through a pride in and commitment to Long Island.

We at the Housing Partnership know that home ownership is important for Long Island's future. As renters become owners, they become caretakers - not just of their own homes - but of their neighborhoods, schools, hamlets, towns, counties. And an active market of first-time buyers begins a chain reaction of transactions that invigorate and spark the economy.

The Housing Partnership's efforts would not be possible without the participation of our public partners on the federal, state, county and town levels. And none of our work would be possible without you, our members. Your contributions of funds and expertise benefit all Long Island. Thank you for allowing us to do work that gives us pride. With your support, the Housing Partnership will continue its work in 1995 and beyond.

We welcome your comments.

Bob McMillan, Chairman
Jim Mergo, President
Peter Elkowitz, Vice-President

Building Pride in Long Island's Neighborhoods
What makes a neighborhood strong and proud? What is needed to turn a neighborhood away from blight and desperation and toward prosperity and hope?

What is a neighborhood?

The Housing Partnership is part of a team working to find answers to these questions in North Bellport. The major efforts are being made by the people of North Bellport through their churches, schools and community-based organizations. New York State, Suffolk County, and Brookhaven Town are proving that the public sector cares about North Bellport.

What can turn a neighborhood around? Strong and proud people working with an infusion of investments from the public and private sectors can. Is North Bellport turned around? Not yet, and it won’t be tomorrow. Years of neglect take time to overcome. But the work has begun, and with the needed cooperation, the optimism for North Bellport is well founded.

Housing Partnership President Jim Mergo speaks of public/private participation at North Bellport ground-breaking. Seated, from left, Suffolk County Executive Bob Gaffney, Suffolk County Community Development Director Joe Sanseverino, Brookhaven Supervisor John LaMura, and Brookhaven Councilman Felix Grucci.

Forming a strong neighborhood is the goal of LIHP’s North Bellport Committee. Joe Sanseverino, Suffolk County Community Development; Jim Mergo, the Housing Partnership and Robert Rezael, Brookhaven Community Development display neighborhood site plan to the committee.
PARTNERSHIP FOR NEW HOMES – NORTH BELLPORT

This program consists of the new construction of 13 single-family ranch and colonial homes. All units are being sold to first-time, low-income home buyers for under $45,000. The Housing Partnership plans several future phases for its new home construction in North Bellport.

NORTH BELLPORT RENTALS

The Housing Partnership, with the efforts of Suffolk County, Brookhaven Town and the GreenPoint Bank, rehabilitated 14 single family homes that had been part of the notorious “Save-a-House” scandal. The homes had been fraudulently acquired by landlords who abused the homes and their tenants. Brookhaven requested that the Housing Partnership accept title to these homes. The very low and low-income residents had been living in horrible conditions. In addition, many of the tenants needed counseling. The Housing Partnership secured funding for the rehabilitation of the homes and retained a social worker to counsel the families.

LIHP is performing several functions: rental rehabilitation, rental management, and provision of social services. And, best of all, three of the homes have been sold to low-income tenants.

FACILITATING INVESTMENTS IN NORTH BELLPORT

Through its agreement with the Episcopal Diocese of Long Island and through the 22 member banks of the Long Island Housing Partnership Regional Lending Consortium, the Housing Partnership is working to get investments into North Bellport.

The Housing Partnership knows that, as important as housing is, North Bellport needs more than new homes. It needs new business, new jobs and new pride.

Single Mother’s North Bellport colonial and property purchased for $42,463.

Jesús and Cruzlena Santana and daughters Balbina and Maritza in front of their three bedroom ranch and property that they purchased for under $40,000.

BUILDING PRIDE IN LONG ISLAND’S NEIGHBORHOODS
Islip continues

PHASE III NEARS COMPLETION
The first and most successful partnership program rolls on. Phases I and II saw 53 scattered sites transformed from debris-strewn eyesores to beautiful, new affordable homes for young Long Islanders.

In Phase III, an abandoned and overgrown hang-out was transformed to homes and property for new home buyers with a toddler park for the community. In addition, the site of a former New York State Department of Transportation dumping ground is being transformed into single and two-family homes that will not only provide affordable home ownership, but also safe and clean rentals for needy senior citizens.

Agnieszka, Jozef, Maretes and Batt Filipkowski before their new home and property at Vasques Park in Brentwood.

Chantal Augustin and her Vasques Park colonial.
SOUTHAMPTON'S FIRST AFFORDABLE EFFORT MAKES HOME OWNERSHIP POSSIBLE

Then Town Supervisor, now Assemblyman Fred Thiele, working with New York State, the Housing Partnership and private sector partners—LILCO, Cablevision, NYNEX, Bank of New York, Fleet Mortgage and First Suffolk Mortgage Corporation—gave the Lutzkys and twenty-nine other families the chance at home ownership.

Stephen and Patricia Lutzy
2 Cobbett Court, East Quogue, New York 11942
February 29, 1996

Dear Mr. Morgo,

Since our closing last week, we've been running about, trying to make sense of all the boxes. We've packed all the clothes we have sold, and the too-many items we've collected over the years that we now realize we never needed in the first place. Moving into a new home is an overwhelming experience.

For the first time in about a week, I finally had the chance this morning to sit down in my new living room. As I looked out my front window, catching the early morning sun stream through, an incredible sense of calm came over me. With a deep sigh, I suddenly realized the impact of it all: THIS IS MY HOUSE!

We feel very fortunate to have been given this opportunity. Without this program, we would have felt our families, friends, and community to move to a more affordable location—so many of our family and friends have done already. It is our sincere hope that additional efforts would be made to further such housing programs in Southampton Town. Such programs help to build communities in which to raise our children, rather than weaken them by allowing productive residents to find alternative communities in which to raise their families. It is clear to me from the few neighbors I have met so far that the Pines community is comprised of hard working residents who care about the quality of life in their homes and towns.

We applaud your mission at LIHP and wish you great success in your future projects. Thank you for the work you have done on behalf of the Lutzkys and the other families of the Pines. Most important, a special thank you to Donie Patrizio. She has had the difficult job of dealing with 30 of us anxiety-ridden, first-time homeowners. Without fail, she always showed us patience, understanding, and a commitment to cooperation. She has a good sense of humor, also, which is a primary prerequisite to any difficult job.

With sincere appreciation,

Pat Lutzy
Mortgage Counseling

The Dream

Steps to Home Ownership

The dream of home ownership is alive and well on Long Island. But for many Long Islanders, the financial realities involved in owning a home make home ownership appear an unreachable goal. And when many first time buyers actually find the home of their dreams, the perceived complexities of the mortgage process turn their dreams into nightmares.

New York Mortgage Coalition

Thirteen New York area banks contract with the Long Island Housing Partnership to educate first-time home buyers and turn their dreams into attainable reality.

Long Island Thrift Mortgage Initiative

The Housing Partnership administers this brand-new industry initiated endeavor. Twenty-two Long Island thrifts will provide additional reviews of low-and moderate-income home ownership applications.

LITMIs members go the extra mile for homeowners.

The closing is the goal of mortgage counseling. Seated at this Southampton closing are James and Lauret Felsberg, new homeowners, and their attorney Karen Napolitano, Esq. Standing are Paul Lovegrove, Esq. representing the Bank of New York; Diane Patritio, the Housing Partnership’s Southampton project coordinator; and Mary Ann Furchak, the title closer.

New York State Superintendent of Banks Neil Levin congratulates the participating banks of the Long Island Thrift Mortgage Initiative.
REGIONAL LENDING CONSORTIUM
The Regional Lending Consortium's banks share the risk to make socially-worthy and credit-worthy investments in Long Island.

PORT WASHINGTON'S MAIN STREET SCHOOL
Working with the dedicated citizens of the Landmark on Main Street Committee and with the Federal Government, New York State, Nassau County and North Hempstead, RLC members (Chase Community Bank) are recycling an empty landmark school.

The completed building will include:
- 59 apartments for seniors
- Community theater
- Community gym
- Children's center
- Teen center
- Parent resource center
- Long Island Alzheimer's Foundation

THE RLC MEMBERS:
AFL-CIO Housing Investment Trust
Apple Bank for Savings
Astoria Federal Savings Bank
Barclays Bank of New York, NA
Chase Community Development Corp.
Chemical Bank
Citicorp/Chemical
European American Bank
First Nationwide Bank
Fleet Bank
Home Federal Savings Bank
Home Savings of America
Jamaica Savings Bank
Long Island Commercial Bank
Long Island Savings Bank
NatWest Bank NA
North Fork Bank
Northside Savings Bank
Pioneer Savings Bank
Reliance Federal Savings Bank
Republic National Bank of New York
Roosevelt Savings Bank
Roslyn Savings Bank
The Bank of New York

The Lending Consortium's members have also financed housing for the homeless and apartments affordable to low-income Long Islanders.
### Financials

Long Island Housing Partnership, Inc.
And Long Island Partnership Housing Development Fund Company, Inc.

**Balance Sheet**
December 31, 1994

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>Combined</th>
<th>Long Island Partnership Housing Development Fund Company, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CURRENT ASSETS:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash and cash equivalents</td>
<td>$1,708,689</td>
<td>$772,308</td>
</tr>
<tr>
<td>Investments</td>
<td>574,223</td>
<td>-</td>
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<tr>
<td>Receivables</td>
<td>252,129</td>
<td>43,834</td>
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<tr>
<td>Capitalized project costs</td>
<td>3,483,989</td>
<td>-</td>
</tr>
<tr>
<td>Other</td>
<td>42,990</td>
<td>12,232</td>
</tr>
<tr>
<td><strong>Total current assets</strong></td>
<td>6,062,020</td>
<td>828,374</td>
</tr>
<tr>
<td><strong>EQUIPMENT AND OTHER ASSETS</strong></td>
<td>28,172</td>
<td>18,611</td>
</tr>
<tr>
<td><strong>Liabilities and Fund Balances</strong></td>
<td>6,090,192</td>
<td>846,985</td>
</tr>
</tbody>
</table>

| Liabilities and Fund Balances | | |
| **CURRENT LIABILITIES:** | | |
| Payables | $2,238,747 | $8,758 | $2,229,989 |
| Current portion of long term debt | 160,715 | - | 150,715 |
| Home buyers' deposits | 208,295 | - | 208,295 |
| Project funds | 814,662 | 415,603 | 399,059 |
| Deferred revenue | 68,407 | 68,407 | - |
| **Total current liabilities** | 3,490,826 | 492,768 | 2,998,058 |

| Loans: | | |
| NYS Housing Development Fund | 690,000 | - | 690,000 |
| Town of Brookhaven | 464,756 | - | 464,756 |
| **TOTAL LIABILITIES** | 4,645,582 | 492,768 | 4,152,814 |

| Fund Balances | | |
| **FUND BALANCES** | | |
| | 1,444,610 | 354,217 | 1,090,393 |
| **$** | 6,090,192 | 846,985 | 5,243,207 |
## Financials

Long Island Housing Partnership, Inc.
Long Island Partnership Housing Development Fund Company, Inc.

### Statement of Public Support and Revenue, Expenses and Changes in Fund Balances

Year Ended December 31, 1994

<table>
<thead>
<tr>
<th></th>
<th>Combined</th>
<th>Long Island Partnership Housing Development Fund Company, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Support and Revenue</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Support</td>
<td>$ 1,331,155</td>
<td>$ 296,817</td>
</tr>
<tr>
<td>Receipts from transfer of units</td>
<td>1,939,946</td>
<td>-</td>
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<tr>
<td>Inter-company reimbursement</td>
<td>398,521</td>
<td>398,521</td>
</tr>
<tr>
<td>Other revenue</td>
<td>277,347</td>
<td>147,710</td>
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<tr>
<td>Total</td>
<td>3,946,969</td>
<td>843,048</td>
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<tr>
<td><strong>Expenses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program services</td>
<td>3,225,361</td>
<td>498,629</td>
</tr>
<tr>
<td>Inter-company reimbursement, net</td>
<td>328,241</td>
<td>-</td>
</tr>
<tr>
<td>Supporting services</td>
<td>266,118</td>
<td>240,987</td>
</tr>
<tr>
<td>Total</td>
<td>3,819,720</td>
<td>739,616</td>
</tr>
<tr>
<td>Excess of support and revenue over expenses</td>
<td>127,249</td>
<td>103,432</td>
</tr>
<tr>
<td><strong>Fund Balances:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beginning of year</td>
<td>1,317,361</td>
<td>250,785</td>
</tr>
<tr>
<td>End of year</td>
<td>$ 1,444,610</td>
<td>$ 354,217</td>
</tr>
</tbody>
</table>

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 accountants' unqualified opinion dated February 3, 1995, are available from the Long Island Housing Partnership office upon request.
THE PEOPLE OF THE LONG ISLAND HOUSING PARTNERSHIP

The Housing Partnership's Directors are not there for the prestige. They contribute not only their dues, but also their expertise.

Long Island's business, religion and labor leaders meet once a month to plan direction and strategy. Every Housing Partnership venture has its own Committee chaired by a Director and comprised of Housing Partnership's active members. When a firm joins the Housing Partnership, it gives much more than its dues. It provides experience, knowledge and guidance.
The Housing Partnership's staff has grown; it had to because the Housing Partnership's mission expanded. Still, the staff remains dedicated to providing affordable housing for all Long Islanders.

Standing from left: Melody Fulton, Secretary; Nancy Backstad, Accountant; Andrew Buonanuono, Regional Lending Consortium Administrator; Linda Mathews, Project Assistant; Diane Malta, Secretary; Jeanette Ferris, Administrative Assistant; Wilma Jean Morris, Social Worker; Donna Ulshafer, Mortgage Counselor. Seated are from left: Deborah Morris, Project Coordinator; Diane Patrizio, Project Coordinator; Dolores Murphy, Project Assistant. Not pictured are Marie Nakhikan, Regional Lending Consortium Coordinator; Iris Bermudez, Project Coordinator; John Irwin, Rental Manager; and Michael McCarthy, Esq., Legal Counsel for Mortgage Counseling.
COUNTRY VIEW ESTATES
The Housing Partnership's newest program is emerging in North Middle Island. In this program, the Housing Partnership is sponsoring Scro and Scro Properties, Inc. in the construction of 66 beautiful, affordable condominiums selling at $73,990.

Teaming with a respected for-profit builder like Scro and Scro Properties, Inc. and in partnership with New York State and Brookhaven Town, the Housing Partnership is increasing the supply of Long Island affordable housing.

TECHNICAL ASSISTANCE PROGRAM (TAP)
Whether working with a church-based neighborhood group in Nassau County or with for-profit developers in Suffolk County, the Housing Partnership's TAP works to create needed housing.

The Housing Partnership's TAP Program builds pride one neighborhood at a time. TAP empowers community-based not-for-profits by preparing them to develop housing in their neighborhoods.

The Housing Partnership helps neighborhoods "TAP" the best sources to create stable communities.

As part of the Housing Partnership's TAP program, Beatrice Mcknight of Holtz, Rubenstein & Co. explains grant compliance procedures to Carolyn Wiggins, President, and Reverend Robert Norris, Executive Director of New York Ministry for Economic Development, Inc. and to Charles Sutti, Executive Director of the Memorial Economic Development Company.

Fairway Manor Senior Citizen Housing in Bayport/Blue Point for which TAP prepared the Fair Housing Marketing Plan.

Country View Estates

BUILDING PRIDE IN LONG ISLAND'S NEIGHBORHOODS
LIHP MEMBERS

BUSINESS
Advantage Title Agency, Inc.
Adrian Anderson & Co
Bienstock, Lutchen & Associates
Breal Realty Development Corp.
Burton, Beharse, Smith & O'Callaghan
C & A Investments, Inc.
Carfili, Flaherty & Hyman
Chicago Title Insurance Co.
Cityscape Corp.
Commonwealth Land Title Ins. Co.
Community Preservation Corp.
Computer Assoc. International Inc.
Congressional Abstract Co., Inc.
Continental Capital Corp.
Coopers & Lybrand
Countrywide Funding Corp.
Cullen & Dykman
Diana Wein Consulting
EMJ Construction Consultants Inc.
Ernst & Young
Farrell, Fritz, Caenmeren, Cleary, et. al.
First American Title Insurance Co. of N.Y.
Fortuneoff
Presidential & Elhowitz Consulting Group
Gold Hammer Ltd.
Gramma Corporation
H2M Group
Heron Development Corp.
Home Depot
James Crizzi and Associates, Inc.
Kenneth H. Beckman
The Kiri Organization
Klein & Porsell, Inc.
Long Island Lighting Company
Longwood Company
Lumex, Inc.
Luxotta Group
Lyghtt, Lyghtt & Knarner
Margolin, Winier & Evans
McMillan, Barth, Bennett & Bigano, P.C.
Mell Marx, Inc.
Mintz, Cane, and Mincowicz, P.C.
Nassau-Suffolk Lumber & Supply
Nationwide Collection Systems Inc.
North Atlantic Life Ins. Co. of America
NYNEX
Oxford Resources Corp.
Park Ridge Organization
Peat Marwick
Pergament Home Center
Price Waterhouse
Reichl, Enke, Malarz, Lerner & Company
Ruskin, Schlepel, Moscus, Evans & Falkentek PC
S. B. Brown & Sons
Sauders & Schiff, Inc.
Sundata, Inc.
St. Gerard Printing
Soro & Soro
Stan/prinz Corp.
Steel Mechanics Drilling Corp.
Southland Corporation
Sterling Capital Co.
Sterling Equities Inc.
Sterling & Sterling
Tauchner Corporation P.E., P.C.
Weinberg, Kalley, Goss and Pergament
Weill, Mapple - Suffolk Inc.

EDUCATION
Brookhaven National Laboratory
Eastern University
Stony Brook University
Touro Law Center

FINANCE
Apple Bank for Savings
Astoria Federal Savings Bank
Barron's America Mortgage
Bank of New York
Bank of Smithtown
Barclays Bank of New York
Bank of Westbury
Barcetyn Bank of New York NA
Chase Manhattan Bank
Chemical Bank
Citibank
Columbia Federal Savings Bank
Commonwealth Mortgage Assurance Company
Continental Bank
Dale Mortgage Bankers Corp.
Dime Savings Bank
East New York Savings Bank
European American Bank
Exchange MortgageCorp.
Federbank
Fidelity New York Bank
First National Bank of L.I.
First Nationwide Bank
First Suffolk Mortgage Corp.
First Savings Bank
Flushing Savings Bank
Greater New York Savings Bank
Green Point Bank
Hamilton Federal Savings
Home Federal Savings Bank
Home Savings of America
Independence Savings Bank
Jamison Savings Bank
Key Bank of Eastern N.Y.
Long Island Commercial Bank
Long Island Savings Bank
Marine Midland Bank
New York Bank of N.Y.A.
North Fork Bank
North Side Savings Bank
Pioneer Bank
Renaissance Federal Savings Bank
Republic Bank for Savings
Residential Mortgage Bankng, Inc.
River Bank America
Roosevelt Savings Bank
Rosedale Savings Bank
State Bank of Long Island
Suffolk County National Bank
Suffolk Federal Credit Union
Sunrise Federal Savings Bank

 FOUNDATIONS
Allstate Foundation
Institute for Community Development
Long Island Community Foundation
Max Misch, Inc.
United Way of Long Island

LABOR
AFL-CIO Housing Investment Trust
Graphic Communications, Infl'n Union, Local 406
IBEW Local 23
NYC United Teachers

MEDIA
Cablevision
Newsday
WBAB FM Radio

PROFESSIONAL
American Institute of Architects
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
Suffolk Jewish Communal Planning Council
In addition to the essential contributions of LIHP’s Directors and Members during its seventh year, other significant contributions should also be acknowledged:

Governor George E. Pataki
Michael Finnegan, Counsel to Governor
James G. Naile, NYS Director of Operations
Bradford J. Race, Jr., Secretary to the Governor
Thomas Deluca, Director of Scheduling, Governor Pataki
New York State Affordable Homeownership Development Program
New York State Division of Housing and Community Renewal
State of New York Mortgage Agency (SOMDA)
Congressman Rick Lazio
Congressman Gary Ackerman
New York State Senator Kemp Harron
New York State Senator Norman Levy
New York State Senator Caesar Trunzo
Member of New York State Assembly Paul Harenberg
Member of New York State Assembly Robert Sweeney
Member of New York State Assembly Fred Thiele
Member of New York State Assembly Michael Balboni
Member of New York State Assembly Donna Ferrante
Member of New York State Assembly Earlene Hill
Member of New York State Assembly Harvey Weisberg
Andrew M. Claprood, Assistant Secretary, HUD
Karen Koutoumis, Special Advisor, HUD
Thomas S. Gabbi, Nassau County Executive
Abe Selvin, Chairman, Board of Assessors Nassau County
Kenneth Cysar, Special Assistant to Nassau County Executive
Donald Campbell, Commissioner, Nassau County Office of Housing and Intergovernmental Affairs
Lillian McCormick, Laton Town on Mint Street
Barbara Goldman, Laton Town on Mint Street
Robert J. Gaffney, Suffolk County Executive
Edward Romantini, Suffolk County Clerk
John Cochrane, Suffolk County Treasurer
Patrick Mahoney, Suffolk County Sheriff
Eric Kopp, Suffolk County Deputy County Executive
George Gatta, Suffolk County Deputy County Executive for Economic Development and Planning
Joseph Sams, Suffolk County Community Development Director
Dr. Mary Hilsabeck, Commissioner, Suffolk County Health Services
Steve Haydak, Commissioner, Suffolk County Department of Public Works
Chritie Bartha, Chief Deputy Commissioner, Suffolk County Department of Public Works
Ben Wright, Suffolk County Department of Public Works
Gene Southard, Suffolk County Department of Public Works
Peter Cosgrove, Suffolk County Police Commissioner
Lt. William Nebauer, Suffolk County Police Department
Suffolk County Legislators
Michael A. LoGrande, Chairman, Suffolk County Water Authority
Howard DeMartini, COO, Suffolk Regional Off-Track Bet Corp.
John Powell, Suffolk County Republican Chairman
Edwin L. Eaton, City Manager, City of Long Beach
Paul Goodman, City of Long Beach Community Development Director
Richard Rosenbarg, Esq., Berkman, Henoch, Peterson & Peddy PC
Richard Schulte, Babylon Town Supervisor
Peter McGowan, Islip Town Supervisor
Pat Fink, Islip Town Community Development Director
Tom Isles, Islip Planning Commissioners
Gene Murphy, Islip Principal Planner and Islip Town Hall Liaison
Rem Czuchra, Islip Commissioner of Building & Engineering
William Ruhle, Islip Housing Authority
Julia Labruna, Brookhaven Town Supervisor
Felix Grucci, Brookhaven Councilman
Robert Bentz, Brookhaven Community Development Commissioner
Peg Chitty, Southampton Community Development Director
Tom Talavage, Southampton Town Engineer
Paul Ouriel, Southampton Principal Building Inspector
William Massey, Southampton Highway Superintendent
Edward Wolfersdorff, Southampton Community Development Building Inspector
Alfred Werner, MTA Board
Mitch Pally, Long Island Association's Vice President and Economic & Legislative Affairs Director
Edwin (Buzzy) Schwenk, Long Island Builders Institute
Helen Martin, Director of Bellport, Hagerman East Patchogue Alliance, Inc.
Vincent Altimano, Esq.
John Kelly, Esq.
Steve Stephenson, Long Island Savings Bank
Alida Wester, The Concerned Citizens for a Better North Bellport
Edward Linn, North Amityville Taxpayers Association
William Tut, Valette Tut, United North Amityville Youth Organization
Moses Green, Brentwood Improvement Program
Mel Mack, Brentwood Improvement Program
Jim Nelson, Volunteer
Sheila Carpenter, MSW, Volunteer
Joseph Ucci, CPA
Stacey Kotewski, Assistant to Robert R. McMillan
Valerie Marzo, Esq.
Ellen Kornfield, Esq.
David Scro, Esq.
Warren Cronacher, PE
Anthony J. Greicor, Architect
John Pace, Pace and Pace
Eric Russo, Van Brunt, Jurewicz & Russo, PC
Pat Dolen, Cablevision
PHN Timers
Gem Electronics
Ellis Chab, Lodge 1323, Patchogue
Royce Mutholland, Royce Affiliates
Nick Barcella, Capitol Hill Management
Suffolk Community Development Corporation
David Zete, Long Island Builders Institute
George McCarthy, EAB
Linda Strongin, EAB, Public Relations
Christopher Tidoe, Associates, Inc.
The joint Board of Directors of the Long Island Housing Partnership and the Long Island Partnership Housing Development Fund Company set the following priorities for 1995/96:

**EDUCATION**

Mortgage counseling has been extremely successful and the demand for it continues to grow. The Housing Partnership should continue to address this demand through its Long Island Financial Training to Home Ownership Mortgage Eligibility (LIFT HOME) program, the New York Mortgage Coalition, its role as a HUD certified mortgage counselor, its administration of the Long Island Thrift Mortgage Initiative (LITMI) and through provision of targeted mortgage counseling for programs administered by specific banks. The Housing Partnership should also support endeavors of both the private and public sectors that further public education and advocacy of the need for affordable housing on Long Island. Finally, the Housing Partnership will continue its home maintenance workshops for its new homeowners and will establish a "post closing" education program.

**NOT FOR PROFIT DEVELOPER/SPONSOR**

The Housing Partnership's work as a not-for-profit developer is the most direct means by which it meets its mission to create affordable home ownership and rental units on Long Island. It does expose the organization to risks and is very labor-intensive. However, a continued commitment is appropriate. In addition to the development of new units, LIHP should seek to rehabilitate and recycle existing housing stock for the provision of affordable homes.

The Housing Partnership should also continue to sponsor for-profit developers in the application for New York State Affordable Housing Corporation grant funds because sponsorship continues to be an effective means to increase affordable housing.

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

The Housing Partnership has become a force in neighborhood revitalization through its Technical Assistance Program (TAP). The Housing Partnership should continue to provide needed technical assistance to community-based not-for-profit housing organizations and, as appropriate, for-profit developers, so that these entities can efficiently develop housing in their own neighborhoods. In addition, the Housing Partnership should continue to empower community groups and their low- and moderate-income constituents through the TAP initiative.

**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, Minority Loan Program and Episcopal Diocese Fund.
# 1994 Progress Report

## Programs Completed

<table>
<thead>
<tr>
<th>Program</th>
<th>Address</th>
<th>County</th>
<th>Lot Size/ Subdivision</th>
<th>Type of Home</th>
<th># of Homes</th>
<th>Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Islip I</td>
<td>C. Islip, Brentwood</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Colonial, Ranch</td>
<td>11</td>
<td>$67,064 to $68,047</td>
</tr>
<tr>
<td></td>
<td>Bay Shore, Rondakorusa</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Islip II</td>
<td>C. Islip, Sretwood</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Colonial, Ranch</td>
<td>42</td>
<td>$61,350 to $79,027</td>
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<td>Bay Shore, Rondakorusa</td>
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<tr>
<td>Cobbleidge</td>
<td>Chapman Blvd, Manorville</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Subdivision</td>
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<td>$79,499</td>
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<tr>
<td>Amity Villas</td>
<td>Schlegel Blvd., Amityville</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Subdivision</td>
<td>72</td>
<td>$58,584</td>
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<tr>
<td>Long Beach</td>
<td>East Market &amp; Hudson St.,</td>
<td>Nassau</td>
<td>Subdivision</td>
<td>Townhouse</td>
<td>15</td>
<td>$70,371</td>
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<tr>
<td></td>
<td>City of Long Beach</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Islip III</td>
<td>Brentwood, Bay Shore</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Colonial, Ranch</td>
<td>7</td>
<td>$62,811</td>
</tr>
<tr>
<td>North Bellport</td>
<td>North Bellport</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Colonial, Ranch</td>
<td>9</td>
<td>$46,872</td>
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<td></td>
<td></td>
<td>$35,752</td>
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<tr>
<td>The Pines</td>
<td>Old Country Rd., Farmingdale</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Colonial, Ranch</td>
<td>30</td>
<td>$83,500</td>
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<td></td>
<td>East Quogue</td>
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<td></td>
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<td>$94,930</td>
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**Total # of Units for Programs Completed**: 258

## Programs Currently Under Construction

<table>
<thead>
<tr>
<th>Program</th>
<th>Address</th>
<th>County</th>
<th>Lot Size/ Subdivision</th>
<th>Type of Home</th>
<th># of Homes</th>
<th>Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Islip III</td>
<td>Brentwood, Bay Shore</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Colonial, Ranch</td>
<td>6</td>
<td>$62,811</td>
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<td></td>
<td></td>
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<td></td>
<td>$49,580</td>
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<tr>
<td>Islip III</td>
<td>Brentwood, Bay Shore</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Colonial, Ranch</td>
<td>16</td>
<td>$116,720</td>
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<td>North Bellport</td>
<td>North Bellport</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Colonial, Ranch</td>
<td>4</td>
<td>$46,972</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$39,752</td>
</tr>
<tr>
<td>Country View I</td>
<td>Middle Island</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Condo</td>
<td>33</td>
<td>$73,900</td>
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<tr>
<td>Country View II</td>
<td>Middle Island</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Condo</td>
<td>32</td>
<td>$73,900</td>
</tr>
<tr>
<td>Freeport</td>
<td>Freeport</td>
<td>Nassau</td>
<td>Scot. Sites</td>
<td>Ranch/Colonial</td>
<td>10</td>
<td>TBD</td>
</tr>
</tbody>
</table>

**Total # of Units for Programs in Process**: 102

## Planned Programs

<table>
<thead>
<tr>
<th>Program</th>
<th>Address</th>
<th>County</th>
<th>Lot Size/ Subdivision</th>
<th>Type of Home</th>
<th># of Homes</th>
<th>Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Islip IV</td>
<td>Bay Sites</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Single Family</td>
<td>4</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Senior</td>
<td>28</td>
<td>N/A</td>
</tr>
<tr>
<td>Gordon Heights</td>
<td>Gordon Heights</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Townhouses</td>
<td>80</td>
<td>N/A</td>
</tr>
<tr>
<td>Jacqueline Isles Estates</td>
<td>North Amityville</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Apartments</td>
<td>23</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Total # of Units for Planned Programs**: 161

## Regional Lending Consortium Projects Closed

<table>
<thead>
<tr>
<th>Program</th>
<th>Address</th>
<th>County</th>
<th>Lot Size/ Subdivision</th>
<th>Type of Home</th>
<th># of Homes</th>
<th>Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Street School</td>
<td>Port Washington</td>
<td>Nassau</td>
<td>Scot. Sites</td>
<td>Apartments</td>
<td>59</td>
<td>N/A</td>
</tr>
<tr>
<td>Suburban</td>
<td>Bay Shore, Central Islip</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Single Family</td>
<td>6</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Town of Brookhaven</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Single Family</td>
<td>3</td>
<td>N/A</td>
</tr>
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</table>

**Total # of Units for Regional Lending Consortium**: 73

## Regional Lending Consortium (Pending Closing)

<table>
<thead>
<tr>
<th>Program</th>
<th>Address</th>
<th>County</th>
<th>Lot Size/ Subdivision</th>
<th>Type of Home</th>
<th># of Homes</th>
<th>Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victory Church of God</td>
<td>North Bellport</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Single Family</td>
<td>10</td>
<td>N/A</td>
</tr>
<tr>
<td>Housing Help</td>
<td>Huntington</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Apartments</td>
<td>33</td>
<td>N/A</td>
</tr>
<tr>
<td>Rivoli House</td>
<td>Hempstead</td>
<td>Nassau</td>
<td>Scot. Sites</td>
<td>Apartments</td>
<td>100</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Total # of Units for Regional Lending Consortium (Pending Closing)**: 143

## Technical Assistance Program

<table>
<thead>
<tr>
<th>Program</th>
<th>Address</th>
<th>County</th>
<th>Lot Size/ Subdivision</th>
<th>Type of Home</th>
<th># of Homes</th>
<th>Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children's House</td>
<td>TBD</td>
<td>N/A</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Fairway Manor Senior Housing Development</td>
<td>Hamlet of Bayport</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Senior Apartment Complex</td>
<td>174</td>
<td>N/A</td>
</tr>
<tr>
<td>NYMED - LI Ventures</td>
<td>Roosevelt, Hempstead</td>
<td>Nassau</td>
<td>Scot. Sites</td>
<td>Single Family</td>
<td>8</td>
<td>N/A</td>
</tr>
<tr>
<td>MLK Center</td>
<td>Long Beach</td>
<td>Nassau</td>
<td>Scot. Sites</td>
<td>Single Family</td>
<td>8</td>
<td>N/A</td>
</tr>
<tr>
<td>Memorial Economic Devel</td>
<td>Roosevelt</td>
<td>Nassau</td>
<td>Scot. Sites</td>
<td>Single Family</td>
<td>2</td>
<td>N/A</td>
</tr>
<tr>
<td>New Hope Institute Baptist</td>
<td>N. Amityville</td>
<td>Suffolk</td>
<td>Scot. Sites</td>
<td>Senior Apartments</td>
<td>50</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Total # of Units for Technical Assistance Programs**: 242

## Grand Total for # of Units

**Total**: 979

---

**Long Island Housing Partnership Mortgage Training and Education**  
62 Referrals for budget and credit counseling  
113 Mortgage Applications have been submitted
"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

Long Island Housing Partnership, Inc.
180 Oser Avenue, Hauppauge, New York 11788
Telephone: 516/435-4710 ■ Fax: 516/435-4751

BUILDING PRIDE IN LONG ISLAND'S NEIGHBORHOODS