LONG ISLAND
HOUSING
PARTNERSHIP, INC.

1995 ANNUAL REPORT
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 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.

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

Too often we Long Islanders emphasize our problems. And while our problems are real, we should remember that we live in a great region of our country. At the Housing Partnership, we believe our work helps ensure that Long Island will continue to be a great place to live and work.

Because of our emphasis on the future, the Housing Partnership will focus on revitalizing Long Island's downtowns. These once thriving, now struggling, areas can be brought back through a well-planned residential and commercial mix. New homes will create a market for downtown businesses as well as increase the supply of entry-level and empty-nester homes. Most importantly, invigorated downtowns will add to the future growth and prosperity of Long Island.

Whatever our future efforts, we will not forget the founding principle of the Housing Partnership: Home ownership is good for Long Island, for its neighborhoods, for its families, for its economy and for its future.

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.
A productive method to create new, affordable homes on Long Island is the Housing Partnership's SPONSORSHIP program. Through the program, for-profit builders do what they do best - they build high quality, well-designed homes. And the Housing Partnership does what it does best - it makes the homes affordable to low- and moderate-income Long Islanders by blending public and private funds and expediting governmental approvals. Through these cooperative efforts and with the participation of federal, state and local governments, affordable home ownership results.

COUNTRY VIEW ESTATES

In 1995, Country View Estates opened in North Middle Island, Brookhaven Town. Today a mix of 66 young and senior first time home owner families are living in beautiful and affordable homes clustered on 21 acres with 9 acres of permanent open space.

The Housing Partnership sponsored Scro & Scro Properties for a New York State Affordable Housing Corporation grant and worked with a cooperative Brookhaven Town to make the new affordable homes a reality. Scro & Scro built the homes; the Housing Partnership did the paper work and affordable homes resulted.

Top: A scale model of the single family home to be sold for less than $84,000 at Brookside Estates in Southampton.

**Brookside Estates**

The development of 40 three bedroom homes on 12 acre plots will mark the Housing Partnership's second sponsorship of The Park Ridge Organization. The first sponsorship brought about Cobbleridge, 72 townhouses clustered on 60 acres in Manorville, Brookhaven Town. Brookside Estates will be built in Riverside, Town of Southampton and will be the second time Southampton serves as a public partner.

All of the homes at Brookside Estates will benefit from a New York State Affordable Housing grant and several of the homes will have an additional HUD HOME grant, administered by Suffolk County Community Development, to make them even more affordable for lower income Long Islanders. The Housing Partnership is confident that sponsoring a highly respected Long Island home builder like Park Ridge will result in quality affordable homes for Long Island's future.

**On the Horizon**

**Sea Crest Village**

The Housing Partnership recently agreed to sponsor Connor Construction for a New York State Affordable Housing grant to construct 22 townhouses in the Village of Patchogue. Not only will these new homes provide housing to entry level workers, but they also will contribute to the revitalization of downtown Patchogue, an important goal for Long Island's future.
North Bellport

Beautiful new homes at incredibly affordable prices, an Economic Development Zone, a Town committed to neighborhood revitalization and dedicated community groups all equal hope for North Bellport's future.

Bottom: New three bedroom home in North Bellport that sold for less than $45,000.
ISLIP CONTINUES

Phase III completed; Phases IV & V under way.

Islip Town, Long Island’s leader in affordable housing, was the Housing Partnership’s first and remains its most responsive public partner.

The completion of Phase III brings the number of homes completed in partnership with Islip to 83. In Phase III, a debris filled hang-out was transformed into beautiful new homes and property with a community park, while a State Department of Transportation dumping ground was converted into single and two-family homes that not only provide affordable home ownership but also provide spacious and safe rentals for needy seniors.

Phases IV and V will take the Housing Partnership to new and needed areas: Phase IV, the residential revitalization of downtown Bay Shore; Phase V, a collaborative effort with the Long Island Builders’ Institute to provide a very affordable home to a working, poor family, directions essential for Long Island’s future.
NASSAU COUNTY

Freeport

The Housing Partnership's second affordable home ownership program in Nassau County is nearly completed. Thanks to the initiative of the late Freeport Mayor, Art Thompson, Freeport's Community Development Office and a dedicated committee of Housing Partnership professionals and Freeport community volunteers, nine moderate-income Long Island families will move into homes of their own in 1996 in the Village of Freeport.

NASSAU COUNTY TECHNICAL ASSISTANCE PROGRAM

Working in close partnership with Nassau County's Office of Housing and Intergovernmental Affairs, the Housing Partnership is providing technical assistance to Nassau Community groups that are striving to improve their neighborhoods by providing needed affordable housing. The Housing Partnership works with community groups on all stages of the development process. Among the Nassau groups the Housing Partnership has worked with are: The Westbury Community Improvement Corporation, The Landmark on Main Street Committee of Port Washington and La Fuerza Unida of Glen Cove. These groups, and many others, are building for a better future in Nassau.

Top: A new, single family home in Freeport.

Below: The converted Main Street School is now home for needy seniors; a vibrant community center and an active community based not-for-profit center.
## Creative Approach to Long Island's Future

### LIHIF/Regional Consortium Activities

<table>
<thead>
<tr>
<th>Project</th>
<th>FHA Insurance</th>
<th>Amount ($)</th>
<th>Status</th>
<th>Total Project ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main St. Refurbishment</td>
<td>Chase CDC (Construction) +LI Savings Bank</td>
<td>$3,500,000</td>
<td>Closed</td>
<td>$10,325,000</td>
</tr>
<tr>
<td>Suburban Housing Acquisition and Refurbishment &amp; Foreclosures</td>
<td>Citibank, American Savings Bank</td>
<td>$500,000</td>
<td>Closed</td>
<td>$470,000</td>
</tr>
<tr>
<td>LIHIF/Regional Consortium</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Family Housing</td>
<td>Blanchard Savings &amp; Loan</td>
<td>$500,000</td>
<td>Closed</td>
<td>$460,000</td>
</tr>
<tr>
<td>Housing Help, Inc.</td>
<td>Citibank, American Savings Bank, Bank of America, Savings Bank</td>
<td>$62,500</td>
<td>Conditionally committed</td>
<td>$13,000,000</td>
</tr>
<tr>
<td>Belfort, Huggerman, &amp; Associates</td>
<td>Citibank, American Savings Bank, Bank of America, Savings Bank</td>
<td>$60,000</td>
<td>Closed</td>
<td>$60,000</td>
</tr>
<tr>
<td>Victory Church of God</td>
<td>Citibank, American Savings Bank, Bank of America, Savings Bank</td>
<td>$100,000</td>
<td>Application received</td>
<td>$100,000</td>
</tr>
<tr>
<td>School District Organizations</td>
<td>Branch Savings Bank, Citibank, Bank of America, Savings Bank</td>
<td>$11,000,000</td>
<td>Terms sheet accepted</td>
<td>$12,600,000 construction $5,500,000 permanent</td>
</tr>
</tbody>
</table>

## The Regional Lending Consortium

Members of the Regional Lending Consortium (RLC) share investments in housing financing for projects that without RLC participation would never exist. Acquisition, predevelopment, construction, rehabilitation, bridge, and permanent loans are all part of the RLC portfolio.

## The New York Mortgage Coalition

The road to home ownership is often a rocky one, especially for low- and moderate-income Long Islanders. Comprehensive mortgage counseling, provided through the New York Mortgage Coalition, clears the path to the American Dream. Participants are: Banco Popular; The Bank of New York; Chase Manhattan Bank; Chemical Bank; Citibank; The Dime Savings Bank of New York, FSB; FAB; Fleet Bank; GreenPoint Bank; Independence Savings Bank; Marine Midland Bank; Natwest Bank N.A. and Republic National Bank.

## The Long Island Thrift Mortgage Initiative

Eighteen Long Island based thrifts provide a "second look" to home mortgage applications from low- and moderate-income Long Island families. These institutions go the extra mile to make home ownership possible. Participants are: Apple Savings Bank; Astoria Federal Savings Bank; Columbia Federal Savings Bank; Dime Savings Bank of New York, FSB; Dime Savings Bank of Williamsburgh; Emigrant Savings Bank; flushing Savings Bank, FSB; Greater New York Savings Bank; GreenPoint Bank; Home Federal Savings Bank; Independence Savings Bank; Long Island Savings Bank, FSB; Maspeth Federal Savings and Loan Association; North Side Savings Bank; Reliance Federal Savings Bank; Ridgewood Savings Bank; Roosevelt Savings Bank and Roslyn Savings Bank.
## FINANCIALS

### BALANCE SHEET DECEMBER 31, 1995

<table>
<thead>
<tr>
<th>Assets</th>
<th>Combined</th>
<th>Long Island Housing Partnership Inc.</th>
<th>Long Island Partnership Housing Development Fund Company, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and cash equivalents</td>
<td>$1,765,949</td>
<td>$592,742</td>
<td>$1,173,207</td>
</tr>
<tr>
<td>Investments</td>
<td>1,137,156</td>
<td>—</td>
<td>1,137,156</td>
</tr>
<tr>
<td>Receivables</td>
<td>191,751</td>
<td>97,851</td>
<td>3,900</td>
</tr>
<tr>
<td>Capitalized project costs</td>
<td>1,101,910</td>
<td>—</td>
<td>1,101,910</td>
</tr>
<tr>
<td>Office equipment</td>
<td>23,535</td>
<td>11,120</td>
<td>12,415</td>
</tr>
<tr>
<td>Other assets</td>
<td>41,419</td>
<td>16,841</td>
<td>25,076</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$4,261,720</strong></td>
<td><strong>$718,056</strong></td>
<td><strong>$3,543,664</strong></td>
</tr>
</tbody>
</table>

### LIABILITIES AND NET ASSETS

<table>
<thead>
<tr>
<th>Liabilities</th>
<th>Combined</th>
<th>Long Island Housing Partnership Inc.</th>
<th>Long Island Partnership Housing Development Fund Company, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payables</td>
<td>$480,269</td>
<td>$92,269</td>
<td>$388,000</td>
</tr>
<tr>
<td>Home buyers' deposits</td>
<td>93,900</td>
<td>—</td>
<td>93,900</td>
</tr>
<tr>
<td>Project funds</td>
<td>74,851</td>
<td>—</td>
<td>74,851</td>
</tr>
<tr>
<td>Note payable</td>
<td>100,000</td>
<td>100,000</td>
<td>—</td>
</tr>
<tr>
<td>NYS Housing Development Fund loan</td>
<td>840,000</td>
<td>—</td>
<td>840,000</td>
</tr>
<tr>
<td>Home Investments: Partnership (HOME) loans</td>
<td>283,626</td>
<td>—</td>
<td>283,626</td>
</tr>
<tr>
<td>Town of Brookhaven loans</td>
<td>181,130</td>
<td>—</td>
<td>181,130</td>
</tr>
<tr>
<td><strong>Total Liabilities</strong></td>
<td><strong>2,053,776</strong></td>
<td><strong>192,269</strong></td>
<td><strong>1,861,507</strong></td>
</tr>
</tbody>
</table>

### NET ASSETS

<table>
<thead>
<tr>
<th>Net Assets</th>
<th>Combined</th>
<th>Long Island Housing Partnership Inc.</th>
<th>Long Island Partnership Housing Development Fund Company, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unrestricted</td>
<td>2,096,397</td>
<td>414,240</td>
<td>1,682,157</td>
</tr>
<tr>
<td>Temporarily Restricted</td>
<td>96,047</td>
<td>96,047</td>
<td>—</td>
</tr>
<tr>
<td>Permanently Restricted</td>
<td>15,500</td>
<td>15,500</td>
<td>—</td>
</tr>
<tr>
<td><strong>Total Net Assets</strong></td>
<td><strong>2,207,944</strong></td>
<td><strong>525,787</strong></td>
<td><strong>1,682,157</strong></td>
</tr>
</tbody>
</table>

| Combined                     | $4,261,720 | $718,056                             | $3,543,664                                                   |

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## Statement of Support, Revenue, Expenses and Changes in Net Assets Year Ended December 31, 1995

### Changes in Unrestricted Net Assets

**Support and Revenue**

<table>
<thead>
<tr>
<th></th>
<th>Combined</th>
<th>Long Island Housing Partnership Inc.</th>
<th>Long Island Partnership Development Fund Company, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support</td>
<td>$1,697,327</td>
<td>$205,165</td>
<td>$1,492,162</td>
</tr>
<tr>
<td>Receipts from transfer of units</td>
<td>4,358,851</td>
<td>—</td>
<td>4,358,851</td>
</tr>
<tr>
<td>Intercompany reimbursement</td>
<td>358,145</td>
<td>358,145</td>
<td>—</td>
</tr>
<tr>
<td>Other revenue</td>
<td>395,586</td>
<td>280,937</td>
<td>114,649</td>
</tr>
<tr>
<td><strong>Total unrestricted support and revenue</strong></td>
<td><strong>6,809,909</strong></td>
<td><strong>844,247</strong></td>
<td><strong>5,965,662</strong></td>
</tr>
</tbody>
</table>

Net assets released from restrictions:

- Satisfaction of program restrictions | 76,344 | 76,344 | —

**Total unrestricted support and revenue** | 6,886,253 | 920,591 | 5,965,662

### Expenses

<table>
<thead>
<tr>
<th></th>
<th>Combined</th>
<th>Long Island Housing Partnership Inc.</th>
<th>Long Island Partnership Development Fund Company, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program services</td>
<td>5,609,526</td>
<td>559,235</td>
<td>5,050,291</td>
</tr>
<tr>
<td>Intercompany reimbursement, net</td>
<td>289,459</td>
<td>—</td>
<td>289,459</td>
</tr>
<tr>
<td>Supporting services</td>
<td>319,981</td>
<td>285,833</td>
<td>34,148</td>
</tr>
</tbody>
</table>

**Total expenses** | 6,218,966 | 845,068 | 5,373,898

**Increase in unrestricted net assets** | 667,287 | 75,523 | 591,764

### Changes in Temporarily Restricted Net Assets

**Support and Revenue**

<table>
<thead>
<tr>
<th></th>
<th>Combined</th>
<th>Long Island Housing Partnership Inc.</th>
<th>Long Island Partnership Development Fund Company, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support</td>
<td>60,925</td>
<td>60,925</td>
<td>—</td>
</tr>
<tr>
<td>Other revenue</td>
<td>53,000</td>
<td>53,000</td>
<td>—</td>
</tr>
<tr>
<td><strong>Net assets released from restrictions</strong></td>
<td><strong>(76,344)</strong></td>
<td><strong>(76,344)</strong></td>
<td>—</td>
</tr>
</tbody>
</table>

**Increase in temporarily restricted net assets** | 37,581 | 37,581 | —

**Increase in Net Assets**

- **704,868**
- **113,104**
- **591,764**

**Net Assets, beginning of year (as restated)** | 1,503,076 | 412,683 | 1,090,393

**Net Assets, end of year** | **$2,207,944** | **$525,787** | **$1,682,157**

The above data has been condensed from the financial statements audited by H. R. Robenstock & Co, LLP Certified Public Accountants of Melville, New York. Copies of the audited statements, including the accountant's unqualified opinion dated February 9, 1996 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 is comprised of active members.

James L. Larocca, a founding officer, resigned in 1995. His leadership and vision will be missed.
STAFF

The Housing Partnership staff does not stand on ceremony. Each member does more than his/her assigned duties to advance its mission.

Above from left to right: Diane Patrizio, Jean Morris, Tanya Ellard, Karen Schwerdtfeger, Andrew Buonantuno, Jeanette Perin, Dolores Murphy, Linda Mathews, Moses Greene.
LONG ISLAND'S PUBLIC/PRIVATE PARTNERSHIP

From New York's Governor to Long Island's Town Supervisors to local Community Development Directors, the public sector participates in the work of the Long Island Housing Partnership.

From a major bank's Chairman and CEO, to Long Island Builders' Institute volunteers, to the members of the Housing Partnership's Project Committees, the private sector makes the Long Island Housing Partnership's work possible.

The Housing Partnership is a genuine public/private partnership. That's why it is very appropriate that the nation's highest ranking public sector housing official, HUD Secretary Henry G. Cisneros, will keynote our Annual Meeting. And that is also why it is appropriate that the private sector members of LIHP come together at our annual meeting.


Below: Congressman Rick Lazio, Islip Town Supervisor Pete McGowan, LIHP Board Member Daniel Albizu and HUD Secretary Henry G. Cisneros on a tour of Bay Shore, Town of Islip.
LIHP MEMBERS

Business
Alexiance
Arthur Anderson & Co.
Bankers Security Life Ins. Society
The Beechwood Organization
Blensock, Lucchesi & Associates
Breslin Realty Development Corp.
Burton, Brehrend, Smith & O'Callaghan
Casa Blanca Agency
Certilman, Balin, Adler & Hymar
Chicago Title Insurance Co.
CitiScape Corp.
CMF Publications, Inc.
Community Federal Land Title Ins. Co.
Community Preservation Corp.
Computer Associates International Inc.
Congressional Abstract Co., Inc.
Continental Capital Corp.
Coopers & Lybrand
Cullen & Dykman
Diana Weir Consulting
EMJ Construction Consultants, Inc.
Ensign & Partners Inc.
Ernst & Young
Farrall, Fritz, Carmer, Cleary, et al.
First American Title Insurance Co. of NY
Fortunoff
Freudenthal & Ellekowitz Consulting Group
Gold Hamburger Ltd.
Grumman Corporation
H2M Group
Hennessy Development Corp.
Home Depot
J.E. Levine Builder, Inc.
John F. Shea, III, Esq.
Kenneth H. Beckman Company
The Klar Organization
Klein & Eversoll, Inc.
KPMG Peat Marwick L.L.P.
Long Island Lighting Company
Longwood Company
Lunen, Inc.
Luxottica Group
Lysaght, Lysaght & Kramer
Margolit, Winter & Evens
McMillan, Rather, Bennett & Rigano, P.C.
Mill-Max Mfg. Corp.
Nassau-Suffolk Lumber & Supply
Nationwide Collection Systems Inc.
NYNEX
Oxford Resources Corp.
Park Ridge Organization
Pat Seccafino, Prof. Land Surveyor
Pergament Home Center
Price Waterhouse
Raitelz, Engel, Miller & Lerner & Company
Riverhead Building Supply Corp.
S.B. Bowne & Son
Saccardi & Schiff, Inc.
St. Germain Printing
Seco & Seco Properties
Slant/Fin Corp.
Soil Mechanics Drilling Corp.
Southland Corporation
Sterling Carpet Co., Inc.
Sterling Equities Inc.
Sterling & Sterling
Suffolk Regional Off-Track Betting Corp.
Tauscher Cronacher P.E., P.C.
Walbaum, Inc.
Weinberg, Kaley, Gross and Pergament

Education
Brookhaven National Laboratory
Hofstra University
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
Bank of Westbury
Chase Manhattan Bank
Citibank
Columbia Federal Savings Bank
Commonwealth Mortgage Assurance Co.
Continental Bank
Dana Mortgage Bankers Corp.
Dime Savings Bank
Dime Savings Bank of Williamsburg
East New York Savings Bank
European American Bank
Executive Mortgage Bankers, Ltd.
First National Bank of LI
Fleet Bank
Flushing Savings Bank
Greater New York Savings Bank
Greenpoint Bank
Home Federal Savings Bank
Independence Savings Bank
Jamaica Savings Bank
Key Bank of New York
Long Island Commercial Bank
Long Island Savings Bank
M&T Mortgage Corp.
Marine Midland Bank
North Fork Bank
Northside Savings Bank
Pioneer Savings Bank
Reliance Federal Savings Bank
Republic National Bank of NY
Residential Mortgage Banking Inc.
River Bank America
Roosevelt Savings Bank
Ridgley 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 Mutchnick 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
Suffolk Jewish Communal Planning Council
ACKNOWLEDGEMENTS

Secretary Henry G. Cisneros, U.S. Department of HUD
Governor George E. Pataki, New York State
Congressman Rick Lazio
Congressman Gary Ackerman
Congressman Peter King
Congressman Michael Forbes
Congressman Dan Frisa
Senators, Long Island Delegation, New York State Senate
Members of the Assembly, Long Island Delegation, New York State Assembly
Andrew M. Cuomo, Assistant Secretary, HUD
Steven H. Huit, President, CEO, FHA, AHC, SONYMA, PFA, MBBA
John LaMura, Senior Vice President, CFO, FHA
Joseph Mendez, AHC
Joseph Holland, Commissioner, NYS Division of Housing & Community Renewal (DHCR)
Joseph Lynch, Deputy Commissioner, NYS DHCR
Judy Calogero, Deputy Commissioner, Community Development, NYS DHCR
Thomas S. Gulotta, Nassau County Executive
Kenneth Curtar, 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
Robert J. Gaffney, Suffolk County Executive
Edward Romaine, Suffolk County Clerk
John Costanzo, Suffolk County Treasurer
Patrick Mahoney, Suffolk County Sheriff
Eric Kopp, Suffolk Chief Deputy County Executive
George Gatta, Suffolk Deputy County Executive for Economic Development and Planning
Joseph Sanscervire, Suffolk County Community Development Director
Steve Hayduk, Commissioner, Suffolk County Department of Public Works
Charles Birtka, Chief Deputy Commissioner, Suffolk County Department of Public Works
Ben Wright, Suffolk County Department of Public Works
Gena Southard, Suffolk County Department of Public Works
Peter Cosgrove, Suffolk County Police Commissioner
Lt. William Neubauer, Suffolk County Police Department
Suffolk County Legislators
Michael A. LoGrande, Chairman, Suffolk County Water Authority
Richard Rosenberg, Esq., Berkman, Hennes, Peterson & Pedy PC.
Richard Schaffer, Babylon Town Supervisor
Peter McGowan, Islip Town Supervisor
Paul Flint, Islip Town Community Development Director
Tom Isles, Islip Planning Commissioner
Gene Murphy, Islip Principal Planner and Islip Town Hall Liaison

Rini Giedraitis, Islip Commissioner of Building & Engineering
William Rutkoske, Islip Housing Authority
Islip Town Council
Ralph Burns, Senior Lighting Inspector, Town of Islip
Felix Grucci, Brookhaven Town Supervisor
Jim Ryan, Brookhaven Town Assessor
Marty Kerins, Brookhaven Chief of Staff
Robert Reutzel, Brookhaven Community Development Commissioner
Brookhaven Town Council
Lorrie Daniels, Greater Gordon Heights Civic Association
Elsie Owens, NAACP - Brookhaven
Vincent Cannuscio, Town of Southampton Supervisor
Peg Christy, Southampton Community Development Director
Paul Hollihan, Southampton Principal Building Inspector
Southampton Town Council
Tom Talmage, Southampton Town Engineer
John Powell, Chairman, Suffolk County Republican Committee
Dick Thompson, Slant/Pin
Paul Fauci, Slant/Pin
Richard Geisz, All Suffolk Plumbing
Eric Lempaile, Freeport Community Development Director
Alfred Warner, MTA Board
Mitch Pally, Long Island Association's Vice President and Economic & Legislative Affairs Director
Edwin (Buzz) Schwenk, Long Island Builders Institute
Helen Martin, Director of Bellport, Hagerman, East Patchogue Alliance, Inc.
Karen Krauth, HEALTH Housing
Steve Stephenson, Long Island Savings Bank
Alaa Wessen, The Concerned Citizens for a Better North Bellport
Edward Larsen, North Amityville Taxpayers Association
William Tutt, Valerie Tutt, United North Amityville Youth Organization
Leonard Canton, North Amityville Community Economic Council
Mel Mack, Brentwood Improvement Program
Josephucci, CPA
Stacey Kowalski, Assistant to Robert R. McMillan
Valerie Manzo, Esq.
Michael McCarthy Esq., McCarthy & Modelewski
David Scro, Esq.
Joe Kenally, Esq., Meyer, Meyer & Metz
Herb Kotler, Esq., Sobel, Kelly & Kotler PC.
Reilly, Lisa, Tenen & Ambrosino, Esqs.
Warren Cronacher, PE.

Anthony J. Gavick, Architect
Pty Dolan, Cablevision
Edward Travaglini, EAB
George McCarthy, EAB
Linda Strongin, EAB, Public Relations
Joann Hoffman, Allstate Foundation
Long Island Lighting Company
Christopher Thomas Associates, Inc.
THE FUTURE

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 1996/97:

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. The Housing Partnership should focus on the residential redevelopment of Long Island’s downtowns which will result in increased affordable housing and will stimulate economic development in these struggling areas. In addition, 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 for public grant funds because sponsorship continues to be an effective means to increase affordable housing.

Education

The demand for mortgage counseling continues to grow. The Housing Partnership should address this demand through its Long Island Financial Training to Home Ownership Mortgage Eligibility (LIFT HOME) program, the New York Mortgage Coalition, its administration of the Long Island Thrift Mortgage Initiative (LITMI) and through mortgage counseling 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.

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 develop housing in their own neighborhoods. 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, Minority Loan Program and Episcopal Diocese Fund.
<table>
<thead>
<tr>
<th>DEVELOPMENT/REHABILITATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMPLETED HOMES</strong></td>
</tr>
<tr>
<td><strong>ADDRESS</strong></td>
</tr>
<tr>
<td><strong>COUNTY</strong></td>
</tr>
<tr>
<td><strong>SCAF SITES/ SUBDIVISION</strong></td>
</tr>
<tr>
<td><strong>TYPE OF HOME</strong></td>
</tr>
<tr>
<td><strong># OF HOMES</strong></td>
</tr>
<tr>
<td><strong>SALES PRICE</strong></td>
</tr>
<tr>
<td>Amytiville</td>
</tr>
<tr>
<td>Cobble Ridge</td>
</tr>
<tr>
<td>Country View I</td>
</tr>
<tr>
<td>Country View II</td>
</tr>
<tr>
<td>Freeport</td>
</tr>
<tr>
<td>Islip I</td>
</tr>
<tr>
<td>Islip II</td>
</tr>
<tr>
<td>Islip III</td>
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<tr>
<td>Islip III</td>
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<tr>
<td>Islip III</td>
</tr>
<tr>
<td>Long Beach</td>
</tr>
<tr>
<td>North Bellport</td>
</tr>
<tr>
<td>The Park</td>
</tr>
<tr>
<td><strong>TOTAL # OF HOMES COMPLETED</strong></td>
</tr>
</tbody>
</table>

**HOMES IN THE DEVELOPMENT PROCESS**

| Brookside Estates          | Flanders    | Suffolk | Subdivision | Colonial | 40 | $89,000 |
| Freeport                   | Freeport    | Nassau  | Scot. Sites  | Colonial/Ranch | 7 | $65,047 |
| Gordon Heights             | Gordon Heights | Suffolk | Scot. Sites  | Colonial/Ranch | 8 | $71,560 |
| Islip III                  | Brentwood   | Suffolk | Scot. Sites  | Ranch      | 1 | $62,811 |
| Islip IV                   | Bay Shore    | Suffolk | Subdivision | Redevelopment of Downtown Area | 10 | $95,950 |
| Jacqueline Isles Estates   | North Amityville | Suffolk | Scot. Sites  | Colonial/Ranch | 18 | $72,950 |
| North Bellport I           | North Bellport | Suffolk | Scot. Sites  | Colonial/Ranch | 4 | $85,950 |
| North Bellport II          | North Bellport | Suffolk | Scot. Sites  | Colonial/Ranch | 14 | $85,950 |
| Southeast Village          | Village of Patchogue | Suffolk | Subdivision | Attached Housing | 22 | $86,950 |

**TOTAL # OF HOMES IN THE DEVELOPMENT PROCESS** | 229 |

**PLANNED PROGRAMS**

| Beddihaven                  | Gordon Heights | Suffolk | Scot. Sites  | Colonial/Ranch | 25 | TBD |

**TOTAL # OF UNITS FOR PLANNED PROGRAMS**: | 25 |

**LOAN FUND PROGRAMS - REGIONAL LENDING CONSORTIUM/EPSIDOCAL DIOCESE PROJECTS CLOSED**

<table>
<thead>
<tr>
<th>Loan Fund Programs</th>
<th>Regional Lending Consortium/Epsidocal Diocese Projects Closed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of Loan</strong></td>
<td><strong>Amount</strong></td>
</tr>
<tr>
<td>Bellport, Hampton East Patchogue Alliance</td>
<td>North Bellport</td>
</tr>
<tr>
<td>Love'n'</td>
<td>Town of Brookhaven</td>
</tr>
<tr>
<td>Main Street School</td>
<td>Port Washington</td>
</tr>
<tr>
<td>Suburban</td>
<td>Bay Shore/Central Islip</td>
</tr>
</tbody>
</table>

**TOTAL # OF UNITS FOR LOAN FUND - REGIONAL LENDING CONSORTIUM/EPSIDOCAL DIOCESE CLOSED**: | 74 |

**LOAN FUND PROGRAMS - REGIONAL LENDING CONSORTIUM/EPSIDOCAL DIOCESE (FUNDING CLOSING)**

<table>
<thead>
<tr>
<th>Loan Fund Programs</th>
<th>Regional Lending Consortium/Epsidocal Diocese Projects Closed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of Loan</strong></td>
<td><strong>Amount</strong></td>
</tr>
<tr>
<td>Rholette House</td>
<td>Nassau</td>
</tr>
<tr>
<td>Victory Church of God</td>
<td>North Bellport</td>
</tr>
<tr>
<td>Housing Help</td>
<td>Huntington</td>
</tr>
</tbody>
</table>

**TOTAL # OF UNITS FOR LOAN FUND PROGRAMS - REGIONAL LENDING CONSORTIUM/EPSIDOCAL DIOCESE**: | 314 |

**TECHNICAL ASSISTANCE PROGRAM**

<table>
<thead>
<tr>
<th>Technical Assistance Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farway Manor Senior Housing Development</td>
</tr>
<tr>
<td>Nassau County Group</td>
</tr>
</tbody>
</table>

**TOTAL # OF UNITS FOR TECHNICAL ASSISTANCE PROGRAMS**: | 351 |

**GRAND TOTAL FOR # OF UNITS**: | 1340 |

**EDUCATION - MORTGAGE TRAINING AND ASSISTANCE**

<table>
<thead>
<tr>
<th>NY Mortgage Coalition - Mortgage Counseling</th>
</tr>
</thead>
<tbody>
<tr>
<td>579 Have been counseled</td>
</tr>
<tr>
<td>777 Referrals for Budget and credit counseling</td>
</tr>
<tr>
<td>164 Mortgage Applications have been submitted</td>
</tr>
</tbody>
</table>

**HUD COUNSELING SERVICES**

<table>
<thead>
<tr>
<th>84 Applicants counseled</th>
</tr>
</thead>
</table>

**LONG ISLAND MORTGAGE INITIATIVE (LIMDI)**

<table>
<thead>
<tr>
<th>23 Mortgages reviewed</th>
</tr>
</thead>
</table>

**TD=To be determined**
“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