MISSION STATEMENT

The Mission of the Long Island Housing Partnership is to provide housing opportunities for those who, through the unaided operation of the market, cannot afford safe and decent homes. We accomplish this mission through development, technical assistance, community lending, education and advocacy.

LIHP establishes partnerships with federal and state funding agencies, local municipalities, Long Island businesses, other not-for-profit organizations and community groups to provide affordable housing and support services for low- and moderate-income Long Islanders. Since its founding 26 years ago, LIHP has assisted more than 25,000 individuals and families.
2013 was a highly successful year for the Long Island Housing Partnership. Significant progress was made on several important projects that had been slowed due to the sluggish national economy, mortgage foreclosure counseling continued to operate at high levels, pre-purchase counseling began to pick up, and, with the help of New York State, JP Morgan Chase, Citi Community Development, Bank of America, Freddie Mac, United Way of Long Island and the Robin Hood Foundation, we dove into an entirely new service area: storm recovery.

While the pages that follow detail the accomplishments under these many worthwhile programs, let us first take a moment to review the challenges and needs for affordable housing on Long Island. It is well established that Long Island has lost and continues to lose its young adults. In the decade between 2000 and 2010, Long Island lost ten percent of its population between the ages of 20 and 34. These young adults were nurtured and educated on Long Island, yet cannot afford to stay, and the primary reason is housing costs. Long Island’s family composition has also changed substantially over the last several decades. According to the Long Island Index, there are now more single person and single parent households than there are couples with children.

The 2012 American Communities Survey indicates that 28% of Long Island households spend over half of their income on housing, and 52% spend more than 30%. Among rental households, 64% are spending more than 30%. Those of you who are parents of “twenty-somethings” will probably not be surprised to hear that more than half of the 20 to 34 year olds on Long Island are living with their parents or older relatives. Contributing to this trend is the fact that only 21% of Long Island’s housing stock is rental. This is the smallest share in the region, and pushes up rents. Two bedroom apartments typically rent for $1,600 per month or more.

Studies show that the decline in our young adult population threatens the social and economic future of the region. Families will continue to be separated and businesses will struggle to recruit and retain employees to remain competitive.

With the foreclosure crisis still affecting so many Long Island communities, and home prices and mortgage rates beginning to rise again, affordable housing continues to be one of the most significant economic and social issues facing the region.

The Long Island Housing Partnership is grateful for the support and participation of our volunteer Board Members, Member Organizations, homebuyers, funding sources and government partners. Without you, our programs and successes would not be possible. Thank you for your continual support and generosity.
In 2013, the Long Island Housing Partnership celebrated its Silver Anniversary with a gala at Crest Hollow Country Club. We would like to thank everyone for your support over our first 25 years.
25th Anniversary Celebration

Tony Martinez, Deputy Supervisor/Councilman Town of Babylon; Rev. Thomas Goodhue, L.I. Council of Churches; Vincent Sabia, Stewart Title Insurance Co.

Michael E. White, Counsel, Anthony E. Core, P.C.; Denise Pursley, Nixon Peabody; Kevin Law, LIHP Chairman; Jim Morgo, Former President of LIHP

Peter Elkowitz, LIHP President & CEO; Charles Mancini, Park Ridge Organization; James Britz, Sr. Vice President of LIHP; Kevin Law, LIHP Chairman

Shaun Donovan, HUD Secretary; Ed Mangano, Nassau County Executive

Mary Reid, NSPHDFC Board Member; Shaun Donovan, HUD Secretary; Rev. Daris Dixon-Clark, First Baptist Church of Bay Shore

Peter Elkowitz, LIHP President & CEO; Howard Gross, Weinberg, Gross & Pergament; James Britz, Sr. Vice President of LIHP; Kevin Law, LIHP Chairman

Peter Elkowitz, LIHP President & CEO; Scott Martella, Suffolk County Representative of Governor Cuomo

Mayor Paul Pontieri, Village of Patchogue; Mayor Ralph Ekstrand, Village of Farmingdale; Peter Elkowitz, LIHP President & CEO; Rob Loscalzo, Tritec
Inwood

In partnership with Roosevelt Development Corporation, four single-family colonial style homes with three bedrooms have been constructed in Inwood on land provided at a reduced price by Nassau County. They are ideally situated across the street from an elementary school and about a block from the Long Island Railroad station. The Unitarian Universalist Congregation of Shelter Rock provided a low-interest construction loan of $250,000, and grant support was provided by New York State Affordable Housing Corporation, HUD HOME funds through Nassau County, the New York Community Bank Foundation, the M&T Charitable Foundation, and the Capital One Foundation.

“High housing costs in Nassau County make it very difficult for our young families who wish to purchase a home. Nassau County is pleased to work with the Long Island Housing Partnership to provide affordable homes in Inwood.”

Ed Mangano, Nassau County Executive
Southampton

Eleven Cape Cod style homes are under construction in the Town of Southampton. These single-family units each contain three bedrooms and one-and-a-half baths. The project is a partnership with the Southampton Housing Authority and Manzi Homes East. The New York State Affordable Housing Corporation is providing $440,000 in subsidies, and Suffolk County is providing $154,000 in HUD HOME funds. Suffolk County has donated tax foreclosed land for this development under its 72-h Affordable Housing Opportunities Program, and Bank of America and Citi Foundation have provided financial support. Construction began in 2013, and is expected to be completed, with all homes sold, by the end of 2014.

“The need for affordable housing in Suffolk County continues to be great, especially in the east end communities where property values are so high. We are happy to be working with the Long Island Housing Partnership and their development team to produce these eleven affordable homes in the Town of Southampton.”

Steve Bellone, Suffolk County Executive
Mastic, Mastic Beach Village and Shirley

In cooperation with the Town of Brookhaven, LIHP is developing ten beautiful scattered site homes in the Mastic/Shirley area on land donated by Suffolk County under the 72-h Program. The builder, JJR Associates, is constructing two three-bedroom, ranches, and eight four-bedroom, colonial style homes. Each of the ten homes will receive a $40,000 New York State Affordable Housing Corporation subsidy, and a $30,000 HUD HOME subsidy through the Suffolk County Community Development Program. Bank of America, Citi Foundation and TD Bank have also contributed financially to the development. Construction started on the first two homes in 2013. Three more homes are now under contract, and project completion is expected in 2015.

“The Town of Brookhaven is pleased to continue its long relationship with the Long Island Housing Partnership by the development of sorely needed workforce housing in Mastic, Mastic Beach and Shirley, as well as in other communities such as North Bellport. This project is removing neighborhood eyesores and replacing them with beautiful, affordable new homes.”

Edward P. Romaine, Brookhaven Town Supervisor

Look What’s Coming Next: Brentwood

Ten new homes proximate to shopping and transportation will be developed in Brentwood. The homes will be a mixture of colonials and handicap accessible ranches, with three or four bedrooms. The Town of Islip Community Development Agency donated land, including some Suffolk County 72-h tax foreclosed properties. LIHP’s application for $40,000 per home in subsidies from the New York State Affordable Housing Corporation is pending. Financial support has also been provided by Citi Foundation, M&T Charitable Foundation, and People’s United Foundation. Pre-development work is being completed by JJR Associates, and they expect construction to begin by the end of 2014.
TECHNICAL ASSISTANCE

LIHP shares its 26 years of experience in the development of affordable housing by offering technical assistance to local governments, other non-profit organizations and private developers. Services may include program design, financing, grant writing, marketing, housing counseling, applicant screening, zoning, relocation planning, construction services, overall development and project closeouts. Through its involvement in the Cornerstone Partnership CHIP program, LIHP has drafted documents that are available to all parties developing affordable housing in order to streamline and standardize programs across Long Island.

Elmont

Working with the Town of Hempstead and private developer, Bedford Construction, Foster Meadow consists of a total of 30 affordable co-op units for senior citizens. Five of the units are rental and 25 are ownership. All have two bedrooms. LIHP assisted the developer in ensuring that all units were sold or rented to eligible seniors under 80% of the area median income. Grant funding was provided by Nassau County using HUD HOME funds, as well as by New York State.

New Cassel

Cornerstone Properties, in partnership with the North Hempstead CDA and LIHP, are preparing to construct eleven townhomes in New Cassel. Subsidy sources include HUD funds from the Nassau County HOME Program and the North Hempstead CDBG Program, HELP Program funds from the New York State Senate, and NYS Affordable Housing Corporation funds. All three bedroom townhouses will be sold to families earning less than 80% of the area median income. Construction is slated to begin in 2015.

Mineola

Planning was underway in 2013 by Mill Creek Residential for 36 affordable senior apartments which are now under construction in Mineola. Completion and occupancy of The Hudson House is expected in 2014, with LIHP assisting in marketing and tenant eligibility.
Patchogue

Riverwalk
LIHP assisted the private developer, GRB Development, in selling four 2-bedroom units to eligible first-time homebuyers at affordable prices. This 163 townhouse project is located in walking distance of the downtown shops, restaurants and the Long Island Railroad Station.

New Village
This regionally significant downtown redevelopment project of the former Swezey’s Department Store site and surrounding properties by TRITEC consists of 40,000 square feet of new retail space, 15,000 square feet of office space and 240 rental apartments. LIHP is providing technical assistance in the marketing and leasing of the 67 workforce apartments. Public support in the amount of $3.75 million for the workforce housing portion of the project comes from Suffolk County. There is also a $1 million New York State Restore New York Grant.
Amityville

Michael Thomas Estates consists of a total of 13 condominium units. Ten will be sold to families earning less than 130% of area median income, and three to families earning less than 80%. LIHP has assisted the developer, Marie Acquisitions, with homebuyer eligibility determinations and has provided $25,000 in subsidy per home through the NYS Senate HELP Program.

Holtsville

Wildwood Estates consists of a total of 58 condominium units, 16 of which are affordable. Half were designated for families earning less than 120% of area median income, and the other half to those earning less than 80%. LIHP assisted in obtaining $520,000 in NYS Affordable Housing Corporation Subsidies and $400,000 in NY Senate HELP funds to reduce the subsidized sales prices.

Yaphank

This walkable community, known as The Meadows, is being developed by AVR Realty, and is located in the Town of Brookhaven. The mixed-use development will consist of 240 rental units, 24 of which will be reserved for households making 80% or less of the area median income. Construction will commence in the summer of 2014, with occupancy starting in 2015.
**Huntington Station**

Avalon at Huntington Station consists of a total of 303 rental units proximate to shopping and transportation. 43 of the units are designated as affordable to persons earning less than 50% of the area median income. LIHP assisted with marketing and tenant eligibility determinations.

**Wyandanch Rising**

The Wyandanch Rising Program in the Town of Babylon is a vast multi-year redevelopment project, consisting of infrastructure improvements, retail, recreation and housing. The first phases of Wyandanch Village by the Albanese Organization are underway, and 177 units of rental housing, funded by federal, New York State, Suffolk County and private sources, are being constructed. LIHP will assist the management company, Conifer Construction, in prescreening applicants.
FAIR HOUSING

In order to provide low- and moderate-income people with enhanced opportunities to purchase or rent affordable homes in areas that have good resources such as schools, transportation, and job opportunities, LIHP conducts housing counseling programs and provides technical assistance.

Participants in the Long Island Housing Partnership’s pre-purchase housing counseling programs are provided with information regarding fair housing choice and their rights and protections under federal laws. This information is being greatly expanded and will soon be added to LIHP’s website. LIHP is planning a community training in 2014 to educate interested members of low- and moderate-income communities regarding fair housing laws and community choice. This training will be promoted and delivered to people who are the most economically disadvantaged and may have been impacted by discrimination. Bi-lingual counselors and speakers will be available, and the meeting location will be accessible to people with disabilities.

With regard to technical assistance, LIHP seeks to use the knowledge and experience of its staff to bring together representatives of government, private builders and non-profits, to resolve fair housing issues respectfully. This supports and furthers LIHP’s overarching mission to provide affordable housing.

In 2013, LIHP worked with the Village of Farmingdale and Hofstra University School of Law to reach a settlement following an eight-year discrimination lawsuit that had been filed by nine Latino residents. The suit alleged that the Village had failed to force the former building owner to make necessary repairs and then “fast-tracked” its sale to a private developer for a new “upscale” development, in order to force Latino residents from the community. Under the settlement, the Village agreed to create 54 units of affordable housing in the next decade, perform specific outreach, and give the plaintiffs preference when the new units open.

Remember, if you don’t report housing discrimination, it won’t STOP!
LONG ISLAND HOUSING PARTNERSHIP, INC.

REHABILITATION PROGRAMS

Babylon
LIHP has been operating a town-wide homeowner rehabilitation program for the Town of Babylon Community Development Department for more than a decade. Both HOME and CDBG funds have been used.

Islip Housing Authority
In an innovative new program with the Town of Islip Housing Authority Board of Directors and its Executive Director, LIHP is assisting in acquiring, renovating and re-selling foreclosed homes in the Town to first-time homebuyers. Islip Housing Authority is providing financing, and Bank of America donated two homes to LIHP to get the program rolling. LIHP completed the first renovation and sale in 2013, a second is currently underway, and a third will start before the end of 2014.

Community Stabilization Program
The New York State Senate is providing up to $30,000 in subsidy funds to assist individuals and families in purchasing a foreclosed home anywhere in Nassau or Suffolk County.

Neighborhood Stabilization Program
In partnership with New York State, Nassau County, Suffolk County and the Town of Babylon, LIHP has been using federal NSP funds from HUD to identify, acquire and renovate foreclosed and vacant homes for sale to eligible homebuyers. Over 60 foreclosed and vacant single-family homes have been acquired and rehabilitated in Nassau and Suffolk Counties to date. Subsidies are provided in order to ensure affordability to the new purchasers. By the end of 2013, 35 homes had been re-sold to eligible low-, moderate- and middle-income homebuyers.
EMPLOYER ASSISTED HOUSING

In partnership with Nassau and Suffolk Counties and the Towns of Babylon and Islip, LIHP administers an Employer Assisted Housing Program serving the entire Long Island region. The intent of the program is to strengthen the Long Island regional economy by assisting employers in their employee recruitment and retention efforts. Employers and employees are expected to provide a down payment of at least $3,000 each, and the governments will, in turn, provide additional subsidies for both purchase and renovation of the home.

Depending on the income of the purchaser and a subsidy layering analysis, leveraged funds may be available under the HUD HOME program, the New York State Senate HELP program, and the New York State Affordable Housing Corporation.

LIHP is currently working with 136 employers, and more than 390 employees have been assisted with home purchases and repairs to date. In 2013, 63 employees were assisted.

The Employer Assisted Housing Program has remained very strong through the recession, and is now expected to grow along with the improving economy.
DOWN PAYMENT ASSISTANCE

Amassing a sufficient down payment for the purchase of a home is often the greatest stumbling block encountered by low- and moderate-income prospective homebuyers on Long Island. Typically, they are using such a large percentage of their take home pay for rent, that setting aside funds for a down payment is very difficult.

Nassau County and the Town of Babylon provide down payment assistance to families purchasing within their boundaries.

Nassau County

The Nassau County Down Payment Assistance Program, initiated over fifteen years ago, provides up to $20,000 to eligible families toward the purchase of a single-family home. Ten families were assisted in 2013. $380,000 in HUD HOME funds are being made available by Nassau County for 2014, which will be sufficient to assist up to 19 additional families.

Town of Babylon

The Town of Babylon Down Payment Assistance Program has also been providing first-time homebuyers with assistance for 15 years. Eligible homebuyers can receive up to $14,000 in funding for down payment and closing costs. Homes may be purchased in any community in the Town. Eleven families were assisted in 2013, and $112,000 in HUD HOME funds are being made available by the Town of Babylon for 2014, allowing assistance for approximately eight additional families.

My heartfelt thanks go out to you for your tireless efforts in making this day possible. Your commitment, dedication, and most of all, kindness is what helped me to believe I too can achieve the dream of owning my own home. You along with the efforts of the Long Island Housing Expo made this possible. Please accept my sincere gratitude, and take pleasure in knowing you have made a difference! Thanks

Page 16
EDUCATION AND COUNSELING

Homeowners who have attended counseling sessions at LIHP have just a one percent chance of foreclosure.

Pre-Purchase Mortgage Counseling

LIHP’s housing counseling programs have led to nearly 1,000 mortgage commitments for our clients over the past five years, representing approximately 27% of program participants. The education LIHP counselors provide assists families in making informed decisions regarding the purchase of homes that are affordable to them, and in neighborhoods of their choice. Ensuring that families do not take on too much debt is essential in helping them to stay in their homes and avoid foreclosure in the future.

In the middle of 2012, Citi and LIHP partnered to inaugurate a new Online Homebuyer Education Course, which allows clients to complete a comprehensive counseling curriculum from any computer. More than 200 prospective purchasers have already participated at their own time and pace. Given the busy schedules of so many young families, it is expected that on-line training will become more and more popular. After completion of the course, participants schedule a one-on-one session with a counselor at the office.

New and inexperienced homebuyers can face risks from predatory lenders with potentially dangerous lending products, including adjustable rate mortgages. Educated homebuyers are less likely to fall victim to mortgage scams and dangerous lending products both before and after they purchase a home.

LIHP’s ability to help homebuyers obtain mortgages through the New York Mortgage Coalition and the State of New York Mortgage Agency also helps our clients continue to be successful over the long haul.

Pre-purchase homebuyer counseling includes two-hour one-on-one sessions with certified housing counselors, covering every aspect of the homebuying process, from credit and budgeting to house hunting and obtaining a mortgage. Group counseling sessions are also available. All pre-purchase counseling is provided free of charge.

First Home Club

This innovative program, funded through the Federal Home Loan Bank of New York and the lenders who are members of the FHLB, combines education with down payment assistance. Unlike the highly individualized one-on-one sessions, the First Home Club offers a more generalized group education. Participants have the opportunity to earn matching funds for down payment assistance by saving a modest amount monthly over a period of 10 to 24 months. Those who have been able to set aside at least $1,875 of their own funds, are eligible to receive up to $7,500 in matching funds from participating lenders. This leverages the participants’ savings by a very favorable four-to-one ratio.
LONG ISLAND HOUSING PARTNERSHIP, INC.

Foreclosure Prevention Counseling

LIHP’s default/foreclosure counselors provide counseling services to households in danger of default or foreclosure. The counselors carefully review the client’s entire financial situation, and, if appropriate, contact the loan servicer to review all options available to the client. These may include short- or long-term loan forbearance, repayment plans, loan modification, pre-foreclosure (short) sale, deed in lieu of foreclosure, etc. LIHP has provided default counseling services to more than 2,600 households over the past four years.
STORM RECOVERY

Superstorm Sandy created never before seen housing challenges for Long Island as it pushed ashore on October 29th, 2012, wreaking havoc upon low lying areas and causing hundreds of millions of dollars of damage. LIHP received generous contributions from New York State, JP Morgan Chase, Citi Community Development, Bank of America, Freddie Mac, the Robin Hood Foundation, United Way of Long Island and others to provide critically needed assistance to storm damaged homes. LIHP conducted several outreach efforts and participated in meeting with local municipalities, contractors and non-profit agencies.

Under contract to the New York Rising Program, LIHP contacted 3,600 homeowners who had begun an application with the State but never completed it. Clients were directed to the appropriate programs and received assistance in completing their applications. Letters were sent to approximately 1,000 applicants who could not be reached by phone.

Additional efforts included outreach to 2,500 households who had been referred by Disaster Case Managers or local non-profit agencies.

Advertisements regarding the NY Rising application submission deadline were placed in 120 newspapers and publications, including those serving Spanish speaking, African American and disabled populations, and those with large distributions in low- and moderate-income communities.

Using the grant sources listed above, LIHP contracted to replace boilers and/or hot water heaters in 78 homes in 2013, and has initiated a washer-dryer replacement program for 2014.

LIHP also became a member of the Long Island Volunteer Organization Active in Disaster (LIVOAD) group, which is comprised of municipalities, service agencies and housing providers, in order to cooperatively provide sorely needed services to those most in need.

Both of us wish to thank you for the prompt repair work done to our residential heating system. We received a new hot water tank and oil burner through the Disaster Assistance Program from Long Island Housing Partnership of which you made us aware of this funding opportunity.

Mario Mattera, Business Agent from U.A. Plumbers Local made immediate contact with us to appraise our situation and offered recommendations for repair work. He was very diligent to arrange for delivery of materials. Mr. Mattera made sure we understood the procedures and explained the type of equipment we would receive. He kept constant follow-up so that we would see this job completed promptly. He arranged delivery and installation dates. Without a doubt, Mr. Mattera is a very valued agent.

Central Islip Plumbing Supply, Inc. delivered the supplies and T & F Enterprises did the installation in a very timely fashion.

We were impressed with everyone who came to our home in regard to this repair. Every one of repairmen made sure we were satisfied with the work being done.

Our appreciation goes forth to the L.I. Housing Partnership for granting us this repair assistance at a time when it was most needed.
ADVOCACY

LIHP’s 25th Anniversary Gala brought together hundreds of Long Island’s housing, business, professional, governmental and non-profit leaders. The keynote address was delivered by Shaun Donovan, Secretary of the US Department of Housing and Urban Development. Secretary Donovan commended LIHP on its first 25 years of service to the Long Island community, and highlighted the impact of Superstorm Sandy on all Long Islanders, especially those of low-income, and the need to rebuild in a way that will make our housing and infrastructure more resilient to storms.
MEMBER LISTING

Business

Advantage Title Agency, Inc.
Albrecht, Viggiano, Zureck & Co., P.C.
All Suffolk Plumbing Contractors, Inc.
Andrea B. & Peter D. Klein
Avalon Bay Communities, Inc.
Beechwood Organization
Blue Sea Construction Co., LLC
Breslin Realty Development Corp.
Briarwood Organization, LLC
Brookhaven Science Associates, BNL
Cathleen Benedetto, Esq.
Certilman Balin Adler & Hyman, LLP
Coldwell Banker Residential Brokerage Babylon
Davies & Prager, P.C.
Denise R Langweber, LLP
Direct Energy Business
Donald La Grega, Attorney at Law
Douglaston Development LLC / J.E. Levine Builder
EMJ Construction Consultants, Inc.
Enviro-Test, Inc.
Farrell Fritz P.C.
G. Zendler Construction Co., Inc.
Gary J. Bruno
Greater Hempstead Housing Dev. Harbour Club, LLC
HouseMaster Home Inspection
Jobco Incorporated
John A. Testaiuti, Esq.
John Howard Lynch
Knockout Pest Control, Inc.
L’Abbate Balkan Colavita & Contini LLP
La Key Realty
LaMonica, Herbst & Maniscalco
Law Offices of Anthony J. Dushaj
Margolin, Winer & Evens LLP
Marks Paneth & Shron, LLP
Mercury LLC
Michael P. Chiarelli Engineer, P.C.
Mill Creek Residential Trust
Mill-Max Mfg. Corp.
Murtha Construction, Inc.
New York Power Authority
Nixon Peabody, LLP
Northrop Grumman Community Relations
Oil Heat Institute of Long Island
Olympic Siding & Window Co. Inc.
Ornstein Leyton Co.
Oscar A. Prieto, Esq.
Paul N. Lovegrove, P.C.
Pecconic Community Council, Inc.
Peter J. Zuckerman, Attorney P.C.
Riverhead Building Supply Corp.
Safe Harbor Title Agency Ltd.
Serota Properties
Stephan J. Brookmeyer, Esq.
Sterling Floor Designs, Ltd.
Stewart Title Insurance Co.
Structural Design Custom Homes, Inc.
Suffolk Transportation Service, Inc.
Tauscher Cronacher Professional Engineers
The Benjamin Companies
The Engel Burman Group
The Klar Organization
The Park Ridge Organization
Timber Ridge Homes
Town of Islip Economic Dev./IDA
VHB Engineering, Surveying & Landscape Architecture, P.C.
Watral & Sons, Inc.
Weinberg Gross & Pergament, LLP

Foundations

Bank of American Foundation
Capital One Foundation
Citi Foundation
Citizens Bank Foundation
JPMorgan Chase Foundation
M&T Charitable Foundation
New York Community Bank Foundation
People’s United Community Foundation
Pritchard Charitable Trust
State Farm Companies Foundation
TD Charitable Foundation

Education

Delta Sigma Theta Sorority,
Suffolk County Alumnae
Molloy College
Stony Brook University
SUNY at Old Westbury Board

Finance

Apple Bank for Savings
Astoria Bank
Bank of America
Bethpage Federal Credit Union
Bridgehampton National Bank
Capital One
Citi
First National Bank of Long Island
HSBC Bank USA
J.P. Morgan Chase
M&T Bank, Community Development Unit
New York Community Bank
Ridgewood Savings Bank
Suffolk Federal Credit Union
Suffolk County National Bank
TD Bank NA
Wells Fargo Home Mortgage

Labor

Carpenters Local Union 7
Local 25 IBEW
Local 338 RWDSU/UF

Media

Newsday, Inc.

Professional

Hauppauge Industrial Association
Long Island Association
Long Island Board of Realtors
Long Island Builders Institute

Religion

Catholic Charities – Diocese of Rockville Centre
First Baptist Church of Bay Shore
Long Island Council of Churches
LONG ISLAND HOUSING PARTNERSHIP, INC. AND AFFILIATES  
Combined Statements of Financial Position  

<table>
<thead>
<tr>
<th>December 31,</th>
<th>2013</th>
<th>2012</th>
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</thead>
<tbody>
<tr>
<td><strong>ASSETS</strong></td>
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<td>Cash and cash equivalents</td>
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<tr>
<td><strong>LIABILITIES</strong></td>
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<td>Accounts payable and accrued expenses</td>
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<td>Funds held as program agent</td>
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<td>Project grant advances</td>
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<td>Home buyers' deposits held in escrow</td>
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<td>$19,433,491</td>
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*The above data has been condensed from the combined financial statements audited by Baker Tilly Virchow Krause, LLP, Certified Public Accountants of Melville, New York. Copies of the audited statements, including the auditors’ unqualified opinion dated May 9, 2014, are available from the Long Island Housing Partnership, Inc. office upon request.*
## FINANCIALS

### LONG ISLAND HOUSING PARTNERSHIP, INC. AND AFFILIATES

Combined Statements of Activities and Changes in Net Assets

<table>
<thead>
<tr>
<th>Years Ended December 31,</th>
<th>2013</th>
<th>2012</th>
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<tr>
<td><strong>CHANGES IN UNRESTRICTED NET ASSETS</strong></td>
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<td><strong>SUPPORT AND REVENUE</strong></td>
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<td>Receipts and government grants on transfer of homes</td>
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<tr>
<td>Special events</td>
<td>173,495</td>
<td>51,250</td>
</tr>
<tr>
<td>Direct expenses of special events</td>
<td>(24,965)</td>
<td>(11,998)</td>
</tr>
<tr>
<td>Mortgage counseling</td>
<td>204,280</td>
<td>245,474</td>
</tr>
<tr>
<td>Technical assistance program</td>
<td>365,131</td>
<td>404,098</td>
</tr>
<tr>
<td>Interest income</td>
<td>20,706</td>
<td>25,721</td>
</tr>
<tr>
<td>Other income</td>
<td>175,684</td>
<td>174,301</td>
</tr>
<tr>
<td>Net assets released from restrictions:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Satisfaction of program restrictions</td>
<td>787,840</td>
<td>417,693</td>
</tr>
<tr>
<td><strong>Total Support and Revenue</strong></td>
<td>9,413,083</td>
<td>12,951,400</td>
</tr>
<tr>
<td><strong>EXPENSES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program services:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project costs</td>
<td>4,651,873</td>
<td>9,673,430</td>
</tr>
<tr>
<td>Program support services</td>
<td>2,021,597</td>
<td>1,654,318</td>
</tr>
<tr>
<td>Supporting services:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Management and general</td>
<td>872,843</td>
<td>743,481</td>
</tr>
<tr>
<td>Fundraising</td>
<td>46,744</td>
<td>32,924</td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td>7,593,057</td>
<td>12,104,153</td>
</tr>
<tr>
<td>Increase in Unrestricted Net Assets</td>
<td>1,820,026</td>
<td>847,247</td>
</tr>
<tr>
<td><strong>CHANGES IN TEMPORARILY RESTRICTED NET ASSETS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grants</td>
<td>757,075</td>
<td>683,533</td>
</tr>
<tr>
<td>Net assets released from restrictions</td>
<td>(787,840)</td>
<td>(417,693)</td>
</tr>
<tr>
<td><strong>Increase (Decrease) in Temporarily Restricted Net Assets</strong></td>
<td>(30,765)</td>
<td>265,840</td>
</tr>
<tr>
<td><strong>INCREASE IN NET ASSETS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net Assets, beginning of year</td>
<td>7,172,887</td>
<td>6,059,800</td>
</tr>
<tr>
<td>Net Assets, end of year</td>
<td>$8,962,148</td>
<td>$7,172,887</td>
</tr>
</tbody>
</table>

The above data has been condensed from the combined financial statements audited by Baker Tilly Virchow Krause, LLP, Certified Public Accountants of Melville, New York. Copies of the audited statements, including the auditors’ unqualified opinion dated May 9, 2014, are available from the Long Island Housing Partnership, Inc. office upon request.
The above data has been condensed from the combined financial statements audited by Baker Tilly Virchow Krause, LLP, Certified Public Accountants of Melville, New York. Copies of the audited statements, including the auditors’ unqualified opinion dated May 9, 2014, are available from the Long Island Housing Partnership, Inc. office upon request.
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Bookkeeper

Dan Segal
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Fair Housing Education Coordinator

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Grant Administrator

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Director of Special Programs

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Project Manager

Carmen Echeverria
Project Manager

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Program Manager

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Long Island Association

Steven F. Philbin
Vice Chairman
M&T Bank

Lutricia (Pat) Edwards
Treasurer
Citi

Reverend Thomas W. Goodhue
Secretary
Long Island Council of Churches

Peter J. Elkowitz, Jr.
President & Chief Executive Officer

James Britz
Senior Vice President

BOARD MEMBERS

Christine Haase
Astoria Bank

Robert A. Isaksen
Bank of America

Michele Dean
Bethpage Federal Credit Union

Lanny D. Bates
Brookhaven National Laboratory

Sean C. Winchester
Capital One Bank

Laura A. Cassell
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