



LONG ISLAND HOUSING PARTNERSHIP

2024 ANNUAL REPORT

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MISSION STATEMENT

Since its inception in 1988, the mission of the Long Island Housing Partnership, Inc. (LIHP) has been to provide affordable housing opportunities to those who, through the ordinary, unaided operation of the marketplace, would be unable to secure, or remain in, a decent and safe home.

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LETTER TO OUR MEMBERS

To Our Members,

2024 was another highly successful year for the Long Island Housing Partnership (LIHP) with approximately 6,000 clients assisted through various initiatives and programs. In 2024, LIHP continued to grow existing programs as well as secure new programs.

In 2024, LIHP expanded its Community Land Trust program with five new first-time homeowners closing on their newly constructed homes. In total, there are 26 homes now in LIHP's Community Land Trust. An additional 15 homes were under construction by the end of 2024 with anticipated closings in 2025.

In June of 2024, LIHP held its 36th Annual Meeting focusing on "Affordable Housing on Long Island in Times of Rising Costs." At the event Suffolk County Executive Edward Romaine delivered the Keynote Address.

LIHP's Education programs, including Pre-Purchase and Foreclosure Prevention counseling assists clients purchase housing and help homeowners stay in their homes across Long Island. In 2024, LIHP served approximately 1,100 clients through these education programs.

LIHP remains focused on building and assisting in the creation of new affordable homeownership and rental housing. LIHP works to assist private developers on many ownership and rental programs across both Nassau and Suffolk Counties, with a focus on downtowns and transit-oriented development. In 2024, LIHP assisted over 1,100 households through its Technical Assistance programs.

In 2024, LIHP launched its NY State Plus One Accessory Dwelling Unit Program (ADU) for

the Town of Islip. This was the fourth Town to participate in the program joining the existing programs in the Towns of Brookhaven, Huntington and Southold. In late 2024, LIHP was awarded the program from NY State for the Town of Riverhead and that program will launch in 2025. In total, LIHP has secured \$13 million for the program.

LIHP continues to administer Crisis Programs to assist both Tenants and homeowners across both Nassau and Suffolk Counties. LIHP was selected by NY State as Local Program Administrator for the flooding events of August 18th and 19th 2024. LIHP was awarded an initial \$3 million program award that has been increased to \$5 million to assist homeowners affected by the flooding. In total, over 600 applicants applied to the program and LIHP will continue to assist eligible homeowners through 2025.

LIHP has advanced its commitment to offer Fair Housing education, training and resources. Through the use of its website, social media accounts, conferences, workshops and technical assistance, LIHP promoted adherence to fair housing laws and equitable housing choice. Many fair housing trainings were provided in 2024 to local government officials, property owners and rental agents, developers, lenders and Realtors®.

The Long Island Housing Partnership is very grateful for the support and participation of our Board of Directors, members, funders and Government partners. Without you, our programs and successes would not be possible.

Thank you for your continual support and generosity.



Kevin S. Law
Chairman



Peter J. Elkowitz
President/CEO



James Britz
Executive Vice President/COO

ANNUAL MEETING

On June 8, 2023, the Long Island Housing Partnership, Inc. held its 35th Anniversary Annual Meeting at the Crest Hollow Country Club. The meeting announced the new slate of Officers and Board Members for the 2023/2024 year. There was a robust panel discussion covering "How LIHP Programs Support Long Island's Economic Growth and Stability."



Vince Giovinco, Peter Elkowitz,
James Britz



Kevin Law, Peter Elkowitz,
James Britz



Jill Rosen-Nikoloff,
Robert Creighton, Esq.



Kevin Law, Peter Elkowitz,
James Britz



Vince Giovinco, Andrea Rothchild,
Angelo Ippolito, Robert Coughlan



Shawn Cassidy, James Britz



James Britz, Mary Reid



Peter Elkowitz, James Britz,
Suffolk County Executive Ed
Romaine



ANNUAL MEETING



Robert Calarco, Brian Sapp



James Britz, Dominic Martello,
Peter Elkowitz



Leila Holmes, Dr. Aliya Holmes,
Mary Reid



Jim Morgo, Peter Elkowitz



Kevin Law, Suffolk County
Executive Ed Romaine,
Peter Elkowitz, James Britz



Kevin Law, Peter Elkowitz, Andrea
Rothchild, James Britz



Carlos Vargas, Marian Russo,
Tawaun Whitty, James Britz, Mayor
Paul Pontieri, Jim Morgo



James Britz, Terri Elkowitz,
Peter Elkowitz



Peter Florey, James Britz,
Elizabeth Custodio,
Tawaun Whitty, Misolino Silva



Peter Elkowitz, James Britz,
Tom DeJesu



DEVELOPMENT

COMMUNITY LAND TRUST

In 2016, the Long Island Housing Partnership (LIHP) launched its Community Land Trust (CLT) entity to promote affordable housing. Under this initiative, homeowners own the structure of their home while leasing the land for 99 years, ensuring affordability remains intact for future generations. This model provides homeowners with the benefits of ownership while maintaining long-term affordability. Supported by generous funding from various grantors, LIHP's CLT program offers low-to-moderate income families the opportunity to purchase homes in high-opportunity areas. Since its inception, the program has enabled 28 first-time homebuyers to achieve affordable homeownership throughout Suffolk and Nassau counties.

REBUILD LONG ISLAND

In collaboration with the Governor's Office of Storm Recovery (GOSR) in 2018, the Long Island Housing Partnership began acquiring properties for the Rebuild Long Island Program. This initiative focuses on revitalizing homes damaged by Super Storm Sandy, rebuilding them to meet new standards, and offering them to first-time homeowners. The program has successfully provided homes for nine first-time buyers. Currently, 12 homes are under development, 2 are completed and awaiting closing with 7 actively under construction and projected to be ready for closing by the end of 2025. All homes in the program are planned to be part of the Community Land Trust.

SUFFOLK COUNTY SCATTERED SITES

The Long Island Housing Partnership (LIHP) has acquired several scattered sites from Suffolk County through the 72-H property transfer program, focusing on constructing new single-family homes for income-eligible, first-time homebuyers. In collaboration with Suffolk County and the Towns of Babylon and Brookhaven, LIHP successfully built and closed five new homes in 2024. Currently, eleven additional homes are under development, with five expected to be completed and sold by the end of 2025. All homes in the program are planned to be part of the Community Land Trust.



DEVELOPMENT

FUTURE DEVELOPMENT



Bellport - Ecke Avenue

The Long Island Housing Partnership, Inc., along with the Town of Brookhaven and Suffolk County, is spearheading the development of Bellport-Ecke Avenue in Bellport, NY. This project will feature 32 primary ownership homes paired with 32 rental accessory dwelling units (ADUs), creating a total of 64 affordable homes. Each residence will include a three- and four-bedroom primary unit and an attached ADU of approximately 600 square feet.

This innovative model provides homeowners with rental income while addressing the need for affordable rentals. Targeting families with incomes at or below 80% of the HUD Area Median Income (AMI), the development is funded through both public and private sources.

Furthermore, by incorporating the properties into the LIHP's Community Land Trust, affordability will be preserved for generations to come.

LIHP would also like to thank NY State, JPMorgan Chase and Wells Fargo for their grant commitments for the development.

Residents of the primary units will benefit from additional rental income, creating opportunities to build equity while contributing to the revitalization of the neighborhood. ADUs offer flexible rental options for a variety of needs, including older adults, individuals with disabilities, caregivers, and young adults. This project aims to enhance the area's housing supply, reduce blight, and improve overall property values, making it a win-win for both homeowners and renters.



TECHNICAL ASSISTANCE

LIHP's Technical Assistance Programs provide expert planning and technical assistance to municipalities, not-for-profit housing organizations and for-profit developers to facilitate the creation of affordable homes and ensure compliance with federal, state and local laws impacting affordable housing, from pre-development to occupancy and annual recertification.

Services for the affordable units include developing program guidelines and application processes, facilitating lotteries and first-come, first-served programs, maintaining waitlists, assessing applicant income eligibility, providing

financial counseling and assistance, providing annual recertification and compliance reports, assisting with affirmative fair housing marketing and outreach as well as serving as acting as an intermediary between developers and the communities.

Municipalities, developers, housing organizations and residents in need have relied upon LIHP to facilitate and administer the affordable housing component of both rental and home ownership developments resulting in the creation of thousands of safe and affordable housing units across Long Island.

2024 Rentals

Bryant Plaza Affordable Rental Housing Program

11	80/120%
affordable rental units	AMI Income Range
LOCATION:	Village of Roslyn
DEVELOPED BY:	281 -301 Warner Ave LLC



Fairfield Greens South at Holbrook Affordable Rental Housing Program

12	80%
affordable rental units	AMI Income Range
LOCATION:	Holbrook, Town of Islip
DEVELOPED BY:	Fairfield Broadway Avenue LLC



TECHNICAL ASSISTANCE

First Playhouse Affordable Rental Housing Program

2

affordable
rental units

LOCATION:

**DEVELOPED
BY:**

80%

AMI
Income Range

Village of Great Neck
Estates

First Playhouse of
Great Neck Corp.



Florent Affordable Rental Housing Program

15

affordable
rental units

LOCATION:

**DEVELOPED
BY:**

30/50/80%

AMI
Income Range

Village of Garden City

555 Stewart
Garden City LLC



Middle Country Meadows Senior Affordable Rental Housing Program

37

affordable
rental units

LOCATION:

**DEVELOPED
BY:**

80%

AMI
Income Range

Selden, Town of Brookhaven

Middle Country
Meadows LLC



One North Affordable Rental Housing Program

7

affordable
rental units

LOCATION:

**DEVELOPED
BY:**

80%

AMI
Income Range

Village of Port Jefferson

Port Development LLC



Sutton Landing at Patchogue Senior Affordable Rental Housing Program

14

affordable
rental units

LOCATION:

**DEVELOPED
BY:**

50/65%

AMI
Income Range

East Patchogue,
Town of Brookhaven

HSRE_EB East
Patchogue LLC



The Carlyle Senior Affordable Rental Housing Program

3

affordable
rental units

LOCATION:

**DEVELOPED
BY:**

50/80%

AMI
Income Range

Village of Farmingdale

Mercury Rising LLC



TECHNICAL ASSISTANCE

2024 Rentals (continued)

The Lofts at Maple & Main Affordable Rental Housing Program

6 affordable rental units
LOCATION: Town of Smithtown
DEVELOPED BY: North Fork Management & Maintenance LLC

100% AMI Income Range



Villas at Pine Hills Affordable Rental Housing Program

3 affordable rental units
LOCATION: Manorville, Town of Brookhaven
DEVELOPED BY: West Hills Town Homes LLC

50/80% AMI Income Range



2024 Home Ownership

Country Pointe Meadows Phase III Affordable Home Ownership Program

8 condominium units
LOCATION: Yaphank, Town of Brookhaven
DEVELOPED BY: Beechwood Organization

80% AMI Income Range



Nassau County Land Bank Affordable Home Ownership Program

2 single family detached homes
LOCATION: Village of Hempstead
DEVELOPED BY: Nassau County Land Bank Corporation

80% AMI Income Range



Village of Hempstead CDA Affordable Home Ownership Program

1 single family detached home
LOCATION: Village of Hempstead
DEVELOPED BY: Village of Hempstead Community Development Agency

80% AMI Income Range



LENDING



Long Island Housing Partnership Community Development Financial Institution (LIHPCDFI)

The Long Island Housing Partnership established the Community Development Financial Institution (CDFI) to provide low-cost financing options to further the development of affordable housing on Long Island. LIHPCDFI has secured lines of credit from various banks totaling \$2 million.

CDFI works with our Builders to provide financing. JJR Associates, Inc. has been provided with pre-development and construction financing in the Suffolk County Scattered Site Development.

LIHP provided a development loan to the Uniondale Community Land Trust to develop their second home for first time homebuyers.

HOME IMPROVEMENT PROGRAMS

AHC Home Improvement Program (HIP)

HIP benefits Nassau and Suffolk communities by eliminating and preventing blight, and by correcting basic housing deficiencies such as building code violations or structural defects, for families and senior citizens with low to moderate incomes with a forgivable loan. In addition, the program can eliminate architectural barriers to improve accessibility for eligible homeowners. The NYS Affordable Housing Corporation (AHC) grants each homeowner a maximum of \$40,000, including a 10% project delivery cost. One rehabilitation was completed in 2024, and the program is expected to reopen in 2025.

Town of Babylon Home Improvement Program

In 2024, LIHP accepted applications until April 12th to assist Town of Babylon residents with no-interest, deferred payment loans to qualified low and moderate-income homeowners. A total of three homeowners were deemed eligible for this program in 2024. The maximum loan is up to \$50,000 to correct substandard housing code violations and an additional \$15,000 towards lead abatement. The three homeowners' rehabilitation projects are expected to be completed this year. In addition, in late 2024, LIHP was awarded the Town of Babylon Home Improvement Program (HIP) once again. In 2025, LIHP can assist up to six homeowners through this program.



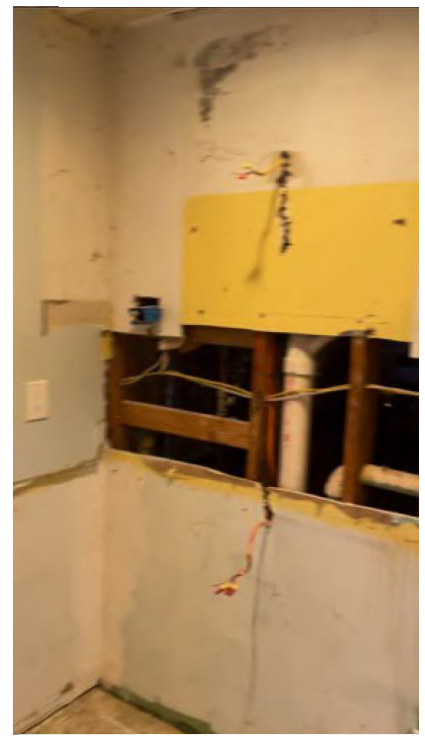
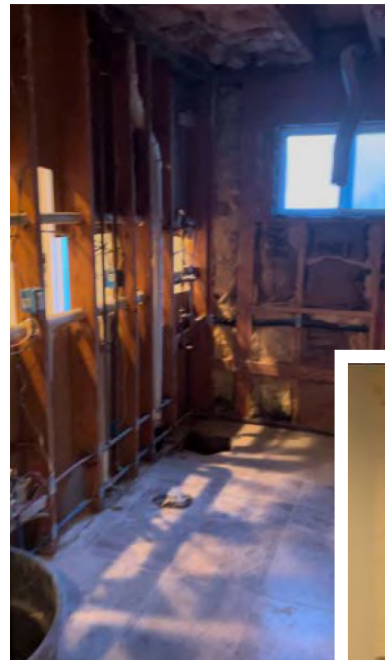
ACCESORY DWELLING UNIT (ADU) PROGRAMS

ADU NEW YORK STATE PLUS ONE PROGRAM

In 2023 and 2024, the Long Island Housing Partnership (LIHP) was awarded \$12 million by the New York State Housing Finance Agency to manage the Plus One ADU program. Partnering with the towns of Brookhaven, Huntington, Southold, and Islip, LIHP is offering a comprehensive program to assist low- and middle-income single-family homeowners in creating new accessory dwelling units (ADUs) or upgrading existing ones to meet state and local code requirements. So far, over 350 applications have been submitted across the four townships. Fifty homeowners have been deemed eligible and two projects have been completed, with over 10 more in construction.

In 2025, LIHP expanded the program to Riverhead, receiving \$2 million in funding to launch this initiative in the area.

Before ADU Rehabilitation



ADU PROGRAMS

Finished Accessory Dwelling Unit



EMPLOYER ASSISTED HOUSING PROGRAM (EAHP)



Employer Assisted Housing Program (EAHP) assists Long Island employers with recruiting and retaining a skilled and qualified workforce by providing services to eligible employees that may otherwise not be able to achieve homeownership in this high-cost market. This program leverages a relatively small investment by an employer to unlock substantial available grant funds between \$25,000 to as much as \$65,000 depending on location and other factors. In 2024, EAHP assisted participating employees with down payment assistance towards the purchase of three homes with a combined value of approximately \$1,100,000. In addition, LIHP has welcomed three new Emergency Services provider employers into the program.

Why have employer assisted housing?

When it comes to the cost of living on Long Island you might wonder if things could get any higher. More and more employers are realizing that escalating housing costs, long commutes to and from work, and heavier workloads can negatively impact employee productivity and morale. No longer reserved for executive staff, more employers are realizing the benefit of providing housing cost assistance to all levels of their workforce.

A housing assistance program could help your business by:

- Improving employee retention
- Adding stability to the workforce
- Serving as a cost-effective recruitment tool
- Reducing training costs
- Increasing your company's competitive edge

EAHP CRITERIA CHART

EFFECTIVE JUNE 1, 2025

Guidelines*	Category 1 (80%)		Category 2 (120%)
	Nassau/Suffolk HOME Funds	NYS AHC Funds	NYS AHC Funds
Employee Income for Eligibility	Up to 80% AMI	Up to 80% AMI	80% to 120% AMI
Employer "NET" Contribution	Minimum - \$3,000 Maximum - \$10,000	Minimum - \$3,000 Maximum - \$10,000	Minimum - \$3,000 Maximum - \$10,000
Maximum Home Prices (varies by jurisdiction)	Nassau - \$608,000 Suffolk - \$551,000	Nassau - \$608,000 Suffolk - \$551,000	Nassau - \$810,000 Suffolk - \$660,000
Type of Home (must be primary residence)	New and pre-existing Single family, condos, co-ops and manufactured	Only pre-existing Single family, condos, co-ops and manufactured	Only pre-existing Single family, condos, co-ops and manufactured
First Time Homebuyer Limit	No	No	No
Housing Counseling	Yes	Yes	Yes
DPA Grant Assistance	Nassau - \$12,000 Suffolk - \$25,000	\$14,000	\$9,000
Rehabilitation Grant	\$0	\$24,000	\$14,000
Net Grant Assistance for Down Payment & Rehab	Nassau - \$12,000 Suffolk - \$25,000	\$38,000	\$23,000
Terms of Grant Forgiveness	Nassau - 10 years Suffolk - 5 years	10 years	10 years

*when combining programs, most restrictive criteria applies

INTERESTED IN
OFFERING EAHP AT
YOUR ORGANIZATION?

Use the QR code below to get in touch with our caseworker regarding next steps:



DOWN PAYMENT ASSISTANCE PROGRAMS (DPAP)

Nassau County DPAP

Nassau County provides eligible first-time homebuyers up to \$50,000 towards down payment on a single-family home. In 2024, LIHP assisted a new homeowner with their purchase of a Co-op in Nassau County. In 2025, several applications have been received since the program opened on March 18th. The program is scheduled to remain open through June 18, 2025.

Town of Brookhaven DPAP

The Town of Brookhaven provides eligible first-time homebuyers up to \$50,000 towards down payment and closing costs of a single-family home. In 2024, LIHP launched the program with an increase from up to \$39,000 to up to \$50,000. In 2024, a total of 11 new homeowners took advantage of this program with LIHP assistance. The program is currently opened with no end date indicated.

Town of Babylon DPAP

The Town of Babylon provides eligible first-time homebuyers up to \$50,000 towards down payment and closing costs of a single-family home. In 2025, the grant amount has been increased from \$39,000 to \$50,000. The program is scheduled to remain open through May 14, 2025.

Long Island Down Payment Assistance Rehabilitation Program (LIDARP)

NYS Affordable Housing Corporation (AHC) provides up to \$40,000 of assistance to eligible first-time homebuyers in down payment assistance and eligible rehabilitation on single family homes on Long Island. These funds are in addition to other available down payment assistance programs and provide meaningful opportunities where homes require substantial rehabilitation to address health and safety-related conditions. LIDARP is currently open to all applicants that are eligible in Town of Babylon, Brookhaven and Nassau County. In 2024, we assisted 4 homeowners in Town of Brookhaven and Nassau County.



Photo by Tierra Mallorca

CRISIS PROGRAMS/EMERGENCY ASSISTANCE

The Long Island Housing Partnership (LIHP) has been pivotal in addressing housing instability by partnering with municipalities to offer rental and mortgage relief to individuals facing economic hardship. These programs are more than just financial support—they represent a lifeline for those struggling to maintain housing security amid challenges like job loss or rising living costs. By focusing on emergency assistance for renters, landlords, and homeowners, LIHP creates a ripple effect that benefits entire communities, preserving the stability of the local housing market.

New York Resilient and Ready Home Repair Program:

Following the significant damage caused by heavy rainfall and flooding that took place on Long Island on August 18-19, 2024, the New York State Housing Trust Fund Corporation (HTFC) made funding available to assist eligible homeowners that were impacted by the storm. Funds that have been allocated under this program are available for emergency housing repairs necessary to make the home safe, sanitary and habitable. Up to \$50,000 can be provided to each homeowner through this program. LIHP was awarded an initial \$3 million grant to administer the program. Currently, the grant agreement is being amended to increase LIHP's grant amount to \$5 million.

LIHP received a total of 638 applications. To date 206 homeowners have been deemed conditionally eligible for funding, 33 homeowners have received reimbursement and 19 additional homeowners are awaiting funding.

In addition, LIHP was qualified as a Local Program Administrator (LPA) for the Rapid Response Home Repair (RRHR) program in Nassau and Suffolk Counties, when a storm triggers the availability of RRHR funds to Long Island counties.

Storm IDA Recovery Program:

LIHP was selected by NYS-HCR to administer the Storm Recovery Program in 2024/25.

LONG ISLAND / SUFFOLK

Northern Suffolk cleans up, takes stock of possible repairs, restoration after extreme rainfall



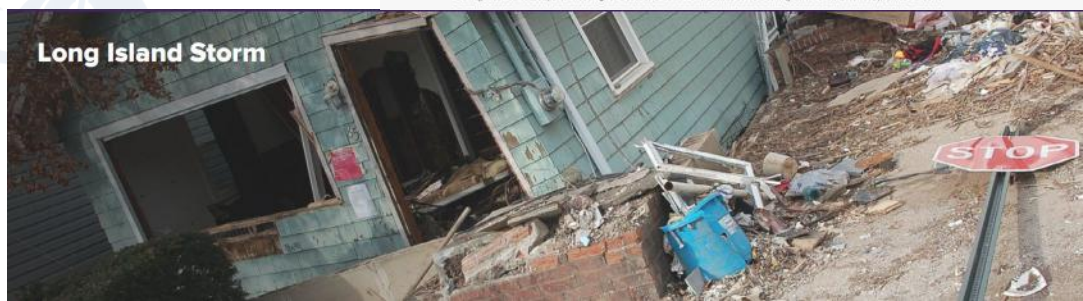
The rear of this home on Stony Brook's Main Street, shown Wednesday, was washed away when the dam at the Stony Brook Mill pond broke following the torrential rains late Sunday night into Monday. Credit: Newsday/John Parascenzo

Suffolk evaluates storm damage as it readies for recovery, hopeful of state, federal aid



Damage seen on Tuesday after flooding rains caused the Mill Pond Dam to come crashing down. Credit: Newsday/James Carbone

Long Island Storm



CRISIS PROGRAMS/EMERGENCY ASSISTANCE

The Town of Brookhaven HOME American Rescue Plan (ARP) Program is designed to address housing instability and homelessness, particularly for vulnerable populations. The program prioritizes qualifying populations, including individuals who are homeless, at risk of homelessness, fleeing domestic violence, or facing housing instability. Veterans and their families are also eligible for assistance. The Long Island Housing Partnership (LIHP) was retained in 2024 to administer the program, ensuring that funds are distributed effectively to those in need.



The Town of Babylon HOME American Rescue Plan (ARP) Program is designed to help extremely low-income households facing rental arrears regain housing stability and prevent homelessness. Eligible households can receive assistance for up to six months of rental arrears, subject to program caps.

The Town of Babylon's CDBG-CV COVID-19 Mortgage Arrears Program was established to assist low-to-moderate income households facing mortgage arrears due to income loss caused by the pandemic. Eligible households received assistance for up to six consecutive months of mortgage arrears, with a cap of \$50,000 per household.

The Town of Brookhaven's CDBG-CV COVID-19 Rental Arrears Program was designed to assist households facing financial hardship due to the pandemic. The assistance was targeted at covering rental arrears for eligible households, ensuring housing stability during a challenging time.



Kathleen Giordanos journey stands as a powerful testament to the life-changing impact of the Town of Brookhaven HOME-ARP program.

Through the unwavering efforts of the Long Island Housing Partnership (LIHP), Kathleen and her family faced and overcame numerous challenges. Kathleen's incredible resilience carried her from homelessness, living in a tent, to finally finding stability under a secure roof.

This opportunity is a fresh start and a chance for her to rebuild her life in a safe and stable home. With the support of the Town of Brookhaven Home ARP program and the dedicated team at the Long Island Housing Partnership, she's now empowered to pursue her dreams and take charge of her future.

Helping someone who has experienced homelessness can open our eyes to the small comforts we often overlook. Simple things like a warm bed, a hot shower, a meal whenever we want, or even a safe place to call home can take on a new meaning. It's humbling to realize how impactful our organization can be in someone else's life.



COUNSELING & EDUCATION

Virtual First Time Home Buyer Group Orientation:

When potential homeowners first think about purchasing their first home, LIHP believes education is the first step. Having a clear and concise understanding of the homebuying process gives potential homeowners an advantage of knowing what they can expect as they move through the homebuying process. Prospective homeowners utilizing LIHP's Monthly Virtual First Time Home Buyer Orientation is a critical first step in this process.

This monthly workshop covers an introductory session on homeownership where the goal is to ensure prospective homebuyers gain general knowledge and an understanding of the homebuying process. Prospective homeowners are prepared for the responsibilities of homeownership and are empowered to make

informed decisions throughout the process. As a certified HUD Counseling agency, LIHP has HUD certified housing counselors available to educate on income, credit, debt, the mortgage loan process, LIHP grants & down payment assistance, the roles of real estate lenders and attorneys, home inspections, Fair Housing and many other aspects of homeownership. Through its virtual format, LIHP was able to reach 793 households in 2024. Using interactive polls and Q&A via the chat box, we are able to connect with our participants and ensure that the information being provided is relevant and easily captured. LIHP has expanded its Orientation language services to include Spanish as well as, other requested languages.

2024 NUMBERS

1,259

PRE-PURCHASE AND
GROUP COUNSELING

793

ONE-ON-ONE

466

GROUP EDUCATION

41

COMMITMENTS

214

DEFAULT &
FORECLOSURE
COUNSELING

\$265K

AVERAGE LOAN
AMOUNT

\$10,878,714

TOTAL LOAN
AMOUNT FOR
2023



COUNSELING & EDUCATION



Pre Purchase Counseling

- First time Homebuyers
- Homebuyer Education Courses
- Certified HUD Counseling Agency

For assistance:
www.lihp.org/firsttime.html
Email: prepurchase@lihp.org
Call: 631-435-4710

The graphic features a calculator, a key with a house-shaped keychain, and a document with the word 'APPROVED' and 'Mortgage' visible.



Asesoramiento Previo a la Compra

- Compradores de vivienda por primera vez
- Cursos de educación para compradores de vivienda
- Agencia de Consejería Certificada por HUD

Para asistencia:
www.lihp.org/firsttime-sp.html
Correo electrónico: precompra@lihp.org
llame al: 631-435-4710

The graphic features a calculator, a key with a house-shaped keychain, and a document with the word 'APPROVED' and 'Mortgage' visible.

One-on-One Pre-Purchase Mortgage Counseling:

Buying a home and becoming a homeowner is one of the most important decisions a household can make. It has serious financial and emotional implications and is a major part of the American Dream. LIHP's goal is to ensure our clients are well-prepared to make the biggest financial decision of their life. After attending the Virtual First Time Home Buyer Orientation, clients are recommended to continue with the one-on one PrePurchase Mortgage counseling. Clients will gain access to HUD Certified Housing Counselors that are trained to guide clients through the homeownership process, determine if they are ready for homeownership, review the client's affordability, and educate on what loan products may be available. LIHP has been certified in and will begin offering post-purchase counseling. This is a service to new homeowners that is imperative to help them manage their responsibilities and maintain their financial stability after buying a home. These responsibilities can be maintenance, repairs, and

assistance on home improvement and energy efficiency programs that will help homeowners improve their homes and save money.

LIHP continues to offer virtual and in person one on one counseling sessions, seeing a total of 466 clients in 2024. Throughout the year, we continued to see volatility with regards to mortgage rates, affecting affordability and limiting the purchasing power of our clients. LIHP was able to assist in securing 41 mortgage commitments, allowing these homeowners to obtain decent safe and affordable housing. Most first-time homebuyers continue to face affordability due to the high interest rates, low inventory and cost of houses on Long Island as a HUD Certified Housing Counseling agency, it is LIHP's mission to provide guidance and help clients understand and build confidence on their journey to homeownership.

COUNSELING & EDUCATION



Prevent Mortgage Delinquency

For assistance:
www.lihp.org/prevention.html
Email: default@lihp.org
Call: 631-435-4710



Prevenir la Delinuencia Hipotecaria

Para asistencia:
www.lihp.org/prevention.html
Correo electrónico: default@lihp.org
Teléfono: 631-435-4710

Mortgage Delinquency and Default Resolution Counseling:

Facing foreclosure can be an extremely intimidating experience. The majority of homeowners that go through Homebuyer Education, typically have a greater chance of avoiding foreclosure. However, sometimes unexpected events may affect a household's ability to keep up with the financial burden that may arise. With an assessment of the client's financial situation, HUD certified Counselors can assist homeowners in discussing loss mitigation options that may be available. Understanding that reaching out for help can be hard to do, LIHP has partnered with other not-for-profit organizations and local municipalities to reach households to educate on Mortgage Delinquency and Default Resolution and the importance of early intervention and loss mitigation.

LIHP is part of the Homeowner Protection Program (HOPP) Network, funded by the New York State Attorney General's office. The HOPP network consists of non-profit organizations that collaborate to assist homeowners with applying for loss mitigation, representation in court proceedings and foreclosure prevention counseling. In 2024 LIHP counseled and provided services to 214 households experiencing housing instability.



FAIR HOUSING



During 2024, Long Island Housing Partnership, Inc. (LIHP) continued its efforts to prevent housing discrimination and promote equal opportunity in housing choice. To that end, LIHP held its annual Fair Housing Conference on March 21, 2024. The conference was well attended and featured federal, state and nonprofit expert presenters. Sponsored by Flagstar Bank, Realtors®, housing professionals, government officials, and consumers attended. All conference presentations were made available on the LIHP website.

Throughout the year, LIHP conducted community training including two with ERASE Racism. The first was at the Glen Cove Senior Center where LIHP's Fair Housing Education Coordinator (FHEC) explained LIHP's housing opportunities including rentals, ownership, the Plus One ADU program, and fair housing education. This program was repeated during the summer at the Early Girls Farm and was well attended by members from Brookhaven, Medford, Patchogue, Bellport, Sayville, Blue Point, and Bayport. A fair housing presentation also was made at the annual Vision LI Smart Growth Summit.

LIHP received a grant from the New York Community Trust-Long Island (formerly known as the Long Island Community Foundation) to conduct fair housing trainings on new NYS fair housing laws. The trainings were specifically developed to prevent housing discrimination and provide professionals in the housing industry with the most current information on new laws and regulations. These trainings will be held in late winter/early spring of 2025. Information will include changes in rent laws, applications and screening policies, lawful Source of Income, and the Clean Slate Act.

The FHEC continues to represent LIHP at the Enterprise/FHJC Fair and Affordable Housing Roundtable, the Long Island Housing Coalition, and serve on the NYS Division of Human Rights Long Island Hate & Bias Prevention Council as co-chair.

LIHP, along with LIBOR, co-sponsored a Fair Housing Conference in April 2025 and offered Realtors® required continuing education credits in fair housing.



MEMBER LISTING

Business

All Suffolk Plumbing Contractors, Inc.
Andrea B. & Peter D. Klein
Avalon Bay Communities, Inc.
Beechwood Organization
Breslin Realty Development Corp.
Brookhaven Science Associates, BNL
B2K Development
Certilman Balin Adler & Hyman, LLP
Custom Design Contracting & Masonry
Davis & Prager, P.C.
Direct Energy Business
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Citi
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Long Island Board of Realtors
Long Island Builders Institute
Suffolk County Village Official Assoc.

Religion

First Baptist Church of Bay Shore

Membership

Join with Long Island's leading private companies, community organizations and major institutions. Add your name to the distinguished list of over 100 members helping to secure Long Island's continued growth and prosperity.

Since 1988 we have been forging successful alliances among public and private sector organizations to create affordable housing, spur economic development and revitalize neighborhoods.

The Long Island Housing Partnership has helped thousands of clients purchase and rent affordable homes on Long Island. These new homeowners have in turn helped to supply Long Island businesses with the skilled and stable personnel necessary for their continued growth.

But now we need your help to build upon this success. Be a part of it! Become a member of The Premier Public/Private Partnership on Long Island.....The Long Island Housing Partnership.

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<https://www.lihp.org/membership.html>



OUTREACH

KINGS PARK DRI (Downtown Revitalization Initiative)

Governor Hochul announced eight projects who will receive DRI funding.

The 8 Smithtown – Kings Park DRI projects, totaling \$9.7 million, include:

- Implement Main Street and Pedestrian Improvements (\$4,500,000): Implement streetscape and pedestrian improvements to increase walkability and safety for both pedestrians and drivers along Main Street. Improvements may include utility line relocation on Main Street, bulb-outs, reduced curb cuts, widened sidewalks, accessible pedestrian ramps and high-visibility crosswalks. The streetscape improvements would also provide a reconfigured parking lot near 75 Main Street.
- Install Town Green and Library Outdoor Learning Area with Connections to Local Trails (\$1,435,000): Convert an underutilized municipal parking lot and parts of the library's open space into a new park. The new, expanded park will feature a gazebo/stage, a multi-functional outdoor learning area, a new playground community garden and seating. The park will have expanded pathway connections to the Hike and Bike Trailhead.
- Transform 26-34 Main Street into Mixed-Use Development (\$900,000): Construct a three-story mixed-use development at the heart of Main Street with new retail and community facility spaces and approximately 16 apartments. Building will be further set back from Main Street to widen sidewalks and improve pedestrian experience by Russ Savatt Park.
- Rehabilitate the Historic Mixed-Use Building at 4 Main Street (\$850,000): Renovate the restaurant, apartments and outdoor seating areas of a historic building on Main Street's most prominent corner. Exterior renovations include lighting, signage, landscaping, windows and insulation. Interior renovations include upgrades to HVAC, flooring, ceilings and equipment.
- Restore the VFW Building for Community Events at 40 Church Street (\$728,000): Complete restorations to enable community facility usage and events including roof, sidings, foundation sealing, windows, sewer connection, new signage and an awning. Interior work includes electrical, HVAC, flooring, painting, plumbing, generator and fire safety.
- Establish a Small Project Grant Program to Support Capital Improvements (\$600,000): Create a small grant fund that will help small businesses and property owners improve exteriors and interiors including signage and awnings, windows, entrances, patios, doors and sidings.
- Implement Branding, Marketing and Signage Strategy for Kings Park (\$400,000): Utilize marketing services to attract businesses and create a cohesive visual identity. This includes the re-design and installation of wayfinding signage, a new web and media presence and new programming strategies.
- Create a Pedestrian Pathway from LIRR Main Street and Russ Savatt Park (\$287,000): Create a pedestrian walkway from the LIRR Station to Main Street via Russ Savatt Park to guide pedestrians and visitors. The walkway will be improved with landscaping, crosswalks and lighting.



OUTREACH



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2025

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L.I.'s Infrastructure:
Where We Are and What's Needed



Keynote Speaker
Hon. Edward Romaine
Suffolk County Executive



Energieia Land Use Workshop



Planning Board Mock Hearing on a Proposed Affordable Housing Development

OUTREACH



LIHP received a \$100,000 Grant Contribution from Wells Fargo for its Ecke Avenue Development



- Senior Management continues their relationship with Grounded Solutions Network (GSN) Nationally and LIHP CEO Peter Elkowitz is on GSN's Investment Committee.
- LIHP CEO Peter Elkowitz is on the Regional NYS-REDC Board, Co-Chair of the NYS-DRI Initiative for Kings Park, Real Estate Institute Board of Directors, Empire Justice Center Board of Directors, New York Mortgage Coalition Board of Directors, SC Executive's Downtown Revitalization Committee and SC Executive's Affordable Housing Committee.
- LIHP was asked to speak at the National Housing Partnership Network (HPN) in Austin, Texas on working with new political teams when they come into office.
- LIHP's Employer Assisted Housing Program was presented at the Institute of Regional Excellence, Regional Executive Development Program as a solution to the Affordable Housing Crisis in Washington DC, State of Virginia and State of Maryland
- LIHP received a Smart Growth Award from Vision LI for the NYS Plus One - Accessory Dwelling Unit (ADU) Program

OUTREACH

First-Time Homebuyer Assistance Summit Empowers Suffolk County Residents

On Saturday, March 15, 2025, the Long Island Housing Partnership (LIHP) proudly participated in the First-Time Homebuyer Assistance Summit hosted by Suffolk County Executive Edward P. Romaine, alongside the Department of Economic Development & Planning and the Office of Community Development. The event, held at the H. Lee Dennison Building in Hauppauge, NY, brought together experts, local officials, and aspiring homeowners to discuss key resources available for those looking to purchase their first home.

The summit covered essential topics, including Suffolk County's Down Payment Assistance Program, qualifying for a mortgage, working with a realtor, and various local and state assistance grants. These discussions provided attendees with invaluable guidance on navigating the homebuying process and securing financial support.

LIHP was honored to contribute to the conversation, emphasizing the importance of accessible housing solutions and financial assistance programs tailored to first-time buyers. By collaborating with Suffolk County leadership and industry professionals, LIHP continues to advocate for homeownership opportunities that strengthen communities and promote economic stability.

Suffolk County Executive Edward P. Romaine
And the
Department of Economic Development & Planning
Office of Community Development

FIRST-TIME HOMEBUYER ASSISTANCE SUMMIT
Buying a home? Looking for a home to buy? Just thinking about it?
We know you have questions. We have answers.

Join Us Saturday, March 15th at 9:00 am

to Learn About:

- ★ Suffolk County's Down Payment Assistance Program
- ★ Qualifying for a Mortgage
- ★ Mortgage Counseling
- ★ Working with a REALTOR
- ★ Local and State Assistance Grants



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Melissa Wortman,
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EAHP/DPAP/HIP



Kathy Caldarola
Information Technology
Consultant

FINANCIALS

LONG ISLAND HOUSING PARTNERSHIP, INC. AND AFFILIATES
COMBINED STATEMENTS OF FINANCIAL POSITION
AS OF DECEMBER 31, 2024 AND 2023

	2024	2023
ASSETS		
Current Assets		
Cash and cash equivalents (Notes 2E and 14)	\$ 163,556	\$ 910,785
Restricted cash (Notes 2E, 3, and 14)	3,573,402	3,992,700
Current portion of funds held as program agent (Note 7)	918,043	522,343
Accounts receivable, net (Notes 2F and 2L)	951,765	701,716
Prepaid expenses and other	77,344	61,479
Current portion of notes receivable (Note 2F)	450,000	450,000
Investments (Notes 2G and 4)	4,542,687	5,337,025
Total current assets	10,676,797	11,976,048
Funds held as program agent (Note 7)	798,072	1,101,093
Notes receivable (Note 2F)	3,483	3,483
Finance lease right of use asset (Note 10)	24,862	41,320
Operating lease right of use asset (Note 10)	398,134	516,357
Capitalized project costs (Notes 2H and 5)	5,619,888	4,302,492
Property and equipment, net (Notes 2I and 6)	71,435	140,721
Donated land (Notes 2M and 12)	1,430,749	1,265,695
TOTAL ASSETS	\$ 19,023,420	\$ 19,347,209
LIABILITIES		
Current Liabilities		
Accounts payable and accrued expenses	\$ 1,323,461	\$ 1,054,278
Current portion of deferred revenue (Notes 2J and 2L)	17,361	53,707
Current portion of project grant advances - governmental (Note 8)	75,017	120,928
Current portion of project grant advances - private (Note 8)	1,568,790	1,427,975
Current portion of construction and land trust reserves	-	33,000
Lines of credit (Note 9)	250,000	250,000
Current portion of funds held as program agent (Note 7)	918,043	522,343
Current portion of finance lease liability (Note 10)	13,005	15,572
Current portion of operating lease liability (Note 10)	118,606	132,682
Total current liabilities	4,284,283	3,610,485
Deferred revenue (Notes 2J and 2L)	74,247	58,417
Project grant advances - governmental (Note 8)	5,034	5,034
Project grant advances - private (Note 8)	773,638	1,116,461
Construction and land trust reserve	173,950	242,799
Funds held as program agent (Note 7)	798,072	1,101,093
Finance lease liability (Note 10)	9,212	20,934
Operating lease liability (Note 10)	292,526	392,712
TOTAL LIABILITIES	6,410,962	6,547,935
COMMITMENTS AND CONTINGENCIES (Note 11)		
NET ASSETS (Notes 2D and 12)		
Without donor restrictions:		
Undesignated	5,662,518	5,150,050
Board-designated for operating and capital reserves	4,527,187	5,321,525
	10,189,705	10,471,575
With donor restrictions:		
Purpose-restricted	976,503	1,046,503
Restricted in perpetuity	1,446,250	1,281,196
	2,422,753	2,327,699
TOTAL NET ASSETS	12,612,458	12,799,274
TOTAL LIABILITIES AND NET ASSETS	\$ 19,023,420	\$ 19,347,209



FINANCIALS

LONG ISLAND HOUSING PARTNERSHIP, INC. AND AFFILIATES
COMBINED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024	2023
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS		
SUPPORT AND REVENUE		
Receipts and government grants from transfer of homes (Note 2L)	\$ 2,379,082	\$ 1,260,087
Government grants (Note 2L)	749,136	1,928,358
Private grants (Note 2L)	298,910	358,697
Contributions of cash and other financial assets	39,450	50,539
Contributions of nonfinancial assets (Note 2M)	15,840	22,230
Special events (net of direct expenses of \$31,627 and \$35,860, respectively)	54,673	50,890
Mortgage counseling (Note 2L)	105,270	100,543
Technical assistance (Note 2L)	928,514	708,979
Interest	31,797	43,117
Other income		
Ground lease fees	34,464	29,600
Other program-related income (Note 11C)	533,499	295,852
Net assets released from donor restrictions (Note 12)	70,000	251,600
TOTAL SUPPORT AND REVENUE	5,240,635	5,100,492
EXPENSES (Note 2N)		
Program services:		
Development	2,082,809	1,344,459
Counseling and education	365,049	471,337
Technical assistance	531,249	332,098
COVID-related programs	89,202	1,147,664
Other	1,116,713	603,880
Total program services	4,185,022	3,899,438
Supporting services:		
Management and general	1,718,579	1,508,133
Fundraising	74,566	108,480
TOTAL EXPENSES	5,978,167	5,516,051
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS BEFORE INVESTMENT ACTIVITIES	(737,532)	(415,559)
Investment interest and dividends, net of expenses (Note 4)	172,234	116,653
Realized and unrealized gains (Note 4)	283,428	368,261
Net investment return (Note 2K)	455,662	484,914
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS	(281,870)	69,355
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS		
Contribution of nonfinancial assets - land (Note 2M)	165,054	181,788
Government grants	-	200,000
Private grants	-	14,705
Net assets released from donor restrictions (Note 12)	(70,000)	(251,600)
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS	95,054	144,893
CHANGES IN NET ASSETS	(186,816)	214,248
Net Assets, Beginning of Year	12,799,274	12,585,026
NET ASSETS - END OF YEAR	\$ 12,612,458	\$ 12,799,274

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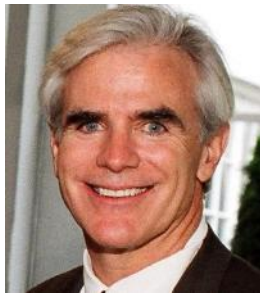


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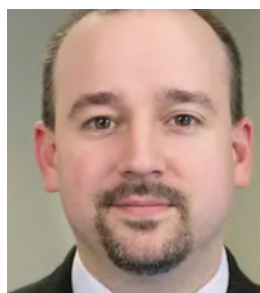
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HOME LOANS



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¹ Borrower(s) must meet the program criteria for first-time homebuyer(s). Down payment and closing cost assistance for owner-occupied, primary residence only. Minimum credit score, debt-to-income (DTI) requirements, annual income limits, and purchase price limits apply. Borrower must contribute a minimum of \$1,000 of their own funds towards down payment. Homeownership counseling is required. Available for properties located in limited Flagstar Bank, Community Reinvestment Act (CRA) Assessment areas. Target cities eligible for the gift program are subject to change. No repayment of gift funds is required. Gift program funds are limited and may not always be available.

For a complete list of available counties, visit <https://www.flagstar.com/personal/borrow/home-loans/community-loans.html>

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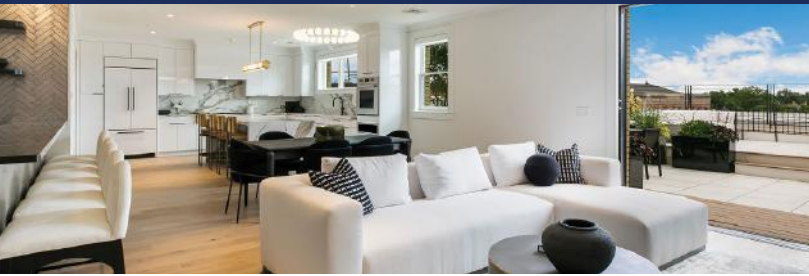


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Wishing you all continued success

Peter Florey and Leonard D'Amico



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