



# Long Island Housing Services, Inc.

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www.LIFairHousing.org

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## ANNUAL REPORT – Calendar Year ending 2010 (Last completed Fiscal Year ended 6/30/10)

### Long Island Housing Services' Mission Statement:

*Our mission is the elimination of unlawful housing discrimination and promotion of decent and affordable housing through advocacy and education.*

Dear Friends of Fair Housing:

## Executive Director

Michelle Santantonio

Preparing this annual report provided the opportunity to review and be thankful for all that has been accomplished. For Long Island Housing Services (LIHS) 2010 was filled with incredible challenges and major growth opportunities and landmark accomplishments. Some of the highlights were:

## Advisory Council

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- Responded to and provided assistance for 2,282 requests for housing counseling services on issues related to rentals, purchase or mortgage issues (first time buyer, foreclosure prevention, predatory lending);
- Fair Housing Investigation and enforcement advocacy counseling services were provided for 88 aggrieved individuals;
- LIHS investigated 105 allegations of unlawful housing discrimination in rentals, sales, lending and advertising cases resulting in formal enforcement actions;
- Filed 3 judicial complaints in Federal Court and 23 prima facie administrative complaints with U.S. Dept. of HUD and/or the NYS Division of Human Rights and local Human Rights Commission after investigations revealed evidence to pursue fair housing enforcement;
- Dramatically increased number of housing units accessible to people with disabilities through advocacy services and enforcement efforts to include affirmative relief provisions in the public interest;
- Provided Fair Housing training and resources for 230 NYS licensed real estate agents and brokers and 128 agents and staff of major rental management companies;
- Provided regional representation on the Steering Committee of New Yorkers for Responsible Lending (NYRL);
- Outreach to and collaboration with HUD-approved Housing Counseling agencies and related associates to prevent foreclosure and screen for predatory lending and discrimination;
- Provided assistance to 800 homeowners facing foreclosure, many of whom are victims of predatory lending abuses;
- LIHS' new legal staff provided 111 clients with foreclosure prevention services

## Consultant

Janet Hanson  
Juana Cortes de Torres, Esq.



**A 501 (c) (3),  
not-for-profit,  
fair housing  
agency serving  
Long Islanders  
since 1969.**

- LIHS' provided training for LI Independent Living Center on Reverse Mortgage options;
- Conducted audits of Real Estate Brokers for race/color, national origin and disability discrimination. Results revealing high rate of discrimination will be used for enforcement actions;
- Improved usability of website for visually impaired and created means for multi-language access ( [www.LIFairHousing.org](http://www.LIFairHousing.org) ); provided direct access to numerous resources; responded to public's inquiries/requests for assistance through the site;
- Sponsored, co-sponsored or participated in approximately 45 events, workshops and training seminars across Long Island to promote Fair Housing and services, increase awareness of available resources, increase compliance, educate public, non-profit and housing related industry providers;
- Celebrated our 40<sup>th</sup> anniversary of unique services provided to Long Island with major exhibits and special speakers to highlight National Fair Housing Month (April) and honor veteran Fair Housing Advocates;
- Accomplished major distribution of more than 4,500 LIHS' signature *Fair Housing Rights Guide for Long Island* available in English and Spanish;
- Developed numerous new bi-lingual outreach materials to educate and serve the public about changes in the law related to homeowners facing foreclosure and affected tenants;
- Provided bilingual and translation services to approximately 650 clients;
- Assisted in HUD's regional examination of federal entitlement agencies' compliance concerning required *Analyses of Impediments* (AI) to Fair Housing;
- Opened a satellite office staffed part time in Hempstead, Nassau County to outreach to public and public-serving government and non-profit institutions to educate on locally available Fair Housing enforcement resources;
- Assisted Nassau County to publish its own Fair Housing brochure;
- Opened 2<sup>nd</sup> satellite office at the Public Advocacy Center at Touro Law Center in Central Islip;
- Testified and supported collaborative measures to advocate for measures to restrict lending abuses, to promote affordable housing and Fair Housing;
- Received Excellent Performance Ratings from U.S. Dept. of Housing and Urban Development (HUD) related to competitive grant performance for Fair Housing Enforcement Initiatives and met or exceeded performance standards subsequent to on-site reviews and detailed required reporting and documentation reviews
- Received renewed certification as a HUD-approved Local Comprehensive Housing Counseling agency through meeting and exceeding performance standards subsequent to intensive reviews and related, detailed required reporting and documentation submissions;
- Hired LIHS' first full time Fair Housing Staff Attorney and two full time Foreclosure Prevention Staff Attorneys to provide no cost legal services;
- Trained 35 new Fair Housing Tester volunteers and 2 new office volunteers;
- Maintained memberships and supported associations locally and nationally with numerous organizations such as: *National Fair Housing Alliance, National Low Income Housing Coalition; Nassau-Suffolk Coalition for the Homeless; ERASE*

*Racism, New Yorkers for Responsible Lending; National Fair Housing Advocate; Suffolk Community Council, etcetera.*

- Staff were offered and utilized many formal training opportunities sponsored by *U.S. Dept. of Housing and Urban Development (HUD), NeighborWorks, National Fair Housing Alliance, NYS Division of Human Rights, National Community Reinvestment Coalition*, to enhance staff abilities.

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Please note LIHS' final audit for its most recently ended Fiscal Year: July 1, 2009 ending June 30, 2010 is available. The following is an overview of Long Island Housing Services' projected income and expenses for the current fiscal year July 1, 2010 – June 30, 2011 (based on approved budget/committed grants):

Total Support & Revenue FY 2010:

|                                |              |
|--------------------------------|--------------|
| Program Expenses:              | \$824,466.91 |
| Management & General Expenses: | \$43,622.59  |
| Fundraising Expenses:          | \$4,362.25   |

2011 Board of Directors

Berta Cevallos, President  
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Linda Hassberg, Esq.  
Carol Germann  
Beth M. Wickey, Esq. President Emeritus

Executive Director: Michelle Santantonio

Long Island Housing Services, Inc. is a tax exempt organization under Section 501 (c) (3) of the Internal Revenue Code. Donations are tax-deductible to the extent allowed by law.

The following is an overview of Long Island Housing Services' income and expenses for the fiscal year ended June 30, 2010.

|                               | <u>2010</u>              |
|-------------------------------|--------------------------|
| SUPPORT AND REVENUES:         |                          |
| Government grant revenue      | \$ 541,202               |
| Settlement income             | 94,364                   |
| Contributed services          | 27,630                   |
| Private grant revenue         | 19,440                   |
| Miscellaneous income          | 8,445                    |
| Training income               | 4,046                    |
| Interest income               | 696                      |
| Contributions                 | <u>200</u>               |
| Total support and revenues    | 696,023                  |
| EXPENSES:                     |                          |
| Program services:             |                          |
| Housing services              | <u>644,034</u>           |
| Total program services        | 644,034                  |
| Supporting services:          |                          |
| Management and general        | 142,541                  |
| Fundraising                   | <u>16,336</u>            |
| Total supporting services     | <u>158,877</u>           |
| Total expenses                | <u>802,911</u>           |
| CHANGE IN NET ASSETS          | (106,888)                |
| NET ASSETS, BEGINNING OF YEAR | <u>285,896</u>           |
| NET ASSETS, END OF YEAR       | <u><u>\$ 179,008</u></u> |