

ANNUAL REPORT – Calendar Year ending 2014  
(Last completed Fiscal Year ended 6/30/14)

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:

Preparing this annual report provided the opportunity to review and be thankful for all that has been accomplished. For Long Island Housing Services (LIHS) 2014 was filled with incredible challenges and major growth opportunities and landmark accomplishments. Some of the highlights were:

- Responded to and provided assistance for 2,509 requests for housing counseling services on issues related to rentals, purchase or mortgage issues (e.g. first time buyer, foreclosure prevention, predatory lending; Fair Housing), 2,031 were low and low moderate income;
- Investigated 76 allegations of unlawful housing discrimination in rentals, sales, lending and advertising cases resulting in formal enforcement actions;
- Facilitated enforcement services for 38 prima facie 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 enforcement, 17 thus far resulted in favorable determinations and;
- Resolved numerous complaints informally through voluntary compliance as well as several formal administrative complaint resolutions and settlements, and favorable resolution of 2 judicial complaints filed in Federal Court involving access for people with disabilities at 5 multi-family complexes in Suffolk County and 1 low-income, HUD subsidized project based complex (Hempstead) providing significant relief to victims and in the public interest;
- Provided assistance to 648 homeowners facing foreclosure and continued to screen mortgage/foreclosure prevention clients for predatory lending abuses;
- Assisted 110 clients to prevent foreclosure, maintain housing/regain financial stability;
- In the past two years (2013 and 2014, LIHS assisted 127 clients; of these sufficient information and authorizations allowed us to report 63 Mortgage Rescue Scam complaints to *Lawyers Committee for Civil Rights Under Law*;
- Legal staff provided 322 clients with Foreclosure Prevention services;
- LIHS in collaboration with the *National Center for Suburban Studies at Hofstra University* hosted Regional Fair Lending Conference on 12/10/14 to alert and educate public and industry about lending practices on LI;
- Commissioned and Published report –*An Uneven Road To Recovery- Lending Practices on Long Island* (released 12/10);
- Updated Social Media to reach greater numbers through launching Facebook page, Twitter Account and YouTube; enhanced its website: [www.LIFairHousing.org](http://www.LIFairHousing.org); provided direct access to numerous resources; responded to public's inquiries/requests for assistance through the site;
- 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 NYS licensed real estate agents, brokers and major rental management companies;**
- **Provided regional representation and served on the Steering Committee of *New Yorkers for Responsible Lending (NYRL)*;**
- **Active Member/Staff Participants of the *NYS Coalition for Excellence in Homeownership Education LI Chapter*;**
- **Served on *Suffolk County Disabilities Advisory Board*;**
- **Served on the Member Services Committee for the *National Fair Housing Alliance*;**
- **Served as Member of the *Suffolk Cooperative Library System Outreach Advisory Council***
- **Participated in the *Housing For All Coalition* and successfully promoted and helped to pass an amended *Suffolk County Human Rights Law* that now adds protections against housing discrimination based on Source of Income; Victims of Domestic Violence; Gender Identity; Status as Veteran; Military Status;**
- **Outreach to and collaboration with HUD-approved Housing Counseling agencies and related associates to prevent foreclosure and screen for predatory lending and discrimination;**
- **Provided Fair Housing and Fair Lending training for staff of *Long Island Housing Partnership; Long Island Center for Independent Living; Fairfield Properties, LLC and other private and non-profit agencies*;**
- **Conducted audits of Real Estate Brokers for familial status, race/color, national origin and disability discrimination. Results revealing high rate of discrimination will be used for enforcement actions;**
- **Sponsored, co-sponsored or participated in approximately 50 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 45<sup>th</sup> anniversary of unique services provided to Long Island with exhibits and special speakers to highlight *National Fair Housing Month (April)* and *Human Rights Day*; honor veteran Fair Housing Advocates;**
- **Accomplished major distribution of more than 12,000 LIHS' signature Get Acquainted ... *Fair Housing Rights Guide for Long Island* available in English and Spanish;**
- **Developed or updated numerous new bi-lingual outreach materials to educate and serve the public about services available and changes in programs for homeowners facing foreclosure and affected tenants;**
- **Assisted in federal entitlement agencies' compliance concerning required *Analyses of Impediments (AI)* to Fair Housing and offered training to LI's CDAs and HAs;**
- **Outreach to public and public-serving government and non-profit institutions to educate on locally available Fair Housing enforcement resources;**
- **Maintains association and satellite office at the *Public Advocacy Center at Touro Law Center* in Central Islip, NY;**
- **Supported collaborative measures to advocate for measures to restrict lending abuses, to promote affordable housing, Fair Housing and Consumer Protections;**
- **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 Organization Initiatives, having met or exceeded performance standards subsequent to on-site reviews and detailed required reporting and documentation reviews;**

- **Maintained 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;**
- **Maintained and provided ongoing training for Housing Counselors, Fair Housing program staff; Foreclosure Prevention Staff Attorneys. (Staff was offered and utilized more than 50 formal training opportunities sponsored by *U.S. Dept. of Housing and Urban Development (HUD), NeighborWorks, National Fair Housing Alliance, National Community Reinvestment Coalition NYS Division of Human Rights, et al;***
- **Expanded capacity and hired 2 additional Staff Attorneys and one part-time Paralegal to augment staff which now includes 5 full time Foreclosure Prevention Staff Attorneys and 2 part time Staff Attorneys to provide no cost legal services**
- **Continue to support 1 Full time Fair Housing Staff Attorney, now admitted to practice in Federal and NYS Courts;**
- **Provided bilingual and translation services for approximately 350 clients;**
- **Increased number of bilingual, Spanish fluent Staff members (now 8), including one Staff Attorney, Investigators, Outreach Coordinators;**
- **Trained 92 Fair Housing/Lending Testers, new law interns and office volunteers;**
- **Maintained memberships and supported associations locally and nationally with numerous organizations such as: *National Fair Housing Alliance, National Community Reinvestment Coalition, National Low Income Housing Coalition; Health & Welfare Council of LI; Long Island Language Advocates (LILAC), Long Island Coalition for the Homeless; Poverty & Race Research Action Council; Suffolk County Disabilities Advisory Board; Touro Law Center's Public Advocacy Center, Housing HELP; ERASE Racism, New Yorkers for Responsible Lending; National Fair Housing Advocate; Non-Profit Coordinating Committee, NYS Coalition of Excellence in Homeownership Education LI Chapter; Long Island Affordable & Equitable Rental Campaign, Central Islip Civic Council; NAACP; United Way of Long Island and others.***

Note LIHS' final audit for the most recently ended Fiscal Year: 7/1/2013 to 6/30/14 is available at [www.LIFairHousing.org](http://www.LIFairHousing.org) .

**2014 Board of Directors**

**Berta Cevallos, President**

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**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.**

Please note LIHS' final audit for its most recently ended Fiscal Year: July 1, 2013 ending June 30, 2014 is available.

Total Support & Revenue FY ending June 30 2014:

Program Expenses: \$1,041,628  
Management & General Expenses: \$ 114,892  
Fundraising Expenses: \$ 20,597

**LONG ISLAND HOUSING SERVICES, INC.**  
**STATEMENTS OF FINANCIAL POSITION**  
**JUNE 30, 2014 AND 2013**

ASSETS	<u>2014</u>	<u>2013</u>
CURRENT ASSETS:		
Cash and cash equivalents	\$ 558,604	\$ 629,525
Short-term investments	100,661	-
Grants receivable	128,000	201,427
Accounts receivable	-	250
Prepaid expenses	216	-
Total current assets	787,481	831,202
FIXED ASSETS, net of accumulated depreciation of \$80,114 and \$74,772, respectively	10,931	16,273
SECURITY DEPOSITS	5,797	5,797
Total assets	<u>\$ 804,209</u>	<u>\$ 853,272</u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES:		
Accounts payable	\$ 20,507	\$ 21,764
Accrued payroll and related liabilities	18,324	22,746
Accrued compensated absences	48,123	37,305
Contract advances	133,750	142,075
Total current liabilities	220,704	223,890
NET ASSETS:		
Unrestricted	583,505	629,382
Total net assets	583,505	629,382
Total liabilities and net assets	<u>\$ 804,209</u>	<u>\$ 853,272</u>