



# Long Island Housing Services, Inc.

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[www.LIFairHousing.org](http://www.LIFairHousing.org)

*Protecting Civil Rights for Long Islanders since 1969*



## ANNUAL REPORT

Fiscal Year ended 6/30/17

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.*

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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) FY 2017 was filled with incredible challenges, major growth opportunities and landmark accomplishments. Some of the highlights were:

- Responded to and provided assistance for housing counseling services on issues related to rentals, purchase or mortgage issues (e.g. first time buyer, foreclosure prevention, predatory lending; Fair Housing), including a majority were low and low moderate income;
- 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;
- Served on *Suffolk County Disabilities Advisory Board*; and active Member of the *National Fair Housing Alliance*
- Continued working with to expand the success in Suffolk County to pass statewide protections against housing discrimination based on Source of Income; and to ensure that proposed large housing projects on Long Island provide affordable and accessible housing.
- Working with the Nassau-based *Long Island Housing Starts* coalition and St. Joseph's College's *Institute for Attainable Homes* on increasing the stock of accessible and affordable housing.
- Outreach to and collaboration with *HUD*-approved Housing Counseling agencies and related associates to prevent foreclosure and screen for predatory lending and discrimination;
- Sponsored, co-sponsored or participated in approximately **30** events, made 21 presentation, gave 5 workshops, 4 clinics, visited 21 libraries and provided photographic evidence of 6 devastated areas. Promoted Fair Housing and services, increased awareness of available resources,



A 501(c)(3) nonprofit  
Fair Housing agency

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increase compliance, educate public, non-profit and housing related industry providers;

➤ Accomplished major distribution of more than 5,000 LIHS' signature *Get Acquainted ... Fair Housing Rights Guide for Long Island* available in English and Spanish;

➤ Accomplished major distribution of 6620 Foreclosure Prevention Counseling flyers in English and Spanish; 5400 Foreclosure Prevention Legal Services flyers in English and Spanish; and 950 Foreclosure Prevention Pro Se Answer flyers 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 *Annual Action Plan updates to their consolidated Plans* 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;

➤ Received Guidestar Platinum Seal for Transparency.

➤ Maintained and provided ongoing training for Housing Counselors, Fair Housing program staff; Foreclosure Prevention Staff Attorneys. (Staff was offered and utilized 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*;

➤ Provided bilingual and translation services for clients;

➤ Maintained bilingual, Spanish-fluent Staff members, including one Staff Attorney, Housing Counselors, Investigator, Outreach Coordinators;

➤ Trained 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*, *HomeSmart*

*NY; Central Islip Civic Council; Housing For All Coalition; NAACP; Huntington Town Housing Coalition; Long Island Coalition for the Homeless, et al.*

Note LIHS' final audit for the most recently ended Fiscal Year: 7/1/2016 to 6/30/17, along with a roster of officers and members of the board, is available at [www.LIFairHousing.org](http://www.LIFairHousing.org)

Note: Program-specific reports below.

### **Fair Housing**

- Investigated **84** allegations of unlawful housing discrimination in rentals, sales, lending and advertising cases resulting in formal enforcement actions;
- Facilitated enforcement services for **21** 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,
- 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 and Fair Lending training for staff, government, housing industry, private and non-profit agencies;**
- Maintained senior Fair Housing Enforcement and Fair Lending program manager, investigators, part-time outreach coordinator and Resource specialist providing counseling services on rental topics and program support;
- Continue to support 1 Full time Fair Housing Staff Attorney, admitted to practice in Federal and NYS Courts;
- Provided training for the following organizations: Community Housing Innovations, Long Island Housing Services, Inc.'s staff.
- Trained prospective testers were trained. Attendance of refresher course by Per Diem Testers on fair lending testing. Access to active pool of Per Diem Testers trained to conduct fair housing testing.

### **Foreclosure Prevention**

- Provided housing counseling assistance to 518 homeowners facing foreclosure and prevented 87 foreclosures. Distributed 6620 flyers in English and Spanish offering housing counseling services. Continued to screen mortgage/foreclosure prevention clients for predatory lending abuses;
- Provided legal assistance to 428 homeowners facing foreclosure and prevented 133 foreclosures. Distributed 5400 flyers in English and Spanish offering legal services. Distributed 950 flyers in English and Spanish offering Pro Se Answer services.
- Active Member/Staff Participants of the *HomeSmartNY LI Chapter, formerly NYS Coalition for Excellence in Homeownership Education; HOPP Legal Services Network;*
- Maintained Foreclosure Prevention staff of 4 full time Housing Counselors; 3 full time Foreclosure Prevention Staff Attorneys; 1 Outreach Coordinator; 1 part-time paralegal and 1 part-time Consulting Attorney;

### **Tenant's Rights**

- Provided assistance to **261** clients seeking Tenant's Rights counseling and provided screening for Fair Housing violations and First Time Homebuyer services.

*FY 2017 Board of Directors*

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