

# Washingtonville Housing Alliance

# Annual Report

---

October 1, 2007– September 30, 2008



## **Mission Statement**

*The Washingtonville Housing Alliance (WHA), a locally sponsored not-for-profit corporation, seeks to preserve and enhance the quality of life in the Village of Mamaroneck and the surrounding area. WHA constructs new housing and improves existing housing for low and moderate income residents and undertakes other supportive activities designed to sustain communities that are culturally diverse, multi-generational and of mixed income.*

*The Washingtonville Housing Alliance was formed in 1980 to improve the housing conditions of low and moderate-income residents in the Mamaroneck area. WHA is chartered by the State of New York as a Neighborhood Preservation Company and is a 501(c)3 not-for profit corporation.*

**TABLE OF CONTENTS**

**Message from the Board Chair**

Message from the Board Chair 1  
 Executive Director Report 2  
 Goals for FY 2008-2009 2  
 Audited Financial Data FY ending 9/30/07 3  
 Balance Sheet FY ending 9/30/07 3  
 WHA Donor Hall of Fame-Five Yrs of Support 4  
 2008-2009 Donors 5  
 Mission 7  
 Who We Are 7  
 How to Contact us 7

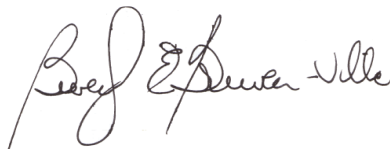
It's May 2009 and we made it – next year Washingtonville Housing Alliance will celebrate its 30<sup>th</sup> anniversary. We have come a long way from our beginnings in a basement room with one staff person.

We have a lot to celebrate. Our new landmark building at 726 Old White Plains Road sets a high standard for what affordable rental housing should be: attractive, elegant, convenient – a home that you can be proud to welcome guests into. It is also exciting to see WHA investing in upgrading its existing units to the same high standard: the units are beginning to shine as are our tenants' smiles.

We have won some other important victories. We had to fight in the Legislature for our Neighborhood Preservation Company funding, which provides a large part of our core operating revenue. To come out of this 2009 legislative session fully funded is a testament to how WHA and its counterpart organizations around the State are viewed: effective, locally based organizations that build communities and leverage five or ten dollars of new investment for every dollar of State funds invested.

I am very proud of what our small staff team has accomplished: they have done far more than I ever thought would be possible. I am grateful beyond measure to our generous donors and grant funders who have provided the financial support to make this possible.

Spring is here and I sincerely hope that economic recovery from the collapse of 2008 will follow. With your support, WHA will continue to help those hurt by the recession and will continue to build for the future.



Beverly Brewer-Villa  
 Board Chair

**Executive Director Report  
Fiscal Year Ending September 30, 2008**

We entered the 2007-2008 Fiscal Year still repairing damage from the April 2007 flood and distributing flood assistance to the community. WHA disbursed a total of \$99,500 in community assistance in connection with the March and April 2007 floods including three important community centers: the Mamaroneck CAP Center; the Hispanic Resource Worker Center at Strait Gate Church; and the David McDaniel Elks Lodge # 982 on Madison Street. The year was very active on the housing assistance front. Nearly 250 clients sought housing information or assistance. Twenty eight clients received financial assistance in the form of grants or loans to prevent eviction. We referred over 100 clients to other social service agencies for specialized assistance.

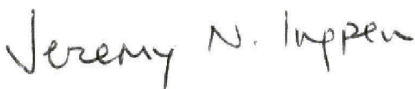
On the Property Management front, we initiated a comprehensive energy efficiency and energy savings program for all WHA buildings and are also halfway through a comprehensive building upgrade program. As a result of the flood, four apartments were completely renovated. Since then we have done floor to ceiling renovation at three Library Lane apartments. We completed a building signage program at all buildings. Over the next two to three years we plan to complete the apartment renovation program.

A big event of 2008 was moving our heating oil subsidiary, Washingtonville Fuel Corporation, to a new supplier, Castle Oil of Harrison NY. This provides better priced heating fuel and high quality service to our customers. WHA and Castle staff worked closely to manage this transition in order to minimize disruption to Washingtonville Fuel Corporation's loyal customers.

**Goals for Fiscal Year 2008-2009**

- Complete updated needs assessment and strategic plan to position WHA effectively for the next decade.
- Continue effective delivery of Tenant Eviction Prevention Program and ensure continued support of locally raised Housing Crisis Fund.
- Continue effective outreach to low income homeowners for home repair programs using grant funds and referral to Westchester County funds. Implement energy efficiency audit recommendations to reduce energy usage in WHA managed buildings.
- Conduct full capital needs assessment on all buildings and develop long-term maintenance and upgrade plan. Ensure that all buildings are adequately reserved.
- Continue overall cost reduction and efficiency improvement program to ensure that WHA remains an effective, low cost deliverer of affordable housing services.
- Complete upgrade of accounting and reporting systems, including new server and back up systems.

We continue to balance the delivery of excellent affordable housing services with cautious fiscal management. WHA has a small staff that delivers high quality services. We thank our donors and funders for their support.



Jeremy N. Ingpen  
Executive Director

**Financial Data**  
**Fiscal Year Ending September 30, 2007**

<b>Revenues</b>		<b>Expenses</b>	
Rental Income	\$308,287	Program Services	\$802,503
Grants and Donations	\$290,969	Administration	\$108,988
Management fees	\$ 40,645	Fundraising	\$ 41,193
Interest and misc. income	\$ 14,138		
Developer fee	\$171,698		
Total Revenue	\$825,737	Total Expenditures	\$952,684
<b>Net Gain/Loss</b>	<b>(\$126,947)</b>		
<b>Adjustments</b>		One time project costs	(\$ 85,844)
		Depreciation	(\$120,553)
<b>Adjusted Gain/Loss</b>	<b>\$ 79,550</b>		

Note: WHA booked pre-project development costs of \$85,844 in connection with the completion of 726 Old White Plains Road. These costs were incurred in the early stages of the five year development process. Book Expenses include depreciation of \$120,553. Adjusted for these two items, net operating expenses are \$746,187, and the adjusted net gain is \$79,550.

**Balance Sheet**

<b>Assets</b>		<b>Liabilities</b>	
Cash & Equivalent	\$ 237,470	Accounts Payable and Accrued Liabilities	\$ 119,038
Accounts Receivable	\$ 7,571	Other Current Liabilities	\$ 160,040
Pledges & Grants Receivable	\$ 11,650		
Other Current Assets	\$ 135,579	Total Current Liabilities	\$ 279,078
Total Current Assets	\$ 392,270	Mortgages Payable	\$1,584,124
Fixed Assets, net	\$3,718,733	Other long-term debt	\$ 248,467
Other Assets	\$ 254,023	Other Liabilities	\$ 110,198
		Total Liabilities	\$2,221,867
		Minority interest	\$ 766,172
		<b>Net Assets</b>	
		Unrestricted	\$1,328,674
		Temporarily Restricted	\$ 48,313
Total Assets	\$4,365,026	Total Liabilities and Net Assets	\$4,365,026

Copies of the Annual Financial Report and the full audited financial statements are available from Washingtonville Housing Alliance or from the Office of the NY Attorney General.

## Donor Hall of Fame- Five Years of Support

Henriette Lackner Abraham, M.D.  
 Cecilia Absher & David Katz  
 Ruth & Carl J. Alterman  
 Merri & Avram Arian  
 Madeline J. & David Arnow  
 David M. & Caroline Bady  
 William & Joan Bailey  
 Robert J. & Elinor S. Berlin  
 Mary Lee Berridge  
 Guillermo Bilbao & Jennifer Geer  
 Gail Binderman  
 Arnold & Caroline Birenbaum  
 Lee Hurley Bloom  
 Carol R. Blucher  
 Joel D. Brill  
 Ellen J. Brooks  
 Herbert & Wendy Brooks  
 Peter & Elaine Canter  
 Bruce & Carol Cauley  
 Stephen & Deborah Chapin  
 Laura Chess  
 Susan Z. Cohen Ph.D. & Robert H. Lipkins Ph.D.  
 Eric M. & Barbara G. Cohn  
 Eve Cole & Harry First  
 Burton C. Corwin  
 Thomas & Miriam Curnin  
 Janet & Rudolph Demasi  
 William & Celia Dentzer  
 Helen Dondy  
 Theodore D. & Janet S. Eisler  
 Raymond & Jane Fastiggi  
 Elaine & Elliot Feiden  
 Catherine Feinen  
 Nancy & Michael Feller  
 Celia Felsher & John Cecil  
 Jeffery & Sabrina Fiddelman  
 Asta Frandsen  
 Nancy M. Frieden Ph.D.  
 Thomas & Helen Gallin  
 Joseph & Louise Germano  
 Laurie & Stephen Girsky  
 John Gitlitz & Patricia Lee  
 Nancy W. Gladstone  
 Steve & Cindy Goldstein  
 James R. & Anne Golub  
 Gary & Jamie B. Gordon  
 Douglas & Stephanie P. Gould  
 Claire K. Greenberg

Randy J. & Cindy Heller  
 Anne & Kenneth B. Herman  
 Peter T. Hess & Debra M. Kenyon  
 Robert & Ann Hiden  
 Mary Hofstetter  
 Jeffrey & Patricia Horing  
 Detlef Joerss  
 Robert B. Katz  
 Stanley M. & Martha Kaufman  
 Kevin Keefe  
 William Ketchum & Erica Stoller  
 Arthur & Charlotte Klein  
 Dr. & Mrs. Gerald Kolbert  
 Maryann & Pinky Leitner  
 Michael & Judith Lesch  
 David & Amy Levere  
 Mark & Ellen Levy  
 Glen & Cheryl Lewy  
 Stephen A. & Constance E. Lieber  
 Mark D. Litt  
 Helen & Louis Lowenstein  
 Barbara & J. Robert Mann, Jr.  
 Selma Markowitz  
 Richard Marsico & Jean M. Brescia  
 Hunter & Miriam G. Meighan  
 Lauringle & Runett Mitchell  
 Robert Muffly & Carol Buckler  
 Douglas & Kathleen M. Munro  
 Judith Myers  
 Beverley Nalven  
 Clark Neuringer  
 Valerie & John O'Keefe  
 Barbara & Joe Oppenheimer  
 Jane Orans  
 Gladys B. Parker  
 Robert M. Phillips  
 Geoffrey & Betsy Picket  
 Ronald & Gladys Picket  
 Andrew & Andrea Potash  
 Lynn & Michael Reichgott  
 Seymour & Shirley G. Romney  
 Eric M. & Helen K. Rosenberg  
 Fred R. Rosenberg  
 Robert & Elizabeth Saenger  
 Irene & Nathan Saltzburg  
 Kathy Savolt & Len Aubrey  
 Dr. & Mrs. Jack Schoenholtz  
 Theresa G. Schwartzman

Elliott Sclar & Nancy Aries  
 Lisa & Michael Senter  
 Joan & Lawrence Shapiro, M.D.  
 Carlton Solon Slater  
 Frances & Robert Snedeker  
 Joel K. & Lottie S. Sommer  
 Susan K. Spencer  
 Robert & Marilyn Sperber  
 Gerhard & Ninna Spies  
 Yvonne D. Tropp  
 Linnet Tse & John Forsyth  
 Robert M. & Marcia L. Warner  
 Geoffrey & Margaret Weiner  
 Harold & Lois Weitzner  
 Phyllis & Murray Wittner  
 Jerome & Malka Wolf  
 Claire L. & Allan W. Wolkoff, M.D.

**Corporations**

Barber & Associates, PC  
 Community Housing Management Corp  
 Gemini Venetian Blinds  
 National Photocolor Corp

**Grant Funders**

New York State Division of Housing and Community  
 Renewal  
 Westchester County Department of Planning

**Foundations**

Alfred & Ann Goldstein Foundation, Inc.  
 Goodman -Lipman Family Foundation  
 Eugenie S. Wright Foundation, Inc.  
 Sandpiper Fund Inc.  
 The Phillip & Lynn Straus Foundation  
 The Robert J. & Marilyn E. Sperber Living Trust

**Matching Contributions**

Ford Foundation

**Places of Worship**

Larchmont Avenue Church  
 Larchmont Temple  
 Mamaroneck United Methodist Church

## 2008-2009 Donors and Supporters

Henriette Lackner Abraham, M.D.	Barry & Judith Dichter	Debra M. Kenyon & Peter Hess
Cecilia Absher & David Katz	Helen Dondy	Richard Kenyon
Ruth & Carl J. Alterman	Timothy J. & Gail S. Doolin	William Ketchum Jr. & Erica Stoller
Thomas & Susan Amlicke	Theodore D. & Janet S. Eisler	Arthur & Charlotte Klein
Merri & Avram Arian	Sue Eom	Joseph Kochen, M.D.
David & Madeline Arnow	Valerie Dalwin Etra	Thomas & Carol Kohlberg
David M. & Caroline Bady	John T. & Martha H. Farris	Dr. & Mrs. Gerald Kolbert
William & Joan Bailey	Raymond & Jane Fastiggi	Nicholas C. Kourabas
Kenneth & Harriet Sklansky Barish	Elaine & Elliot Feiden	Alix M. & Rudolph Laager
Martha Barylck	Catherine O. Feinen	Richard & Lynne Leahy
Dolores Battalia	Joseph D. & Caryl D. Feldmann	Claudia Leff
Stephen & Janet Bear	Nancy & Michael Feller	Franklin Leicht
Kenneth & Leslie Belfer	Celia Felsher & John Cecil	Michael & Judith Lesch
Warren Benton	Jeffery & Sabrina Fiddelman	David & Amy Levere
Robert J. & Elinor S. Berlin	Roberta L. Fisher	Myra B. Levine-Harris
Rinku Bhattacharya	Thomas J. Fleisch	Lydia Munro Levy
Anna & Luigi Bianco	Paul & Karen Flynn	Mark & Ellen Levy
Guillermo Bilbao & Jennifer Geer	Asta Frandsen	Glen & Cheryl Lewy
Diana Bilotto	Nancy M. Frieden, Ph.D	Stephen A. & Constance E. Lieber
Gail Binderman	Thomas & Helen Gallin	Theo Liebmann
Arnold & Caroline Birenbaum	Robert & Camille Galvin	Mark D. Litt
Lee Hurley Bloom	Werner M. & Vera Gamby	Helen & Louis Lowenstein
Norman & Alice Bloom	Eric & Eloise Gelman	Ruth B. Lowy
Carol R. Blucher	Joseph & Louise Germano	William & Yvonne D. Lumsden
Ann Borsellino	Laurie & Stephen Girsky	Barbara & J. Robert Mann Jr.
Charlotte B. Brasel	John Gitlitz & Patricia Lee	Susanne Marino
Beverly Brewer-Villa	Nancy W. Gladstone	Linda W. Markowitz
Joel D. Brill	Peter Goldsmith	Selma Markowitz
Herbert & Wendy Brooks	Steve & Cindy Goldstein	Anthony & Josephine Marsella
Susan Cane	James R. & Anne Golub	Richard Marsico & Jean M. Brescia
Peter & Elaine Canter	Gary & Jamie B. Gordon	Paul R. Martin
Jay & Carolyn Castelli	Catherine A. Gotti	Nanette & Mark J. McNally
Bruce & Carol Cauley	Douglas & Stephanie P. Gould	Sheryl McSherry
Stephen & Deborah Chapin	Claire K. Greenberg	Hunter & Miriam G. Meighan
Elaine & David Chapnick	Edwin and Carol Greenhaus	Pauline & John Mendez
Laura Chess	Simon & Amy M. Guenzl	James & Rose Ann Minnerly
Susan Z. Cohen Ph.D & Robert H. Lipkins Ph.D.	David J. & Patricia A. Hachey	Lauringle & Runett Mitchell
Eric M. & Barbara G. Cohn	Cindy & Randy J. Heller	Gerard Mulligan
Eve Cole & Harry First	David Hellerstein & Lisa Perry	Robert Muffly & Carol Buckler
Peter & Margaret Corbett	Anne & Kenneth B. Herman	Douglas & Kathleen M. Munro
Burton C. Corwin	Robert & Ann Hiden	Judith Myers
Lois & Marvin Cowan	Lisa A. Hochman & Kevin M. Worth	Beverley Nalven
Gary & Wendy Cuba	Mary Hofstetter	David Nelson
Thomas & Miriam Curnin	Jeffrey & Patricia Horing	Clark Neuringer
Nicholas M. & Maryann DeFeis	Rev. James R. Jackson	Paul J. Noto, Esq.
Michael & Debra DeGiacomo	Detlef Joeress	Ruth Obernbreit & Robert J. Glass
Dennis & Deborah Delong	Robert B. Katz	Ernest & Camille Odierna
William & Celia Dentzer	Kevin Keefe	Valerie & John O'Keefe
Bernardino & Bianca DiSotto		Ralph Olan

**2008-2009 Donors and Supporters**

Carl A. & Mary D. Olsson  
 Barbara & Joe Oppenheimer  
 Jane Orans  
 Gladys B. Parker  
 Lee H. Perlman & Linda S. Riefberg  
 Robert M. Phillips  
 Geoffrey & Betsy Picket  
 Ronald & Gladys Picket  
 Nancy B. Pierson  
 David & Elin Poneman  
 Andrew & Andrea Potash  
 Lynn & Michael Reichgott  
 William & Ilene A. Rome  
 Seymour & Shirley G. Romney  
 Roberta & Martin W. Ronan  
 Seth & Joan S. Rosen  
 Dan & Sandra Rosenbaum  
 Eric M. & Helen K. Rosenberg  
 Fred R. Rosenberg  
 Robert & Charlotte Roth  
 Dominick Ruggiero  
 Toni & Paul Ryan  
 Robert & Elizabeth Saenger  
 Jane Sapery  
 Irene & Nathan Saltzburg  
 Catherine Samuels  
 Kathy Savolt & Len Aubrey  
 Dr. & Mrs. Jack Schoenholtz  
 Theresa G. Schwartzman  
 Elliott Sclar & Nancy Aries  
 George F. & Kate K. Schweitzer  
 Elliott Sclar & Nancy Aries  
 Janet Z. Segal  
 Howard & Amy Ralston Seife  
 Lisa & Michael Senter  
 Joan & Lawrence Shapiro, M.D.  
 Carlton Solon Slater  
 Frances & Robert Snedeker  
 Theodore & Mary Sobel  
 Jean Solinski  
 Joel K. & Lottie S. Sommer  
 Joe & Rachel Spadaro  
 Susan K. Spencer  
 Julia H. Sperry  
 Dr. Kenneth & Judith Seslowe  
 Ninna Spies  
 Robert J. & Barbara L. Staffaroni  
 Roberta H. Stayman  
 Mayo & Elizabeth Stuntz

Flora & Kamran Tabaddor  
 Alice Tenney & Budd Wiesenberg  
 Judy E. Tenney  
 B. Terri Trieger  
 Yvonne D. Tropp  
 Linnet Tse & John Forsyth  
 Paul Turovsky & Monica Casey  
 James Vaughn  
 Meaghan S. Vlkovic  
 Robert M. & Marcia L. Warner  
 Nancy Wasserman  
 Philip & Philippa Wharton  
 Harold & Lois Weitzner  
 Geoffrey & Margaret Wiener  
 Marklin & Laura Lee Williams  
 David H. & Jennifer Willis  
 Ann Charlotte Wilson  
 Phyllis & Murray Wittner  
 Jerome & Malka Wolf  
 Claire L. & Allan W. Wolkoff, M.D.  
 Alan & Roslyn G. Wood  
 Joseph Yasgur  
 Andrea C. & Robert Yizar

**Corporations**

306 Fayette Avenue Realty Inc  
 AAA Yankee Exterminating Pest Control Inc  
 A-Home- Joan Arnold  
 Barber & Associates, PC  
 Benchmark Title Agency LLC  
 Castle Oil Corporation  
 Clinton Kearney Door Co.  
 Community Capital Resources  
 Community Housing Innovations  
 Community Housing Management Corp.  
 Community Preservation Corporation  
 Cosmo & Alex Deli and Boiano Bakery  
 Eisman, Zucker, Klein & Ruttenberg, LLP  
 Feder & Stia Architects LLP  
 Gemini Venetian Blinds  
 GoldsteinHall PLLC  
 Gotham Construction Co. LLC  
 Greenwich Medical Group  
 Harbor Lawn Estates Associates  
 Hawkins, Delafield & Wood  
 Hudson Valley Bank  
 Human Development Services of Westchester  
 Integrated Electronic Solutions  
 Interfaith Council for Action Inc.

Lazz Development Co, LLC  
 LBC Landscaping  
 Litigationproofing LLC  
 Matrix Security Systems Inc.  
 M.P. Agency, Inc  
 National Photocolor Corp.  
 Rickert Lock & Safe Co.  
 Rodriguez Lawn and Garden  
 Rushmore Associates LLC  
 Spadaro Real Estate, LTD.  
 Stacey Braun Financial Services  
 Weinstein & Formanek, CPA  
 Westchester Community Opportunity Program, Inc  
 Westhab Inc.

**Grant Funders**

New York State Division of Housing and Community  
 Renewal  
 Junior League of Westchester  
 Larchmont-Mamaroneck Summit  
 Westchester County Department of Planning

**Foundations**

Alfred & Ann Goldstein Foundation, Inc.  
 Eugenie S. Wright Foundation, Inc  
 Goodman-Lipman Family Foundation  
 Hudson City Savings Bank Foundation  
 Jewish Communal Fund  
 Parente/Risner Family Fund  
 Sandpiper Fund Inc.  
 The Phillip & Lynn Straus Foundation  
 The Robert J. & Marilyn E. Sperber Living Trust

**Matching Contributions**

Bank of America Foundation  
 Dyson-Kissner-Moran Corporation  
 Ford Foundation

**Places of Worship**

Larchmont Avenue Church  
 Larchmont Temple  
 Mamaroneck United Methodist Church  
 St. John's Episcopal Church

---

## Board of Directors

Beverly Brewer-Villa, Chair  
Carol Buckler, Vice Chair  
Helen K. Rosenberg, Secretary  
Kathleen M. Munro, Treasurer  
Robert Barber, CPA  
Anna Bianco  
Robert Galvin  
Dietrich Hollinger  
Rev. James R. Jackson  
Stephanie Meads  
Runett Mitchell  
Clark Neuringer  
Shirley Romney  
Kathleen Spadaro  
Paul Turovsky

Jefferson D. Meighan, Esq. of Counsel

## Washingtonville Housing Alliance

### Staff

Jeremy N. Ingpen  
Executive Director

Richard D. Winslow  
Associate Director

Angela Torero  
Program Associate

Shari Porucznik  
Bookkeeper

Erika Liriano  
Administrative Assistant

Anner Garza  
Superintendent

Rachel Spadaro  
Property Management

**We're on the Web!**  
**[www.washingtonville.org](http://www.washingtonville.org)**



Washingtonville Housing Alliance  
136 Library Lane  
Mamaroneck, NY 10543

### How to contact us

Office: 136 Library Lane, Mamaroneck  
NY 10543

Phone: 914-698-4299

Fax: 914-698-7158

Email: [info@washingtonville.org](mailto:info@washingtonville.org)

Web: [www.washingtonville.org](http://www.washingtonville.org)