



Washingtonville Housing Alliance Newsletter

Fall
2007

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A Day in the Life of WHA



9:00 a.m. Thursday morning and the WHA staff is getting settled in and checking their voice mail. A client walks through the door. He is two months behind on rent, his utilities have been shut off for non payment since July, and to top it off his apartment has been invaded with bed bugs. He is directed to speak with Client Services. An intake form is filled out and the client is asked in detail about his finances. We analyze his household budget together. As the conversation

continues, we find out that he is diabetic and he has not been able to afford his medication. He has been without his medication for over a month.

WHA referred the client to the Department of Social Services for assistance. He was able to apply for an emergency grant for his rent and was referred for food stamps and Medicaid. He was awarded a grant to pay one month of his arrears. WHA matched that with a grant from the Housing Crisis Fund to bring him current with his rent. Two local organizations assisted with his utility bill. The landlord had his apartment professionally exterminated. We advised the client to throw away all of his bedding, bed frame and mattress and referred him to Furniture ShareHouse for a twin size bed and a night table. We also advised him to apply for a discount pharmacy card at a drug store.

Tenant Landlord Mediation

A little later, a call is received from a woman who has to meet with her landlord to discuss her non payment of rent. Due to language barriers she cannot do this on her own. We do an initial case intake. It turns out that she has been complaining to the landlord about pests in her apartment for over a year and nothing has been done. The landlord, tenant and the WHA representative meet at a local coffee shop to discuss the matter. The tenant intends to leave the apartment and to use her security deposit to pay for her last month. The landlord tells her that she owes him nearly one thousand dollars from a previous balance. In this case, things were resolved and the tenant and her children have found housing elsewhere.

In the Property Management Office

40 units to inspect. Scheduling weekly cleaning, maintenance and monthly extermination. Tenants locked out by accident. Tenant income recertifications to complete, to ensure compliance with County grant requirements. A new tenant, who has been looking for an apartment for over a year, is placed in a one bedroom apartment. We refer him to Furniture Sharehouse for new furniture.

A Day in the Life of Washingtonville Housing Alliance

In the Executive Director's Office

Fund raising and financial management. Grant applications. Grant compliance and monitoring reports. Meetings with funders. A fundraising campaign to plan. Audit to schedule and review. Board reports to prepare and a community to reach out to and explain WHA's mission and programs.

New Apartments at 726 Old White Plains Road

Washingtonville Housing Alliance's new building at 726 Old White Plains Road opened for occupancy on May 25, 2007. The Grand Opening was held on June 15th. Many supporters of WHA came to celebrate, including County Executive Andrew Spano, New York State Assembly Member George Latimer, Westchester County Legislator Judy Myers and New York State Senator Suzi Oppenheimer.

Funding for this development was provided by Westchester County New Homes Land Acquisition Fund, Westchester County HOME Program Funds, Enterprise Community Investment Corporation, NYS DHCR and the Housing Trust Fund. Construction financing was provided by Community Preservation Corporation.



Handicap ramp located at front entrance

The new three-story building has four one-bedroom and six two-bedroom rental apartments for families with incomes between \$22,400 and \$46,700, which puts them between 30 percent and 50 percent of the HUD median income for Westchester County. Rents, including heat, range from \$488 to \$996 per month.

Ten families have moved in. Tenant Shirley T. who has been a resident of Mamaroneck for over 30 years, said "Mamaroneck is in desperate need of affordable housing and this project is the best thing that has happened to the Washingtonville area. I'm so thankful to be one of the lucky people chosen from the lottery to live in these wonderful apartments. I also want to say that my favorite part of the apartment is that it's handicap accessible. My mother, who is 104 years old, can visit me, use the elevator and get around my apartment in her wheelchair".

Westchester County Funds TEPP

The Tenant Eviction Prevention Program (TEPP) offers one time no-interest loans and grants to tenants facing eviction. In July, Westchester County renewed our grant for \$17,600 to fund this program. Half of this amount goes to program operating costs. Combined with the WHA Housing Crisis Fund, WHA will be able to make housing crisis and eviction prevention grants totaling \$17,000 in the coming year, assisting 25 or more families.

Generous Support for Housing Crisis Fund

The WHA Housing Crisis Fund has been generously supported this year by donations from Junior League, Larchmont Avenue Church, Larchmont Temple, Mamaroneck United Methodist Church, St. Augustine Church and St. John's Episcopal Church. These funds allow us to make emergency housing grants, especially for difficult cases that do not meet County grant guidelines. Thank you for your valuable support.

JPMorganChase Grants WHA \$7,500

JP Morgan Chase Foundation awarded Washingtonville Housing Alliance a \$7,500 grant to fund home repair grants for elderly homeowners living on fixed incomes. The grants will be targeted primarily for homeowners in the Washingtonville Housing Alliance service area, the Town and Village of Mamaroneck and the Village of Larchmont. Washingtonville Housing Alliance plans to use these funds for essential repairs to homes damaged in the recent flooding and to assist elderly homeowners living on fixed incomes with urgently needed home repairs.



Con Edison Supports Housing and Flood Recovery Plans



Jeremy Ingpen receiving the Grant from Con Ed representatives.

The Washingtonville Housing Alliance was awarded a \$10,000 grant by Con Edison to support the costs of operating affordable housing and flood recovery programs. This grant will assist WHA with day to day program expenses. Board President, Beverly Brewer-Villa, said that "this generous grant from Con Edison will support WHA's continued efforts to help the Washingtonville area rebuild and recover from the floods."



March Flood Relief



On March 5th, 2007, Mamaroneck experienced its first flood of the year, which affected more than 25 homes. WHA collected over \$22,000 and disbursed the funds to assist low income homeowners with 50% of the cost of restoring heat and utilities to their homes. A total of seven grants were made. The Village of Mamaroneck also advanced funds to these homeowners to make it possible for repairs to be made rapidly.

WHA April Flood Relief Fund

On April 15th, Mamaroneck and the surrounding areas were hit by a spring Nor'easter that brought more than eight inches of rain within 24 hours, causing devastating damage to homes and businesses. More than 200 households in Mamaroneck were evacuated because of this storm.

Washingtonville Housing Alliance received \$83,088 in contributions from more than 200 individuals, businesses, organizations and Houses of Worship. WHA appointed a Flood Relief Committee which met in July to allocate relief funds.

\$30,000 was allocated to assist with home repair costs for 30 homes, including \$25,000 to assist Habitat for Humanity with the costs they had incurred in repairing 25 of these homes. \$5,000 was awarded to Furniture ShareHouse to replenish their stocks. \$2,000 was allocated to the First Baptist Church to replace materials and equipment used in community outreach. \$20,000 was granted to the Mamaroneck CAP Center for lost equipment and supplies. The remaining funds have been allocated to meet post flood needs, for further home repair and post-flood rental assistance. Many, many thanks to all those who so generously donated in March and April.



United Way Pitches in for Flood Relief

The Washingtonville Housing Alliance was recently awarded a \$3,500 grant by the United Way of Westchester and Putnam to defray administrative costs of providing assistance to families affected by the Mamaroneck spring floods. United Way also awarded WHA a grant of \$3,000 for the direct cost of repairing flood damage to our own buildings. WHA rental properties suffered over \$125,000 damage.

Executive Director Jeremy Ingpen said “ Washingtonville Housing Alliance is very grateful to United Way for their assistance. This funding will help us ensure that flood relief funding gets to those who need it most and to get our flood damaged buildings back in service as soon as possible.”



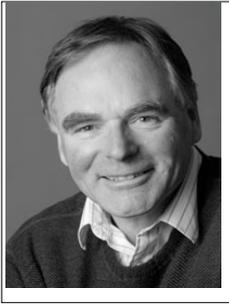
WHA Works with Furniture Sharehouse



Washingtonville Housing Alliance has worked very closely with Furniture Sharehouse. Furniture Sharehouse provides free basic home furnishings to those who need them most. An elderly woman came to us looking to replace furniture lost in the April flood. She went home with new furniture. Another woman moved into the area with no furniture. With the help of Furniture Sharehouse she was able to furnish her new home. Please note that Furniture Sharehouse is not open to the general public. Clients must be referred by a member agency. To donate furniture you may contact Furniture ShareHouse directly at 914-834-1294.



Meet Our New Executive Director



Jeremy N. Ingpen

In February 2007 Jeremy Ingpen of Randolph, Vermont was appointed as WHA's new Executive Director. "I'm thrilled to be able to welcome Jeremy as Executive Director", said Beverly Brewer-Villa, WHA's Board President. From 2002 to 2006 he was Executive Director of Randolph Area Community Development Corp., Randolph, VT. In this position he developed \$5 million of new residential and commercial properties and laid the ground work for a 25-30 unit affordable homeownership development. Prior to that, he had a 20 year career in management consulting, concluding as Director of Deloitte & Touche Management Consulting in Moscow, Russia. He holds a Bachelor of Arts degree in history from Oxford University in England and a Master of Arts degree in European Studies from the University of Reading, also in England. He and his wife Manya C. Bouteneff live in Hartsdale.

WHA Programs and History

The Washingtonville Housing Alliance was formed in 1980 to improve the housing conditions of low and moderate-income residents in the Mamaroneck area. The Alliance constructs new housing, improves existing housing and undertakes other supportive activities designed to sustain communities that are culturally diverse, multi-generational and of mixed income. Our organization is directed by an 18 person volunteer board. Since 1980, we have constructed or rehabilitated 115 apartments including 75 units of housing for seniors. In addition, we have developed fourteen homes for first time home buyers.

We have 40 affordable rental units including 10 new units placed in service June 2007.

We offer home repair loans/grants to assist low income senior homeowners with minor home repairs.

The Tenant Eviction Prevention Program offers one time no-interest loans and grants to tenants facing eviction.

Washingtonville Fuel Corporation

Washingtonville Fuel Corporation was established to bring affordable heating oil to the Sound Shore region. The Washingtonville Fuel Corporation is a for-profit subsidiary of WHA. Profits on WFC fuel oil sales help support WHA programs. In 2006, we contracted with Total Fuel Services Corporation of New Rochelle as WFC's fuel oil and service supplier. For more information call 914-698-4633, or call Total at 914-636-1200, or visit us at: www.washingtonvillehousing.org/html/fuel.html

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