



# Washingtonville Housing Alliance Newsletter

Fall  
2008

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## View from the Executive Director's Desk

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. Three important community centers were among the latest buildings to receive assistance: the Mamaroneck CAP Center for assistance in installing new heat and electric; the Hispanic Resource Worker Center at Strait Gate Church, to refurbish a flood damaged basement meeting area, and the David McDaniel Elks Lodge # 982 on Madison Street, also to refurbish a flood damaged basement meeting area.

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 are halfway through a comprehensive energy efficiency and energy savings program for all WHA buildings. We are hoping to see significant energy savings this heating season. We 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 two Library Lane apartments. We have completed a building signage program at all buildings. Over the next two to three years we plan to complete the apartment renovation program. We will also conduct a comprehensive capital needs assessment of all buildings in 2009.

A big event of 2008 was moving our fuel 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. We are monitoring this closely to ensure the best value and service for our customers.

WHA staff worked hard throughout the year to deliver programs and services. We have a small, loyal and hardworking staff team that was affected by illness, with one person out for three months. Nevertheless, we kept moving forward to achieve challenging goals. Thanks to Angela, Anner, Erika, Rachel, Shari and our interns, Paola and Ricardo.

Finally, 2007-2008 saw very strong fundraising support for our Annual Campaign, which grossed nearly \$25,000, and for our Second Annual Casino Night, which grossed \$36,000. Thank you again and again for your loyal support. Fundraising is an essential part of WHA's revenues and your contributions cover 20% of WHA's general operating budget. Our 2008 report to the NYS Department of Housing and Community Renewal shows that every dollar of individual donations was matched by five dollars of revenues for project development or for project funds.

Thanks to our Board and Committee Members for their hard work during the year. It has been an honor working with you. Thanks to our tenants who take such good care of our buildings. And thanks to all our fellow community organizations and municipal officials who work together to create effective affordable housing solutions.

*"Y'all have done  
more for me in the  
month I've been here  
than the 30+ years at  
my previous  
apartment. I am truly  
blessed and thankful!"*  
WHA Tenant

## Second Annual Casino Night



Over one hundred loyal supporters of Washingtonville Housing Alliance enjoyed an evening of good hospitality and fun at Whitby Castle, Rye, NY. Our second Annual Casino Night, held in May, grossed \$36,000. WHA honored Norma

Drummond, Deputy Commissioner of the Westchester County Department of Planning, as the 2008 Marzella Garland Award winner, for her services to affordable housing in Westchester County. Music provided by Doug Munro. Thanks to our campaign chairs Robert Barber and Runett Mitchell for a very successful and enjoyable evening.

*"Dear Furniture Sharehouse,*

*I am writing to thank you for the furniture I received from your Sharehouse. I was so amazed when I got to the Sharehouse...there so many nice pieces to pick from and I think I lucked out on some very nice pieces of furniture. I am so thankful to your agency for helping me and my family".*

*~WHA Tenant*



## Property Update

### Energy Conservation

We have recently finished energy conservation work through the EmPower New York Program. This program offers no-cost energy services for income-qualified households. Here is a brief summary of what's been done at WHA:

EmPower replaced 11 refrigerators, installed new low energy hardwired fixtures in 10 apartments, installed weather stripping, insulated walls, sealed up front doors, filled in holes and cracks in basement ceilings and re-vented 4 apartments to vent outside rather than into the attic.

We are now working with Mamaroneck architect Sal Behar of MeXSI, Inc to investigate in more detail how we can further lower our energy costs.

### Apartment Upgrades

WHA renovated two apartments this year:

The first is a two bedroom. We replaced the kitchen countertops, kitchen cupboards, and re-glazed the tub and tiles in the bathroom. This unit is now a showcase apartment and a beautiful home to a great family.

The second apartment is a small studio which had a boxed in claustrophobic kitchen. We took down the walls which separated the kitchen and main room, installed a brand new kitchen with new appliances, and refinished the hardwood floors. This apartment is now a wonderful open and bright apartment which has been rented to a single person. Studio apartments are very hard to find in Mamaroneck.



**Studio apartment before**



**Studio apartment after**

## News from our Interns

### Summer High School Intern, 2008

*"Overall I had fun. Learning new things, like responsibility, respect for others, communication, teamwork, the virtue of patience and caring for others are just a few things that in the last couple of weeks have made me be a better person, gave me confidence, and also gave me a chance to know people, to really know my community. This has been a summer when an opportunity knocked on my door and I answered it." - Paola Melgarejo, Rye Neck H.S.*

**Summer Intern, 2008**

*“As a summer intern, my primary responsibility was to complete the permanent financing documentation for our newest affordable housing development, 726 Old White Plains Rd. This was a complex and fulfilling learning experience that underscored the energy, dedication and perseverance required to create new affordable housing. I am proud to have been a part of this effort. Currently, I am working on a strategic plan for the future strength and stability of WHA.”*

- Ricardo Gotla, MS Candidate 2009, Milano, The New School for Public Policy and Management

**In Memoriam**

- Ann Timmerman, Washingtonville Housing Alliance’s Marzella Garland award winner in 1995, for outstanding achievement in promotion of improved housing conditions in the Village of Mamaroneck. **2007**
- Gerhard Spies, a humanitarian and dedicated community volunteer. A very generous donor to WHA. **2007**
- Peter Lapolla, WHA tenant from December 1999 to August 2008. **2008**
- Dr. Eugene Wasserman, Mamaroneck’s most beloved pediatrician. Founding member of Washingtonville Housing Alliance where he also served on the board for many years. **2008**

**Funding News**

**Hudson City Savings Charitable Foundation** has awarded a \$5000 grant to Washingtonville Housing Alliance. These funds will be used to support WHA’s Senior Home Repair Program, which makes loans and grants for emergency home repairs to low and moderate income senior citizen home owners.

**Senator Suzi Oppenheimer** has secured a \$4000 legislative grant to support the program costs of WHA’s Tenant Eviction Prevention Program. The Tenant Eviction Prevention Program provides one time back rent and down payment assistance to eligible families in the Mamaroneck and Larchmont area.

**The Larchmont-Mamaroneck Summit** awarded a \$5000 grant to support WHA’s Housing Crisis Fund, with a specific target of providing back rent and emergency accommodation assistance to families whose primary wage earner is a day laborer. Twenty percent of the families seeking emergency rental assistance from WHA are dependent on day laborer income.

**The Junior League of Westchester on the Sound** has awarded a \$750 grant to support WHA’s Housing Crisis Fund.

**The Westchester County Department of Planning** renewed WHA’s Emergency Shelter Grant (ESG) for FY 2008 in the amount of \$9,818 for tenant assistance grants and program operating costs.

We would like to thank the following Places of Worship for their ongoing support for our Housing Crisis Fund: Larchmont Avenue Church, Larchmont Temple, St John’s Episcopal Church and Mamaroneck United Methodist Church.

**Washingtonville Fuel Corporation**

The Washingtonville Fuel Corporation has been in business for over 28 years. We offer fixed and capped rates as well as prompt professional service. We serve the Sound Shore Area and Westchester County. Castle Oil of Harrison, NY is our full service supplier. Washingtonville Fuel Corporation is consistently ranked as one of the lowest cost full service heating oil suppliers in Westchester County. As a Washingtonville Fuel Corporation customer you and your neighbors pool your purchasing power to lower your heating costs. Every dollar spent supports affordable housing programs.

Check us out on the web! [www.washingtonville.org](http://www.washingtonville.org) or [www.castleoil.com](http://www.castleoil.com).

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



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