



# Washingtonville Housing Alliance

Summer/Fall  
2010  
Newsletter

## Board of Directors

Beverly Brewer-Villa, *Board Chair*  
Carol Buckler, *Vice Chair*  
Paul Turovsky, *Treasurer*  
Helen K. Rosenberg, *Secretary*

Robert Barber, CPA  
Anna Bianco  
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Rev. James R. Jackson  
Stephanie Meads  
Runett Mitchell  
Kathleen M. Munro  
Clark Neuringer  
Kathleen Spadaro  
Nancy Wasserman  
Jefferson D. Meighan, Esq. *of Counsel*

## WHA Staff

Jeremy N. Ingpen, *Executive Director*  
Anner Garza, *Superintendent*  
Erika Liriano, *Administrative Associate*  
Rachel Spadaro, *Property Management*  
Angela Torero, *Program Associate*

*Top: Former Washingtonville Housing Alliance Executive Director—Ellen Levy with Jefferson Meighan, Mamaroneck High School Jazz Band playing with renowned Jazz Musician Delfeayo Marsalis.*

*Second Row: Village of Mamaroneck Mayor- Norman Rosenblum with WHA Executive Director—Jeremy N. Ingpen, Shirley Romney, Westchester County Legislator—Judy Myers*

*Bottom Row: Gala Attendees, State Senator—Suzi Oppenheimer*

# 30 Years An Anniversary Gala



## WHA Celebrates Thirty Years

### *An Anniversary Gala*

Over one hundred and seventy supporters and local residents gathered on May 6<sup>th</sup>, 2010 to celebrate Washingtonville Housing Alliance's 30<sup>th</sup> Year Anniversary and to honor Beverly Brewer-Villa. This Gala event was held at the Mamaroneck Beach and Yacht Club. The fun started with an amazing performance by the Mamaroneck High School Jazz Band, directed by Tim Hooker. The band then had an experience of a lifetime when they were joined by renowned Jazz Trombonist Delfeayo Marsalis. The event was very successful and raised approximately \$30,000 to support Washingtonville Housing Alliance's general operations and programs.

Long serving Founding Board Members, Beverly Brewer-Villa, Robert Barber, Jefferson Meighan, Runett Mitchell, and Shirley Romney were recognized and applauded for their hard and dedicated work throughout the years. Our local politicians attended the event to show their support and dedication for Washingtonville Housing Alliance. Among the attendees were Mamaroneck Mayor Norman Rosenblum, Larchmont Mayor Josh Mandell, State Senator Suzi Oppenheimer, State Legislator George Latimer, Westchester County Legislator Judy Myers, and Town of Mamaroneck Supervisor Valerie O'Keeffe. Beverly Brewer-Villa received a proclamation from Mayor Rosenblum declaring May 6, 2010, as "Beverly Brewer-Villa Day."



Washingtonville Housing Alliance's Board Chairperson, Beverly Brewer-Villa

## WHA brings Funds into the Mamaroneck Community

Our \$84,000 Neighborhood Preservation Corporation operating grant from New York State-DHCR for the year ending 6/30/2010 was matched by over \$500,000 of other federal, county, local and private funding brought in to benefit Mamaroneck area residents.

Our \$8,550 Emergency Shelter Grant from Westchester County for the year ending 7/31/2010 was matched by over \$48,000 in other grant funds that were assembled on a case by case basis to ensure that families avoided eviction. Twenty-six families, from Mamaroneck and Larchmont, were assisted with eviction prevention grants.

WHA recently received contract approval for renovation work on 11 Madison Street, Mamaroneck – roof replacement and apartment renovation – for a total of \$35,655. This is a low interest (3%) loan repayable over 10 years, funded by the Federal Community Development Block Grant through Westchester County. We will also be moving ahead with boiler replacement at 725 Old White Plains Road using a \$21,900 CDBG grant that we were awarded in 2009.

This is a total of \$57,555 of low cost or grant funded property improvements scheduled for this fall with work to be carried out by local contractors. WHA is eligible for low interest federal funds as a not-for-profit housing agency operating its buildings under HOME guidelines for tenants at or below 60% of median income.

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## Saving Energy

Through a series of systematic energy conservation measures, Washingtonville Housing Alliance has accomplished significant reductions in energy usage in three of its apartment buildings. Average heating gas usage is down year to year by an average of 14% with a maximum reduction of 20% in one building. Common area electric usage is down by an average of 18% with a maximum reduction of 24% in one building.

We have accomplished these savings through improved insulation, sealing cracks and gaps around windows and doors, installation of energy efficient fixtures and appliances, and updating our thermostats. Washingtonville Housing Alliance thanks WestCop Weatherization and NYSERDA EmPower programs for their technical assistance and the excellent work done by their installation crews. Reduced energy costs allow WHA to put more money into building upgrades, enhancing our tenants' homes.

## A Day in the Life of Client Services

We received a call from the Town of Mamaroneck Section 8 office. Their client was a senior citizen, a life-long resident of Mamaroneck who had lost her home through foreclosure. Earlier this year she had gone to the Section 8 office to apply for a voucher. She had received a voucher for rental assistance but was unable to find an apartment or a landlord who accepts Section 8.

Her voucher was due to expire in three days - a Section 8 voucher recipient has 60-90 days to find an apartment. She finally found an apartment in New Rochelle and had two days to come up with a security deposit, broker's fee, and one month's rent. Westchester Residential Opportunities (WRO) had assisted her previously with the foreclosure and were prepared to help with half the amount needed. We worked closely with WRO and made a grant from the Housing Crisis Fund for the balance needed. Within 48 hours our client was able to sign her lease and move into the apartment.



On Sunday, October 14, 2010 forty-eight residents of the Larchmont Acres apartment building were displaced by a fire. WHA received a call from a senior citizen who needed help with a place to stay while her apartment was being put back into service. The American Red Cross paid for her to stay at a hotel for five nights. After the fifth night her apartment was still uninhabitable and she could not afford additional nights at the hotel. She went to the local Department of Social Services and the Bridge Fund, neither of the two could offer her assistance. Luckily the Bridge Fund referred her to WHA. She explained her situation and her need to stay at least two more nights. This client was a good candidate for the Housing Crisis Fund which assists local residents with emergency situations. She was awarded a grant from the Housing Crisis Fund which allowed her to remain at the hotel for an additional three nights.

Upon returning to her apartment she called to thank everyone at the Washingtonville Housing Alliance for their kindness and generosity.

Visit us at :  
[www.washingtonville.org](http://www.washingtonville.org)

## Tenant Barbeque

On Saturday, September 18<sup>th</sup> Washingtonville Housing Alliance hosted its first annual Tenant Barbeque. The event took place in the parking lot of 726 Old White Plains Road and all WHA tenants were invited. There were lots of kids playing with bubbles, riding bikes and decorating cupcakes. Tenants and their families enjoyed each other's company over a hot dog or hamburger on a beautiful Saturday afternoon. We look forward to making next year's barbeque an even greater success.



*WHA tenants enjoying each other's company*



*WHA tenant, David Argueta grilling hotdogs*



*Children decorating their own cupcakes*

## WHA is for Kids

We provide affordable housing to

- 7 Infants
- 10 Elementary kids
- 6 Middle School kids
- 3 High School kids
- 2 College Students



## WHA is for Seniors

We provide affordable housing to 14 seniors

## WHA is for Keeps

We have been providing affordable housing to

- 16 families for 10-20 years
- 5 families for 5-10 years
- 19 families for 0-5 years

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## WHA's Service Area Expansion

After 18 months of work and with the assistance of our Albany delegation and the support of the Village of Mamaroneck, Washingtonville Housing Alliance's approved service area as a Neighborhood Preservation Corporation (NPC) has been expanded to include all the CDBG eligible census tracts of the Village of Mamaroneck – all census tracts where 40% or more of the total population are at or below 80% of area median income. This expanded service area includes 53% of the population of the Village of Mamaroneck and 69% of the population at or below 80% of area median income.

By statute an NPC must be a subset of a municipality. All of our designated service area is within the Village of Mamaroneck and 51% of our Board of Directors must be drawn from our designated service area. This service area expansion caps the strategic planning and recertification process that WHA went through last year.

WHA's emergency assistance programs serve people from the Village and Town of Mamaroneck, the Village of Larchmont and the surrounding areas.

## Emergency Grant Program

In the fiscal year ending September 30, 2010 we provided \$32,700 in emergency rent and crisis assistance grants to area residents, including a number of families from Larchmont. These grants were matched by \$31,765 of matching funds from other sources and client funds. This is a total of \$64,375 in emergency rent and crisis assistance funds mobilized by WHA in the twelve months ending September 30, 2010.

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## Financial Literacy Workshops

Washingtonville Housing Alliance hosted a Personal Finance Workshop in September. Doug Young, Financial Educator, of Community Capital Resources was the instructor. These workshops were split into four sessions which consisted of: Budgeting and Spending, Credit Card Debt, Understanding Your Credit Report, and Identity Theft/Predatory Lending.

We had a very successful turn out, with a total of 12 local residents whose occupations ranged from Westchester County Employee to Domestic Engineers. The attendees learned how to make a solid financial plan for themselves and their families from a variety of resources.

Certificates were handed to the attendees who completed all four workshops. Thank you to:

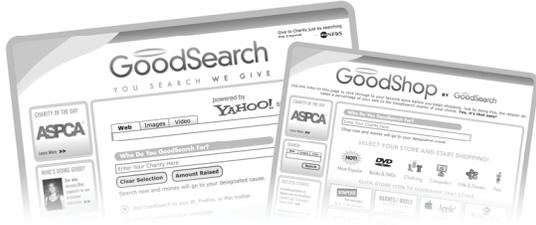


### In Memoriam

- ◆ Theodore Hoch, Sr.
- ◆ James McDonald
- ◆ Diane Millstein
- ◆ Cleveland Ray Montiero
- ◆ Alfred Powell
- ◆ Juan Ramos
- ◆ Seymour Romney, M.D.
- ◆ Yolinda Silva
- ◆ Harold Watson

Washingtonville Housing Alliance can earn a donation every time you search the internet and shop online!!!

**GoodSearch & GoodShop**



Search the web with Yahoo-powered GoodSearch.com and they'll donate about a penny to your cause each time you search!

Get your dancing shoes ready



**WHA Annual Dinner**  
Coming in May 2011

Details to Follow

**Washingtonville Fuel Corporation**

was a proud sponsor of the  
**Town of Mamaroneck Recreation Department**  
Concert in the Park  
August 2, 2010

**Would you like to volunteer your services to Washingtonville Housing Alliance?  
Are you looking for a college internship?**

We especially need assistance from an experienced office administrator/receptionist and we have an opening for a volunteer event organizer for our May Annual Dinner. If you are interested please come and talk to us, or email [rachel@washingtonville.org](mailto:rachel@washingtonville.org)

## Washingtonville Fuel Corporation

Washingtonville



Fuel Corporation

Washingtonville Fuel Corporation is able to provide a substantial discount on home heating oil by pooling our customers' purchasing power. On average, our domestic customers are saving between \$200 to \$500 a heating season.

Washingtonville Fuel Corporation's volume of oil sales allows us to negotiate a preferential oil price for our customers. You benefit from our volume. And your heating fuel purchases help support Washingtonville Housing Alliance's affordable housing programs.

WFC is now entering its third year in partnership with Castle Oil, one of Westchester County's premier heating oil companies. We have customers from Mamaroneck, Larchmont, New Rochelle, White Plains, Rye and throughout Westchester County.

We offer two pricing programs: a daily rate and a capped winter season rate. You pay the lower of the two rates if you are in the capped program. There is no charge to enter our capped priced program.

Washingtonville Fuel Corporation is a registered H.E.A.P. Vendor. At this time we are accepting new H.E.A.P. customers from Westchester County.

It is easy to become a WFC customer. There is no fee to join, no minimum delivery, and no prepayment. Just call our office for an application form at (914) 698-4633 or see [www.washingtonville.org](http://www.washingtonville.org)

# Washingtonville Housing Alliance

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## **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.*