



Washingtonville Housing Alliance

Summer/Fall
2011
Newsletter

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Message from the New Board Chair

We want to express our concern for the losses experienced by our neighbors when Irene came roaring through. We thank the Village police, fire, rescue services and DPW for their work during and after the storm. WHA experienced some damage to our buildings and an update on the status of the WHA properties and impact on tenants follows in the newsletter.

As the new Board Chairman, I am happy to welcome you in our *Summer/Fall 2011 Newsletter*. It is a privilege to come back to WHA as its chair. I was the chair of the Washingtonville Neighborhood Program in the 1980s and I was involved with WHA at its formation. I am fortunate to follow Beverly Brewer-Villa as chair. Beverly has been a model of community-based leadership with a long history and knowledge of the Washingtonville neighborhood. We are also fortunate to have been joined on the board by Monsignor James White, the pastor of St. Vito's Church and Ed Pomeranz, an experienced attorney. They bring a depth of professional and community experience to WHA. They are both residents of Mamaroneck Village.

While the recession of 2007 has technically been over since June 2009, it doesn't feel like it, especially with the recent declines in the stock market, slow job growth, and reduced levels of government funding. But in the midst of the recession, WHA remains productive, owing much to our Board, Executive Director and a talented and hard-working staff. We can point to a number of results with pride. Over the last three years, WHA invested over \$132,000 in property upgrades in three of our buildings. All of these units are now in excellent shape. As of June 1st, WHA has taken over management of three two-family buildings from ICARE, with whom we already co-own three buildings. We have applied for grants to make improvements to these properties to bring these properties to the same level as our other units.

WHA is the community sponsor of Mamaroneck Towers (our senior housing development on Halstead Avenue). We will be working with the management on a refinancing proposal with HUD to significantly update the building. WHA has also applied for recertification by HUD as a "Community Housing Development Organization" (CHODO). This certification allows us to apply for HOME housing funds on a priority basis and to partner with for profit developers in the creation of new affordable housing.

Bob Galvin, AICP, Board Chair

Spring Fever Event

Over one hundred and fifty supporters and local residents gathered on May 19th, 2011 to celebrate Washingtonville Housing Alliance at the Spring Fever Annual Dinner and to honor Valerie O’Keeffe, Town of Mamaroneck Supervisor. The Spring Fever Annual Dinner was held at the Hampshire Country Club. The fun started with an amazing performance by Reunion. The event was very successful and raised over \$26,000 to support Washingtonville Housing Alliance’s general operations and programs.

Among the attendees were Mamaroneck Mayor Norman Rosenblum and State Legislator George Latimer. Valerie O’Keeffe received a proclamation from Mayor Rosenblum declaring May 19, 2011 as “Valerie O’Keeffe Day.”



Kathleen Spadaro and Mr. & Mrs. Derrico



Mayor Norman Rosenblum



Town of Mamaroneck Supervisor Valerie O’Keeffe presenting the Marzella Garland Award to Program Associate, Angela Torero.



Retired WHA Board Chair, Beverly Brewer-Villa Presenting the Lifetime Achievement Award to Town of Mamaroneck Supervisor Valerie O’Keeffe.



Executive Director, Jeremy N. Ingpen presenting a Westchester County Proclamation declaring May 19th, Valerie O’Keeffe Day!



Jefferson D. Meighan, of Counsel introducing Town of Mamaroneck Supervisor Valerie O’Keeffe.



Reunion rocks the night away.

Special Thanks to our Donors of Goods and Services

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Mamaroneck Diner
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STOP PRESS

Hurricane Irene and Flood Impact

WHA Buildings

WHA buildings had significant damage and disruption due to flooding. The worst hit buildings were 725 Old White Plains Road, 11 Madison Avenue and 230 Center Avenue. We had a superb response from our contractors Northeast Environmental Services, who pumped out and cleaned up 725 Old White Plains Road, Alan Bonistall Electric, who replaced electrical panels, and Victor Scelia Plumbing and Heating, so that by the end of the first week all buildings but one were back in service. We are still working with Con Edison to restore gas service to 725 Old White Plains Road. In all, WHA properties incurred more than \$30,000 in flood damages.

Assistance to The Community

WHA provided \$2,000 in food vouchers from the Housing Crisis Fund to assist Mamaroneck residents displaced by the flood and those who lost food and supplies. We are coordinating this effort with the Hispanic Resource Center.

WHA provided \$1,000 from the Home Repair Fund to assist residents of the heavily flooded Howard Avenue area with supplies for flood cleanup — bleach, disinfectant, contractor bags. Distribution was coordinated by the First Baptist Church, itself severely flooded. Area residents said a resounding “Thank you, Washingtonville.”

Executive Director Report

Strong support from our funders and donors has brought Washingtonville Housing Alliance through the tough economic times of the past

three years. Donor and local business support for our year-end Annual Campaign and May 2011 Annual Dinner was at record high levels, helping to offset the cutback in our New York State Neighborhood Preservation Company grant and delays in funding from Westchester County.

We have continued to make energy efficiency improvements, with air sealing, insulation and boiler replacement at our oldest building, 725 Old White Plains Road, funded by grants and the NYSERDA energy efficiency program. We have continued our program of apartment upgrades, with nine apartments in our portfolio receiving major upgrades. Only two apartments remain in need of upgrade and updating.

These improvements result in an improved living environment for our tenants and financially sound buildings – all of our buildings are now operating in the black and contributing to WHA’s financial well-being.

In June WHA took over management of three additional two-family buildings for ICARE, two in Mamaroneck and one in Larchmont. This brings the total number of apartments managed to 46. We have already begun renovating these buildings. As we go to press we are beginning the refit and upgrade of one of the Larchmont apartments.

On the Special Funds side, we have continued our very active emergency assistance program, with a total of \$18,000 in emergency rent assistance grants made to 29 clients and their families since May 2010. Over half of these funds were raised through our Housing Crisis Fund appeal to local places of worship and from a United Way Local Presence Grant. We thank our donors for their support for families in need. This local support enabled WHA to continue

Executive Director Report

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making rent assistance grants when many other agencies in the County had run out of funds.

We have a great staff team who have been together since 2007, joined in January of this year by Maria Cruzet, our new bookkeeper. As her introduction to WHA, Maria chaperoned our auditors through a clean audit for the fiscal year ending September 30, 2010.

Please join us for our second annual tenant barbecue on October 1st.

Jeremy N. Ingpen, Executive Director

a fire in his building. He lost all his belongings and had only the clothes on his back. He was placed in a hotel for 3 days by the Red Cross. He was working with a local realtor to find housing and was referred to the Department of Social Services and then to Washingtonville Housing Alliance. It was his last day at the hotel and he needed emergency housing. He received assistance through the Housing Crisis Fund for 5 additional nights at a local motel. WHA continued to work closely with this client to make sure he secured decent housing.

Client Services

Senior Home Repair Program

WHA granted \$562 to an elderly veteran whose front door had become warped. When a storm hit it damaged the door so that it wouldn't close properly. He had to have a neighbor come by and shut it almost every night. It became a safety issue.

An 88-year-old woman on a fixed income was provided a grant of \$1,275 to have her side door replaced. WHA installed a new door and storm door.

WHA assisted a disabled man with a grant of \$1,800. He had difficulty accessing his kitchen with his wheelchair. His kitchen counter tiles were cracking and his cabinets were damaged and wouldn't close. He received a brand new counter top, all the cabinet hinges were replaced and the entry into his kitchen was made wheelchair accessible. He can now go in and out of his kitchen with ease.

Emergency Funding

On July 12, 2011 a client was left homeless after

Larchmont Affordable Housing

On March 10, 2011 there was a public forum sponsored by The Washingtonville Housing Alliance, The League of Women Voters of Larchmont-Mamaroneck, The Hispanic Resource Center, Pine Brook Association and The Larchmont-Mamaroneck Summit to discuss the proposed affordable housing to be constructed at 2101 Palmer Ave on the former Collins Brothers Moving site.

This affordable housing development will be marketed to those who earn at or below 80 percent of the Westchester median income.

Five of the 51 units will be designated for people with a connection to Larchmont, such as firefighters, ambulance corps workers, school district employees, village employees and seniors 62 and over. Village of Larchmont residents over 21 and under 30 would also be eligible.

Rose Noonan, Executive Director of the Housing Action Council, a not-for-profit organization that assists low-income households

Larchmont Affordable Housing

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with securing housing, emphasized that the units will be marketing broadly throughout Westchester County, Fairfield, Putnam, and Rockland counties as well as the five boroughs of New York City.

Applications for the units will be taken through 2012 and then a lottery will be used to generate a preliminary list of qualified applicants.

The units will be deed-restricted, which means that their resale value will be subject to limited appreciation for a 50 year period.

The new affordable housing will count towards the 750 units of fair and affordable housing that are required to be constructed in 31 Westchester communities over the next seven years, as a result of the County's settlement with the Anti-Discrimination Center (ADC).

This is a press release from At Home on the Sound

A new organization has joined the ranks of community advocates in Larchmont and Mamaroneck.

At Home on the Sound's mission is to support residents who wish to stay in their own homes by providing services not always readily available or too steep to afford. It does this mainly through a cadre of local volunteers who drive At Home on the Sound members to doctor appointments, or to visit a relative among other destinations; by screening and recommending service providers who are reliable and give good value; by recruiting local merchants and restaurants as Community Associates who offer members considerable discounts; by engaging student volunteers from Mamaroneck High School as well as older volunteers to fill in the gap with many chores when our own children

are not near enough to step in on a moment's notice. A fun part of the offerings are the bi-monthly programs held at Sts. John and Paul in Larchmont, where interesting topics stretch the mind and where new friendships are formed.

These are often deepened over the monthly luncheons at local restaurants at steeply discounted prices. As one daughter put it: "At Home on the Sound has taken the worry out of my day, knowing that one phone call will get my mother to the doctor on time and I do not have to miss work". If membership fees are a concern, stipends are available for eligible members.

For more information, call 914-899-3150, or visit the website:

www.athomeonthesound.org

WHA Hosts HRC

Washingtonville Housing Alliance is glad to welcome the Hispanic Resource Center's Case Managers, Janet Altamiranda and Janet Rolon. HRC had to close for renovation after it was damaged by the flooding that occurred on August 28, 2011.



Hispanic Resource Center, located on Mamaroneck Ave, Mamaroneck after the storm.

Washingtonville Fuel Corp.



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 fourth 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, and no prepayment. Just call our office and ask Angela for an application form at (914) 698-4633 or visit us on our website www.washingtonville.org

Would you like to volunteer your services to WHA? 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

Special Appeal

Please help Washingtonville Housing Alliance restore its building reserves and our emergency assistance funds, so that we can continue to upgrade our buildings and meet new emergency needs.

*Please send your donation to: Washingtonville Housing Alliance, 136 Library Lane, Mamaroneck, NY 10543. To donate online please go to www.washingtonville.org and click on **Donate to WHA***

Washingtonville Fuel Corporation
was a proud sponsor of the
**Town of Mamaroneck
Recreation Department
Concert in the Park**
August 1, 2011

Washingtonville Housing Alliance

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Washingtonville Housing Alliance, Inc.
136 Library Lane
Mamaroneck, New York 10543
Phone: (914) 698-4299 Fax: (914) 698-7158
E-mail: info@washingtonville.org
Web: www.washingtonville.org

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.