

2014-2015 REPORT TO THE COMMUNITY



The Washingtonville Housing Alliance has gone through several changes since our inception in 1980. But what hasn't changed is our **founding mission** and our **commitment to service**. We exist to provide high-quality affordable housing and to deliver the supportive services that people in our community need to thrive.

Since we have teamed up with Westhab, Inc., we have increased our capacity, and we are poised to deepen our impact in Mamaroneck. We hope that you enjoy learning about what is new at Washingtonville as we continue this journey together.

MAMARONECK TOWERS SENIOR HOUSING SUCCESS

In all businesses, a win-win scenario is hard to come by. At Mamaroneck Towers, we actually achieved a win-win-win-win.

The Washingtonville Housing Alliance has been the nonprofit sponsor of this important 75-unit affordable senior building since it was built 25 years ago. In 2014, a unique opportunity arose to sell the building to Wilder Balter Partners to pave the way for major building renovations with **zero increase** in tenant rents.

Win 1: Tenants. First and foremost, the tenants of Mamaroneck Towers have gotten newly updated apartments- including brand new kitchens and bathrooms- as well as a state-of-the-art community room with no increase in rents.

Win 2: New Management. Wilder Balter Partners is a stellar manager of affordable senior housing and will now oversee operations into the future. They have already increased tenant services, including hiring the Washingtonville Housing Alliance to deliver a full service program to tenants.

Win 3: Washingtonville Housing Alliance. By selling the building, but having it remain affordable, we now have the proceeds of the sale to pursue new affordable housing activities in Mamaroneck with no loss of mission. We are actively pursuing new opportunities to expand affordable housing for local residents.

Win 4: The Town & Village: Through this transaction, the tax benefits from Mamaroneck Towers for the Town of Mamaroneck and Village of Mamaroneck actually increased five-fold.



Before



Community Room Kitchen After



Before



Community Room After

Mamaroneck Towers is an important community asset providing affordable housing so that seniors can stay in Mamaroneck with an affordable, high quality of life. Wilder Balter Partners' work here, with Washingtonville and Westhab continuing as a member of our management team, will ensure the long term affordability of this important senior community.

—Bill Balter, Wilder Balter Partners

COMMUNITY IMPACT

Our offices at Library Lane offer residents a place to meet, discuss the issues and challenges that are important to them and receive important and critically needed services. Library Lane is a full service center where residents can receive job readiness training, apartment finding, ESL classes and adult education. The services we provide empower the people we serve and guide them on the road to self sufficiency. Community meetings are held on the third Tuesday of each month at 10am.



A community meeting in action

Our programming is continuously evolving to meet the changing needs of our community. In addition to classes, we offer monthly workshops geared towards topics of interest to local residents. Most recently, we have begun offering a jewelry making class that teaches participants a beautiful craft while getting to know their neighbors.

Through our vast network of partner providers, we provide referrals to a wide variety of services such as health care, mental health, education, benefits and food pantry. Our staff represent and guide clients to ensure that their needs are met.



Residents participate in a jewelry making class

APARTMENT FINDING & TENANT ASSISTANCE

We own and manage 40 units of high quality affordable housing. We strive to support our tenants in all possible ways and take tremendous pride in our buildings.

In addition to our own units, we provide assistance to all residents in need with finding and securing permanent and appropriate affordable housing. We work with many area landlords and brokers to get this done.

We also deliver the Tenants Eviction Protection Program to help families remain in their homes. Thanks to donations from faith-based organizations and private individuals, we are able to assist with rent and utility arrears as tenants work to catch up.

EMPLOYMENT SERVICES

We now provide employment services for community residents. Employment counselors assist clients with resume writing and job searches in order to prepare people for long term success and security in the workplace.

TRANSIT ORIENTED DEVELOPMENT

We played a leadership role, partnering with the Village of Mamaroneck to complete the Transit Oriented Development Zoning Study. Transit Oriented Development is an exciting, fast-growing trend around the country to create vibrant, livable, and sustainable communities. In December 2014 the recommendations from the TOD Study were officially passed by the Village of Mamaroneck, paving the way for smart development near the Mamaroneck Train Station.



Mamaroneck Metro-North Train Station

WE GRATEFULLY ACKNOWLEDGE THE FOLLOWING CONTRIBUTORS FOR INVESTING IN OUR SUCCESS AND MISSION

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ROBERT AND ANN HIDEN
SHIRLEE HILTON



Jeanette Altamiranda in the freshly carpeted offices.

THANK YOU, JEANNETTE

In July our Community Services Advocate, Jeanette Altamiranda, retired and relocated back to her home country of Panama. But Jeanette was intent on leaving us with a parting gift. Committed to delivering the best to our clients, Jeanette asked her son, Luis Altamiranda, through his employer, SDG Management Corporation, supported by a generous donation by the Sunny and Abe Rosenberg Foundation, to install a brand new carpet wall-to-wall in our Library Lane Offices. Jeanette is missed, but she has left our offices looking great, reflecting the value that we place on the people we serve