



**THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS**

**RESOLUTION # 11 OF 2022**

**October 3, 2022**

The following resolution was adopted by a majority during a meeting of the Board of Commissioners of The Municipal Housing Authority for the City of Yonkers on October 3, 2022, proper notice of which was given to, or waived by, each of the members of the Board of Commissioners, and at which a quorum was present:

**WHEREAS**, The Municipal Housing Authority for the City of Yonkers (the Authority or MHACY) is a New York State public authority that was created to own and manage public housing and affordable housing complexes located within the City of Yonkers; and

**WHEREAS**, the MHACY is required to submit to the Department of Housing and Urban Development (HUD) an Annual Plan for FY 2023, which begins on January 1, 2023, and ends on December 31, 2023; and

**WHEREAS**, all goals and objectives of FY 2023 Annual Plan must reflect and incorporate the MHACY's current mission; and

**WHEREAS**, the MHACY is required to address and satisfy all statutory requirements for the submission of the FY 2023 Annual Plan to include a public hearing and resident participation; and

**WHEREAS**, the MHACY held public hearings on Thursday, September 29, 2022 at 2:00 p.m. and 6:00 p.m. in regard to the FY 2023 Annual Plan; and

**WHEREAS**, during the public hearing the following Summary of the Goals and Objectives were available to be addressed:

- In FY 2023, the MHACY will continue to pursue the options of Mixed-Finance Modernization or Development; Demolition and/or Disposition; Conversion of Public Housing to Tenant-Based Assistance, Conversion of Public Housing to Project-Based Assistance under the Rental Assistance Demonstration (RAD) program; Project-Based Vouchers (PBVs); Units with Approved Vacancies for Modernization; and Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

- In FY 2023 through a RAD, Section 22 Streamlined Voluntary Conversion or a Section 18 Demolition/Disposition, the MHACY may consider submitting other voluntary conversion applications for other designated sites as Cottage Place Gardens and the remaining ACC units to include (Croton Heights, Grant Park and School House Terrace) as they have not been converted or completed, As Section 9(g)(3) of the Housing Act of 1937 ("Faircloth Amendment") limits the construction of new public housing units, the Faircloth Limit is adjusted for PHA transfers of ACC units, consolidations, and RAD removals, hence the units remaining from the demolition of the previous "Mulford Gardens" may be offered as affordable housing options.
- Unprecedented circumstances, including a pandemic, reinforce the foundational principles that it is essential to rebuild an adequate supply of affordable housing, and favors MHACY's ongoing commitment to create a variety of new affordable housing opportunities.
- Based on the participation in the RAD program and Section 18 Demolition/Disposition redevelopment initiatives, optional financial tools are being explored to preserve the affordable housing units in the City of Yonkers. More specifically, some of the options include:
  - ✓ Potentially including over income families in development plans for the redevelopment of the MHACY properties.
  - ✓ Different financial alternatives (State Housing Programs) for Over-Income Families.
  - ✓ Continue the redevelopment of Cottage Place Gardens site using disposition authority under Section 22 Streamlined Voluntary Conversion or a Section 18 Demolition/Disposition, Section 18 of the Act.
  - ✓ Pursue the option to use ACC units under the Faircloth rule as affordable housing options.
  - ✓ The MHACY is in favor of utilizing various tools to preserve the existing, affordable, housing units in the City of Yonkers and perhaps extending through-out Westchester County.
  - ✓ The MHACY will create opportunities for development through public and private sector investments. These investments will be leveraged to develop affordable multifamily and for sale units.
  - ✓ The MHACY will explore and plans to conduct development activities that leverage resources in preparation for housing that may serve to assist with addressing the affordability quotient within the City, and will serve to support all other affordable housing initiatives.
  - ✓ The MHACY will continue to add local non-traditional units, i.e., PBV units funded by MHACY gap financing or proposals for Project- Based Rental Assistance (PBRA) units.
  - ✓ Pursue the option to convert all of its ACC units into Section 8 units to include PBV pursuant to the with the exception of units being submitted for demolition and disposition approval.

- ✓ Pursue the option of designated housing for Elderly and/or Disabled Families.
- ✓ Explore all financial options and applicable revenue sources for the redevelopment of MHACY properties including, the expansion of RAD, Section 22 Streamlined Voluntary Conversion and Section 18 disposition.
- ✓ The MHACY will pursue additional funding opportunities to include additional vouchers, for targeted and special populations.

**NOW, THEREFORE IT IS RESOLVED THAT**, the Authority's Board of Commissioners hereby authorizes Wilson Kimball, MHACY's President & CEO to submit a FY 2023 Annual Plan to HUD consistent with the Goals and Objectives set forth herein.

I, JAMES J. LANDY, the Chair of the Board of Commissioners of THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS do hereby certify that the foregoing resolutions were adopted at a meeting of the Board of Commissioners of the Authority held on the date written above.

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JAMES J. LANDY, CHAIR

## FY 2023 ANNUAL PLAN SUMMARY

The Municipal Housing Authority for the City of Yonkers, (MHACY) is required by the Department of Housing and Urban Development (HUD), to submit the FY 2023 Annual Plan. As the MHACY, has the “*Small PHA*” designation from HUD, (*a PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550*) and therefore is permitted to submit the HUD 50075-SM template for the FY 2023 Annual Plan.

The Goals and Objectives for the proposed Annual Plan are consistent with those established in the FY 2020-2025 Five-Year Plan approved by HUD and includes:

- During FY 2023, the MHACY will continue to pursue Mixed Finance Modernization or Development; Demolition and/or Disposition; Conversion of Public Housing to Tenant-Based Assistance, Conversion of Public Housing to Project-Based Assistance under RAD; Project-Based Vouchers; Units with Approved Vacancies for Modernization; and Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).
- As Cottage Place Gardens and the remaining ACC units (Croton Heights, Grant Park, School House Terrace have not been converted or completed, some of the activities may be implemented in FY 2023 through a RAD, Section 22 Streamlined Voluntary Conversion or a Section 18 Demolition/Disposition.
- Although, as Section 9(g)(3) of the Housing Act of 1937 ("Faircloth Amendment") limits the construction of new public housing units, the Faircloth Limit is adjusted for PHA transfers of ACC units, consolidations, and RAD removals, hence the units remaining from the demolition of the previous “Mulford Gardens” may be offered as affordable housing options. The MHACY may consider submitting RAD, Section 18 Demolition/Disposition, or other voluntary conversion applications for other designated sites.
- Based on the participation in the RAD program and Section 18 Demolition/Disposition redevelopment initiatives, optional financial tools are being explored to preserve the affordable housing units in Yonkers, NY.
- The MHACY is also pursuing options to ensure long-lasting viability of its housing stock. Some of the options include:
  - ✓ Potentially including over income families in development plans for the redevelopment of the MHACY properties.
  - ✓ Different financial alternatives (State Housing Programs) for Over-Income Families.
  - ✓ The MHACY is in favor of utilizing various tools to preserve the existing, affordable, housing units in the City of Yonkers and perhaps extending through-out Westchester County.

- ✓ The MHACY will create opportunities for development through public and private sector investments. These investments will be leveraged to develop affordable multifamily and for sale units.
  - ✓ The MHACY will explore and plans to conduct development activities that leverage resources in preparation for housing that may serve to assist with addressing the affordability quotient within the City, and will serve to support all other affordable housing initiatives.
  - ✓ The MHACY will continue to add local non-traditional units, i.e., PBV units funded by MHACY gap financing or proposals for Project- Based Rental Assistance (PBRA) units.
  - ✓ Pursue the option to convert all of its ACC units into Section 8 units to include PBV pursuant to the with the exception of units being submitted for demolition and disposition approval.
  - ✓ Pursue the option of designated housing for Elderly and/or Disabled Families.
  - ✓ Explore all financial options and applicable revenue sources for the redevelopment of MHACY properties including, the expansion of RAD, Section 22 Streamlined Voluntary Conversion and Section 18 disposition.
- After the RAD conversions, if a Co-developer Partner, Developer, Investor, State, or Federal Agency, chooses to revise the lease or any procedural and/or process documents, subject to the existing agreements, the MHACY will ensure the revisions comply with all fair housing and civil rights requirements and the residents will not be negatively impacted by the conversion activities.
  - **All properties considered for RAD have been converted to include:**
    - ✓ Seven Townhomes, LP. (Scattered Sites) closed on November 16, 2017.
    - ✓ Yonkers Senior Apartments, LLC. (Curran Court, Hall Homes, & Martinelli Homes)) closed on December 26, 2017.
    - ✓ Yonkers Preservation, LLC. (Flynn Manor, Palisade Towers (formerly known as Schlobohm Houses), and Walsh Road) closed on March 5, 2018.
    - ✓ Troy Kristensen, L.P. (Troy Manor and Kris Kristensen) closed on March 20, 2019.
  - The following properties were removed from the Public Housing Inventory either by Section 18: Demo/Dispo Applications other forms of funding or restructuring options.
    - ✓ Calcagno Homes and Loehr Court closed on March 31, 2020.

The Municipal Housing Authority for the City of Yonkers (MHACY) is committed to affirmatively furthering fair housing by promoting fair and equal housing opportunities for individuals living in the City of Yonkers. This commitment extends to all housing programs managed or owned by the MHACY and to all grant-funded programs provided by the MHACY.

It is the policy of the MHACY to provide services without regard to race, color, religion, national origin, ancestry, age, gender, familiar status, or physical/mental disability. The MHACY will acknowledge those barriers to fair housing choice identified in the City of Yonkers Five-Year Consolidated Plan.

Through collaboration with other public and nonprofit agencies and organizations, the MHACY will continue to foster residential responsibility, respect, and self-sufficiency in the full spirit of all civil rights to affirmatively further fair housing.

**Fair Housing Goal:** To further affirmatively fair housing, the MHACY will continue to do the following:

- ✓ Take the necessary and appropriate actions to overcome the effects of those identified impediments.
- ✓ Document the actions taken to address the impediments and maintain records to reflect the actions and the analysis.
- ✓ Review data analysis to ensure that the waitlist is maintained in a manner that is consistent with the regulations and the approved policies of the MHACY.

**Fair Housing Goal:** To facilitate the freedom from identified impediments and to banish those barriers, the MHACY will strive to:

- ✓ Promote fair housing rights and fair housing choice.
- ✓ Develop and manage housing of choice, which is safe, affordable, sustainable, and accessible.
- ✓ Improve access to services for persons with limited English proficiency.