

# Neighborhood UPDATE



SEPTEMBER 2023

## THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS

### A Letter from Wilson Kimball



*It's okay to ask  
for help.*

Recently I spoke to  
Kelly Chiarella at  
the City of Yonkers  
(COY) Office for the  
Aging (OFA) about

some of the challenges our collective  
clients are facing. We speak often about  
our efforts to help seniors because  
seniors are a growing percentage of the  
population not just in Yonkers and in  
Westchester but also across New York  
State. That is in part because seniors  
are living longer which can create  
economic, health and mental health  
stressors on family and friends. Given  
these stressors we understand that no  
one group of people can care for our  
aging population so it's ok to ask for  
help. We can help you!

Kelly and I have noticed several trends.  
First, as seniors age they develop  
more anxieties. Whether it is a fear of  
bugs, moving residences or physical  
limitations due to declining health.  
These anxieties create an inability to  
act, to move forward. Everyone can feel

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### YHA Sustainable Initiatives Attracting National Attention

Alexis Pelosi (Senior Advisor for Climate at HUD) and Justin  
Scheid (HUD's Office of Field Policy and Management) toured  
four YHA properties with YHA CEO Wilson Kimball, COO Carlos  
Laboy, Brian Sweeney of Mulford, Environmental Consultant

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## A Letter from Wilson Kimball

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overwhelmed at times. It's ok to ask for help. Our resident coordinators are here to help you.

Another trend is struggling to make ends meet. We see it when someone loses their partner, when someone loses a benefit or because of the current increased cost of living. Everything we consume has gone up in price. But not all the benefits offered, or wages paid can keep up with that inflation. Monetary struggles can create anxiety, lead to a sense of powerlessness and frustrate anyone. It's ok to ask for help. If we don't know the answer, we will find someone who does.

Lastly, you may have questions. You may not understand why your rent has gone up or down. You may have a question about parking, is it available or how much does it cost? You may wonder why you must recertify your income every year or why you must do it for the IRS and HUD. Our staff is extremely busy every day trying to help people just like you. If you have a question call or e-mail us. We are happy to help. So please ask us, it's ok. We are there for you.

**Wilson Kimball**

*President & CEO*

Municipal Housing Authority for the City of Yonkers

## YHA Sustainable Initiatives Attracting National Attention

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Kara Magoolaghan, and other MHACY staff. The tour began at La Mora, the pioneering modular Passive House senior building slated to open in Spring 2024, where we were joined by Mayor Mike Spano and MHACY Board Vice Chair Denise Egiziaco.

After learning about the innovative steps that Yonkers is undertaking to create resilient and healthy new buildings, the group visited two legacy public housing sites recently redeveloped under HUD's RAD and Section 18 programs — Loehr Court and Palisade Towers. At Loehr Court, HUD toured the boiler rooms which severely flooded in 2021 during Hurricane Ida, which continue to sustain severe flooding during heavy rain events.

Groundwork Hudson Valley, a nonprofit partner of MHACY, spoke about the green infrastructure upgrades planned on the properties and the many ways that the partnership is promoting equity and youth leadership. At Palisade, the tour learned about MHACY's goals to decarbonize and electrify the 7-acre property which houses over 400 families to combat the continuing battle of increasing costs due to antiquated building infrastructure systems.

The tour concluded at the Ridgeway development, which sits at the former Cottage Place Gardens public housing site. A product of a decade-long partnership with The Community Builders, Ridgeway serves as an inspirational example of a successful and beautiful affordable housing development, serving more than 400 low-income families in Yonkers. The all-electric buildings benefit from substantial resiliency measures including rooftop solar and emergency generator power, as well as social programming including an on-site day care facility. Ridgeway VI, the sixth and final phase of the site, is currently in development, and will create 92 new senior apartments that meet rigorous energy efficiency standards of Passive House certification.

MHACY was thrilled to welcome HUD to Yonkers, showcasing the many ways that the Yonkers Housing Authority is preserving affordability while striving to meet the future needs for new, resilient affordable housing.



## Curran Court Residents Enjoy an Afternoon of Music

Curran Court residents enjoyed an afternoon of music, poetry and dance in a cultural program on August 15 that highlighted folk traditions.

Twenty-Nine residents participated in the Afternoon of Music program celebrating art and music. Thank you to our DJ Michael Stephens and residents Ernesto Mariano and Leonila Ayala for their performance of LAWISWIS KAWAYAN – a Filipino Folk dance made popular in Visayan Island of the Philippines. The dance is performed as a celebration during house blessings. Stori Woodson, a sixth-grade student at Paideia School 24 in Yonkers, recited poetry for the seniors. Food was catered from Carlos restaurant in Yonkers. The event was organized by Tenant Council Representative Susan Striplin along with resident volunteers and Service Coordinator Sade Glover.



## Palisade Towers Gets Ready for School

On August 29 Palisade Towers held a backpack giveaway event. More than 200 backpacks filled with school supplies were distributed to youth who live in the housing complex. Thanks to New York State Majority Leader Andrea Stewart-Cousins, Mayor Mike Spano, Kwazi's Precision Floors, Ross Smith and The Fresnel Group for donating the backpacks and school supplies.

Also, thanks to two speakers from Westchester Jewish Community Services who spoke to residents there about trauma services and assistance available to them.



## A Busy Summer for YHA Seniors

Residents of Curran Court, Hall Homes, and Martinelli Manor had a summer full of activities.

On July 17 and 26 Feeding Westchester sponsored a nutrition workshop where residents of Curran Court and Martinelli Manor learned about healthy food choices and easy summer recipes using food items received during the monthly food pantry.

Also on July 17, Molina Healthcare sponsored a Painting with Friends activity where Curran Court seniors had the opportunity to create self-portraits and other works. They also received health education on asthma.

On August 3, residents celebrated National Watermelon Day.

## Solar Energy Opportunities Are Here!

Sustainable Westchester presents



# Community Solar

## Solar savings made easy



- **Save up to 10%** on electricity bills
- **No fees to join or cancel**
- No panels on your home
- Compatible with your current electricity supplier
- Support local solar energy!
- Save money and add clean, renewable energy to the electric grid – **a win-win!**
- Priority enrollment will be offered to income-eligible households, and households located near the community solar project, but all are welcome to sign up!

You will be allocated a portion of a community solar project based on your historic annual electricity usage. Once your project begins generating energy, the following will take place each month:

- 1** The energy generated by your portion of the project earns you a Utility Bill Credit.
- 2** 90% of the Utility Bill Credit goes back to the community solar project and your ConEd or NYSEG as a subscription fee.
- 3** You keep up to 10% of the Utility Bill Credit as **savings**, which is applied directly to your monthly electricity bill!



## Reserve your spot now!

- **Email:** [CommunitySolar@SustainableWestchester.org](mailto:CommunitySolar@SustainableWestchester.org)
  - **Call:** 914-242-4725 ext. 112 or 110
- Para llamadas en español use ext. 105*

