

Neighborhood UPDATE



APRIL 2025

THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS

A Letter from Wilson Kimball



In April we celebrate Earth Day on April 22. Every day should be Earth Day. Without fresh water and clean air, all animals, including humans, would perish. That's

why MHACY built LaMora, a passive house building that is self-sustainable in a crisis. If the electricity goes out or first responders can't reach the property, it is self-sustaining until the lights come back on or the fire trucks and ambulances arrive. We believe in creating buildings that not only are good for the environment, but they are also good for taxpayers' pocketbooks. Energy usage in passive house-designed buildings is less because the systems are more efficient. Consequently, even if electricity costs more than gas, we are saving money, tenants are saving money, and taxpayers are saving money.

Our Ridgeway VI project is also a passive house design. And we are switching from a failed, corroded gas system at Palisade Towers to a new, cheaper,

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Opening of Wait List Draws Thousands of Applicants

The Municipal Housing Authority for the City of Yonkers (MHACY) opened its waiting list for family and senior affordable housing units across the city.

Applications for Project-Based Voucher (PBV)/Public housing sites were being taken from Thursday, March 27 to Friday, March 28.

According to Jorge Roman, Leased Housing Director, MHACY received 4,570 applications to be added to the wait list. Most applications were made online, but MHACY staff helped a total of 353 people at two locations — the Yonkers Office for

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cleaner electrical system. I've heard people in the community say we should go back to the old gas system. We can't. The gas pipes have grade four corrosion, and there were a number of leaks in the units. Gas stoves and other gas appliances have been linked to increased asthma. Replacing the gas system with another gas system could cost almost \$60 M. By switching to electric, we are avoiding all of those issues and paying much less (Approximately \$28.5M).

In addition, everything that we have learned from NYCHA regarding the units we intend to install at Palisade Towers indicates that there will be a cost savings. The units are more modern, more efficient, and more manageable. There has been a lot of misinformation in the community about what is happening at Palisade Towers and why certain choices were made. I can assure you the people who think that it can be done faster, better or easier haven't had to get their hands dirty, haven't dealt with the reality of the buildings, haven't spent time researching the options and looking for funding. It's easy to be a critic, but it takes strength to be a problem solver.

I am proud of the MHACY team because no one here has walked away from this incredible challenge. Everyone has leaned into it to provide the best service under the worst conditions. I would ask the residents at Palisade Towers to remain patient. We understand your frustrations. We are frustrated too. But every day the whole team here is fighting the good fight for you. If someone tells you that they know differently, they don't. Those are the facts. Not as armchair critics would wish them to be, but as they are.

In light of recent security concerns, we will be adding no trespassing signs to all properties.

Wilson Kimball

President & CEO

Municipal Housing Authority for the City of Yonkers

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the Aging and Calcagno Gym — that were set up to provide in-person assistance to applicants.

Applicants could apply for studio, one, two, three, or four-bedroom units at 29 housing sites across the city. Eligibility is based on household income, citizenship, and the ability of the family to meet screening requirements. For senior units, applicants must be at least 62.

“Housing is one of the most pressing needs across the nation,” said Wilson Kimball, President and CEO of MHACY. “Our partnership with Mayor Spano and the City of Yonkers has allowed us to provide more affordable housing, which is the first step to financial viability.”



Earth Day Celebrations in the Month of April



Residents of Curran Court, Hall Homes, and Martinelli Manor celebrated Earth Month by planting flowers and plants for their homes. The residents potted mini plants and decorated the pots with words of inspiration for the Earth.

Yonkers Mayor Mike Spano Announced Initiatives at State of the City Address

Yonkers Mayor Mike Spano announced some important new initiatives for the city at his State of the City address on March 26. Among the highlights of his speech at the Riverfront Library, were plans for a new K-8 community school for 800 students at the former Mulford Gardens site, featuring various amenities. Mayor Spano thanked the State delegation for their support. The Mayor also appointed two student representatives to the Yonkers

Board of Education to provide student perspectives. Additionally, a proposal for a fourth library branch at the former Lincoln Park Jewish Center was shared.

Other highlights included a significant decrease in major crime, a record-breaking 300,000 visitors at Untermyer Gardens in 2024, and a memorial for the late Lucia Trovato for her contributions to the city.

