Workforce Housing Coalition Asks MTA to Include Affordable Housing

The Westchester Workforce Housing Coalition sent a letter this week asking the Board of the MTA to pass a resolution requiring at least 20% affordable housing in all of its transit oriented developments, including its first project in Harrison.
The Coalition, consisting of CHI, the White Plains/Greenburgh NAACP, Westchester Habitat for Humanity, the Tri-State Transportation Campaign and other organizations, has objected to a preliminary agreement for the MTA to sell 3.28 acres of its land at the Harrison train station to a private developer, with plans to build 143 "luxury high-end" apartments renting for approximately $3,500 per month. The Coalition's stand has enlisted the support of the federal HUD Monitor appointed to oversee Westchester's compliance with a federal consent decree to eliminate discriminatory zoning. County Executive Robert Astorino has also publicly supported including affordable housing in the Harrison development and sponsored a meeting between the MTA and Harrison officials a few weeks ago.

Still, there is no reported movement in Harrison's refusal to require any affordable housing.

See the text of the letter here: 2-23-15 Letter to Prendergast

The Roberts Report

How We All Pay for Affordable Housing

By Alexander Roberts

What do a pig farmer in Iowa, a sanitation man in Mount Vernon and a bond trader in New York City have in common? They all are paying for affordable housing in the richest areas of Westchester County.

The county's refusal to transfer the obligation to create affordable housing to municipalities - the direction of New York state law and county policy for more than 20 years - has meant that federal, state and local taxpayers are paying well more than $200,000 for each two-bedroom apartment created under the federal consent decree. That federal order requires Westchester County to ensure the creation of 750 units of affordable housing in overwhelmingly white areas to overcome the effects of de facto segregation.

Take Roundtop, an affordable housing development of 92 one- and two-bedroom apartments in Montrose. The total development cost for that project was $31 million, or $337,000 for each apartment. Because affordable rents can only support about $100,000 in mortgage debt, that meant that federal, state and Westchester County taxpayers had to subsidize $237,000 for each unit. The approval last month of a project
in Chappaqua, Chappaqua Station, carries a projected cost of more than $500,000 per one- or two-bedroom apartment, and that doesn't take into account the cost of addressing safety concerns in return for variances recently granted by New York state...

Read more in the Westchester County Business Journal.

Great People

CHI Employee's Daughter Collects Socks for People in Need

Teach your children to be generous and they will be the leaders who will change the world! Debbie Perkins, Senior Director of CHI's Hudson Valley Programs, teaches by example as she works every day to support homeless families seeking help at CHI shelters and emergency housing programs.

"Like Mother, Like Daughter"

Thirteen year old Mason Perkins has followed the example of her mom by getting involved in community service. She is the local representative of Sox Warm Hearts, a national community outreach program that aims to give socks to those in need.

This organization's mission inspired Mason, who was turning 12 years old at that time. That's when she had the idea of asking for new socks instead of presents and started her first collection drive as an ambassador for Sox Warm Hearts in Connecticut.

This year, Mason took on her second collection drive. This time she got other classmates from Turn of River Middle School in Stamford to help out. The students gathered approximately 500 pairs of new socks and delivered them last Friday to the New Covenant House of Hospitality at 90 Fairfield Avenue, a facility that serves lunch and dinner daily to people in need.

Discover her full story HERE

Great People

A Real Heroine From the Heart
With her positive attitude Fanchon Woodward has turned the negative things in her life into strengths; her emotional story recently won the Macy's Go Red Makeover in recognition of her efforts to raise awareness of heart disease in her community.

After overcoming homelessness with the help of CHI, in 2007 Ms. Woodward suffered a heart attack weeks after giving birth to her third child. She survived and went through everything with her head high. She found the time to write her first novel, "Heart of Kings", published in 2014. The novel tells a powerful drama loosely based on her life. Since then, Ms. Woodward has dedicated herself to educating other people about heart disease and health care to prevent them from experiencing what she went through.

For Fanchon, the real reward is helping others every day. She donated the Go Red for Women award after receiving it. "Just to be there and to be able to share my story meant more than any gift that I could have received," she said.

Discover her full story HERE

Can You Help?

Often our families are just one illness or layoff away from the inability to pay rent and homelessness. Can you help keep a mother and her children in their apartment? If so, please donate now.

Make a Tax Deductible Donation to CHI

New Homebuyer Education Classes Now Open!
Orientations, Certificate Programs, Online Learning and More...
Homebuyer Orientations

Free
Learn about CHI's services, the steps to homeownership, and the resources available to you. This session will also help you decide if homeownership is right for you. Homebuyer Orientations are held every other month in Westchester.

- White Plains, March 5 - Sponsored by People's United Bank
- Brentwood, March 19 - At Suffolk County Community College.

FastTrack™ to Home Ownership Courses

Cost: $99 - Fee includes the course manual.
This one-day accelerated 8 hour course is designed for those first-time homebuyers who are ready to buy within 90 days and/or already have a purchase contract and a loan commitment from a bank.

- Hempstead, February 28
- White Plains, March 26

eHome America Online Homebuyer Education
Presented by Continental Home Loans. Learn at home on your computer and at your own pace

Click for more information on eHome America.

FIND MORE UPCOMING HOMEBUYER EDUCATION CLASSES HERE.

Affordable Rent Opportunities

For RENT in Mount Vernon: 1 BR apartment on 70 E. 4th Street.
For Rent in Mount Vernon: 1BR apartment on 70 E. 4th Street.
For Rent in Yonkers: 3BR apartment on 33 Victor St.
For Rent in Yonkers: 3BR apartment on 170 Willow St.

Visit our "For Rent" page for more information