



## MHACY and Mulford Corp. break ground on \$44 million La Mora Senior Apartments

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Shown (from left) are: MHACY board chairman James Landy; councilman John Rubbo; council majority leader Tasha Diaz; MHACY president and CEO Wilson Kimball; mayor Mike Spano; Homes and Community Renewal commissioner RuthAnne Visnauskas; council president Lakisha Collins-Bellamy; NYS senate majority leader Andrea Stewart-Cousins; Westchester County executive George Latimer and councilwoman Shanae Williams.

Yonkers, NY Governor Kathy Hochul said that construction has begun on a \$44 million development that will create 60 energy-efficient and affordable homes for seniors. Known as La Mora Senior Apartments, the development replaces a blighted property with a sustainable building with modern features. A groundbreaking ceremony for the project was held October 12.

La Mora Senior Apartments is being co-developed by MHACY and the Mulford Corp., a 501(c)(3) not-for-profit charitable development corporation formed by MHACY in 2004.

Located in the Hollow neighborhood, the development will be constructed on a long-vacant parcel acquired by the Municipal Housing Authority of the city. The four-story building will consist of 57 one-bedroom apartments and three two-bedroom apartments. All 60 apartments will be affordable to residents aged 62 and older with incomes at or below 60% of the area median income.

La Mora Senior Apartments is designed to be energy-efficient and meets the criteria for the N.Y.

State Energy Research and Development Authority's New Construction–Housing Program, Energy Star, Enterprise Green Communities, and Passive House Institute certifications. All apartments will include low-flow plumbing fixtures, Energy Star appliances, individual high-efficiency electric heat and cooling, and LED lighting. The building will have a high-efficiency envelope, dual-pane insulated windows, and a central hot water heating and distribution system. An emergency generator will ensure that the building systems remain operable in the event of a blackout.

“This project will help to ensure that seniors in Yonkers have a safe, comfortable place to live in the vibrant community they call home,” Hochul said. “As part of my administration’s \$25 billion housing plan, the state will continue to dedicate the resources necessary to create quality homes where older New Yorkers can live with dignity and peace of mind.”

La Mora Senior Apartments are part of governor Hochul’s sweeping plans to make housing more affordable, equitable, and stable. In the FY 2023 State Budget, the Governor introduced and successfully secured a new \$25 billion, five-year, comprehensive housing plan that will increase housing supply by creating or preserving 100,000 affordable homes across New York including 10,000 with support services for vulnerable populations, plus the electrification of an additional 50,000 homes.

Residents will have access to services provided by the Yonkers Office for the Aging, including case management, home-delivered meals, assistance with entitlement programs, transportation, health awareness programs, access to nutrition centers, recreation and exercise programs, and supermarket and pharmacy delivery coordination. Services will be funded by the Office for the Aging and the Westchester County Department of Senior Programs and Services.

The immediate surrounding neighborhood includes multiple public parks and a golf course, and the development will be near St. Joseph’s Hospital and Medica Center. Residents will also be able to enjoy on-site indoor and outdoor common areas.

State financing for La Mora Senior Apartments includes \$17 million in permanent tax-exempt bonds, Federal Low-Income Housing Tax Credits that will generate \$17.7 million in equity, and \$9.1 million in subsidy from New York State Homes and Community Renewal. NYSERDA will provide \$240,000. Westchester County is providing \$3.4 million from the Housing Implementation Fund and the city of Yonkers is providing \$650,000 in HOME funds. MHACY provided a \$2.6 million loan.

In the last five years, HCR has invested over \$331 million to create and preserve nearly 2,400 affordable homes in Yonkers. This includes Landy Court, which now provides 80 affordable apartments, including 48 with supportive services near Downtown Yonkers, and 172 Warburton at the Ridgeway, which created 85 new apartments.

Homes and Community Renewal commissioner RuthAnne Visnauskas said, “La Mora Senior Apartments continues our investment in expanding the supply of quality affordable homes in Yonkers, with over 2,400 new homes created over the last five years. Our latest investment will enhance quality of life for over 60 seniors, while finally making use of a long-vacant property in

Yonkers' Hollow neighborhood. With a green design and senior-friendly amenities, future residents will be able to live and thrive in the community they call home. Thank you to our partners at the Municipal Housing Authority of the City of Yonkers, the Mulford Corp., the city of Yonkers and Westchester County for helping to make this new development a reality.”

Senate majority leader Andrea Stewart-Cousins said, “When completed, La Mora Senior Apartments will help assure that more low-income seniors in Yonkers will have safe, sustainable, low-cost housing options and much needed services while also revitalizing the surrounding Yonkers Hollow neighborhood. I am pleased to lead the State Senate that is focused on ways to create more affordable housing and affordability for New Yorkers here and across the state.”

Westchester County executive George Latimer said, “One of the proudest accomplishments of my administration has been working towards creating affordable housing opportunities for our residents throughout Westchester, especially for our seniors. The La Mora Senior Apartments in Yonkers will help us address a critical need we have, and help our seniors feel like they can make a home in our county. We are thankful to governor Kathy Hochul and our partners at New York State Homes and Community Renewal for bringing this project to fruition, and we hope to return for a ribbon-cutting ceremony that will have a long-lasting impact on the Yonkers community.”

Yonkers mayor Mike Spano said, “Thanks to New York State and private investors who came together to assist the City of Yonkers in improving the lives of all our residents as we continue to revitalize our neighborhoods. As we see housing rising along the riverfront, it is also important that we provide the same quality housing across the city, especially for our seniors who have done so much for our community.”

Municipal Housing Authority for the city of Yonkers president and CEO Wilson Kimball said, “The La Mora Senior Apartments is an example of what can be done nationally to incorporate sustainable features into affordable housing. Our seniors must be protected from the ravages of climate change such as flooding in areas that are still suffering from past redlining practices that have impacted urban neighborhoods. Design features like passive house and on-site emergency power generation are important for the environment as well as the safety of our senior residents.”

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