



## **Mulford Corp. holds grand opening of \$48m La Mora Senior Housing**

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Show (from left) are: Sharmi Sobhan, managing director, Chase Community Development Banking; Yonkers City councilwoman Tasha Diaz, Denise Egiziaco, Yonkers Housing Authority board member and mayor Spano's chief of staff; HUD regional administrator Alicka Ampry-Samuel; Westchester County executive George Latimer; Mulford Corporation president Wilson Kimball; Yonkers mayor Spano; Mulford Corporation chairman James Landy; NYS senate majority leader Andrea Stewart-Cousins; Alexa Sewell, senior vice president for multifamily programs NYS Homes and Community Renewal; Yonkers Housing Authority commissioner Joan Deierlein; Dan Magnison of Enterprise Community Partners; Yonkers city council president Lakisha Collins-Bellamy, and Westchester Deputy county executive Ken Jenkins.

Yonkers, NY Officials from the City of Yonkers, New York State, Westchester County, U.S. Department of Housing and Urban Development and the NYS Homes and Community Renewal joined with the Mulford Corporation on July 9 to celebrate the grand opening of La Mora Senior Housing, one of the few affordable housing projects in the nation that uses energy saving Passive House design in a modular construction format.

Located at 23 Mulberry St. in the Hollow neighborhood of South Yonkers, the \$48 million, four-story building has 60 energy efficient, affordable apartments for seniors. La Mora Senior Housing was built by the non-profit Mulford Corporation.

Passive House design is a voluntary standard for energy efficiency which results in ultra-low energy buildings that require little energy for space heating or cooling. It is estimated to achieve 40-60% energy savings over a conventional building design.

Financing for La Mora Senior Housing 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 provided \$240,000, Westchester County provided \$3.4 million from the Housing Implementation Fund and the City of Yonkers provided \$1.615 million in HOME funds. Mulford Corporation provided a \$2.6 million loan.

Designed by the architectural firm of Perkins Eastman, the apartments include low-flow plumbing fixtures, Energy Star appliances, individual high-efficiency electric heat and cooling, and LED lighting. The building has 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.

In addition to the energy saving features, other amenities include a community room with kitchen, two business rooms, fitness center, central laundry, building-wide WIFI, storage units, landscaped courtyard and roof top deck.

La Mora Senior Housing was featured in a national panel discussion in Washington D.C. on June 7 to raise awareness of innovative and affordable housing designs and technologies. More than 4,000 people, including policymakers, housing industry representatives, media, and the public, attended the program.

“The grand opening of this beautiful new senior housing development is yet another example of how the City of Yonkers and the Mulford Corporation are working together to revitalize our neighborhoods with affordable, quality-built housing. We applaud the Passive House sustainable design incorporated into the construction, which is in line with the City’s climate action plan for sustainable growth,” said mayor Mike Spano.

“The Mulford Corporation is incredibly grateful for the financial support La Mora has received at every level of government from the City, county, state and federal government. Allowing Yonkers

seniors to age in place in the most resilient housing possible was clearly a collective vision,” said Wilson Kimball, president of Mulford Corporation.

Homes and Community Renewal commissioner RuthAnne Visnauskas said, “It is so gratifying to see this \$48 million development up and ready, just two years after the groundbreaking. This project brings 60 affordable, energy-efficient homes to Yonkers and is a testament to how we value and respect our seniors. Our thanks to Governor Hochul, the City of Yonkers, Mulford Corporation and our many partners and trades who worked with HCR to make this real and are helping us provide the types of housing opportunities that allow more New Yorkers to remain in the communities and neighborhoods they love.”

NYS senate majority leader Andrea Stewart-Cousins said, “La Mora Senior Apartments will ensure that more low-income seniors in Yonkers have safe, sustainable, and affordable housing options along with essential services. This development not only addresses the housing needs of our aging population but also sets a benchmark for energy efficiency and environmental responsibility. By integrating advanced design and construction standards, we are ensuring that our seniors can enjoy comfortable, secure, and modern homes while contributing to a greener future. I am proud to lead a State Senate dedicated to creating more affordable housing, from approving over \$26 million in state funding for this project, to the historic housing plan passed in the 2025 State Budget.”

“HUD’s primary mission is to improve people’s lives and strengthen communities. La Mora Senior Apartments accomplishes both goals. It will provide seniors with safe, comfortable, and sustainable housing, while at the same time, revitalize the surrounding Yonkers Hollow neighborhood. I am delighted and proud of HUD’s contribution in the financing of this project and congratulate our partners for helping to make this needed and important housing come to fruition,” said HUD regional administrator Alicka Ampry-Samuel.

“We are proud to support Mulford Corporation in bringing 60 new affordable housing units to senior residents in Yonkers. This project will transform the lives of tenants who now have access to sustainable housing, along with the essential amenities and resources needed to prosper and thrive,” said Sharmi Sobhan, managing director, Chase Community Development Banking.

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