



**THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS**

**RESOLUTION # 12 OF 2024; FY 2025-2029 Five Year Plan and FY 2025 Annual Plan**

**September 26, 2024**

The following resolution was adopted by a majority during a meeting of the Board of Commissioners of the Municipal Housing Authority for the City of Yonkers (the Authority or MHACY) on Thursday, September 26, 2024, proper notice of which was given to, or waived by, each of the members of the Board of Commissioners, and at which a quorum was present; and

**WHEREAS**, the MHACY is a New York State public authority that was created to own and manage public housing and affordable housing units located within the City of Yonkers; and

**WHEREAS**, the MHACY is required to submit to the Department of Housing and Urban Development (HUD) a Five Year Plan for Fiscal Years (FY) 2025-2029 and a FY 2025 Annual Plan which is a component of the Five Year Plan, and begins on January 1, 2025, and ends on December 31, 2025; and

**WHEREAS**, all goals and objectives of the FY 2025-2029 Five Year Plan and FY 2025 Annual Plan must reflect and incorporate the MHACY's current mission; and

**WHEREAS**, the MHACY is required to address and satisfy all statutory requirements for the submission of the FY 2025-2029 Five Year Plan and FY 2025 Annual Plan to include a public hearing and resident participation; and

**WHEREAS**, the MHACY held public hearings on Thursday, September 19, 2024 at 2:00 p.m. and 6:00 p.m. in regard to the FY 2025-2029 Five Year Plan and FY 2025 Annual Plan and there were no attendees or comments received at either public hearing; and

**WHEREAS**, during the public hearing the attached Summary of the Goals and Objectives from the FY 2025-2029 Five Year and the incorporated FY 2025 Annual Plan were available to be addressed.

**NOW, THEREFORE IT IS RESOLVED THAT**, the Authority's Board of Commissioners hereby authorizes Wilson Kimball, MHACY's President & CEO to submit a FY 2025-2029 Five Year Plan and a FY 2025 Annual Plan which is a component of the Five Year Plan, to HUD by the required due date of October 15, 2024, consistent with the Goals and Objectives set forth herein.

I, JAMES J. LANDY, the Chair of the Board of Commissioners of THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS do hereby certify that the foregoing resolutions were adopted at a meeting of the Board of Commissioners of the Authority held on the date written above.

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JAMES J. LANDY, CHAIR

**FY 2025-2029 ANNUAL PLAN SUMMARY FOR MHACY PUBLIC HEARINGS**  
**Thursday, September 19, 2024**

The Municipal Housing Authority for the City of Yonkers, (MHACY) is required by the Department of Housing and Urban Development (HUD), to submit the FY 2025-2029 Five Year Plan. The FY 2025 Annual Plan, which is a component of the FY 2025-2029 Five Year Plan begins on January 1, 2025, and ends on December 31, 2029.

**The required Plan must be submitted to HUD by the required due date of October 15, 2024,**

The Goals and Objectives for the proposed Five Year Plan are consistent with those established in the previous FY 2020-2025 Five-Year Plan approved by HUD and includes:

- Based on the participation in the RAD program and Section 18 Demolition/Disposition redevelopment initiatives, optional financial tools are being explored to preserve the affordable housing units in the City of Yonkers.
- The MHACY is pursuing options to ensure long-lasting viability of its housing stock. Our proposed developments are designed to be inclusive, utilizing mixed-finance models that incorporate Low-Income Housing Tax Credits (LIHTC), New Market Tax credits, Turnkey Concepts, and Public-Private partnerships. This approach ensures that many stakeholders can participate in and benefit from the mixed-finance development options in the City of Yonkers.
- Potentially including Over-Income families in development plans for the redevelopment of the MHACY remaining properties, while following all of the mandates of the Housing Opportunity Through Modernization Act (HOTMA) requirements.
- The MHACY will continue to utilize the Dru Sjodin National Sex Offender Database.
- Offering various financial alternatives (State Housing Programs) for Over-Income Families.
- Continue the redevelopment of the Cottage Place Gardens site using disposition authority under Section 18 of the Act.
- Pursue the option to use ACC units under the Faircloth rule as affordable housing options to include homeownership opportunities.
- Pursuing Homeownership initiatives to include the development of a full-scale homeownership program for Low-Income Public Housing (LIPH) and Housing Choice Voucher (HCV)/Section 8 participants.
- Developing housing counseling programs in partnership with local universities or non-profit organizations.
- Potentially joining the Federal Home Loan Bank of NY in issuing bonds.
- To utilize remaining Capital Fund Program (CFP) allocations to promote homeownership opportunities including but not limited to buying available parcels of land, purchasing, and/or developing affordable housing units, serving as a Gap-financing tool and other mixed-finance options.
- Utilize various tools to preserve the existing, affordable, housing units in the City of Yonkers and perhaps extending throughout Westchester County.
- Create opportunities for development through public and private sector investments. These investments will be leveraged to develop affordable multifamily and for sale units.
- Explore and plan to conduct development activities that leverage resources in preparation for housing that may serve to assist with addressing the affordability quotient within the City and will serve to support all other affordable housing initiatives.
- Continue to add local, non-traditional units, i.e., Project-Based Voucher (PBV) units funded by gap financing or proposals for Project-Based Rental Assistance (PBRA) units.

- Utilize the Capital Fund Program (CFP) to renovate the Central Main Office.
- Development of office space for the MHACY, Section 8/HCV program, and other for-profit or non-for-profit businesses servicing the communities.
- Pursue the option to convert all of its ACC units into Section 8 units to include PBV pursuant to the with the exception of units being submitted for demolition and disposition approval.
- Explore all financial options and applicable revenue sources for the redevelopment of MHACY properties including, the expansion of RAD, Section 22 Streamlined Voluntary Conversion and Section 18 disposition.
- Explore public and private partnerships, turnkey models, and other financial tools available to develop home ownership in the City of Yonkers, including but not limited to using Housing Choice Vouchers/Section 8.
- Seek additional funds for RAD units and seek to leverage new HUD RAD programs to develop or convert public housing or existing RAD properties.
- Utilize the CFP to acquire housing units, renovate public housing units in non-PHA properties, fund predevelopment costs for development of new ACC units and similar activities.
- Pursue additional funding opportunities to include additional vouchers, for targeted and special populations.
- After any conversions if a Co-developer Partner, Developer, Investor, State, or Federal Agency, chooses to revise the lease or any procedural and/or process documents, subject to the existing agreements, the MHACY will ensure the revisions comply with all Fair Housing and Civil Rights requirements and the residents will not be negatively impacted by the conversion activities.
- To the extent necessary, the MHACY may request units remain vacant for modernization, conversion to RAD or redevelopment to minimize resident impact and enable design professionals to assess the rehabilitation needs and requirements.
- Review and amend policies and procedures to assure compliance with its Fair Housing obligations, as they are defined by HUD, LIHTC, NY State, and Federal law.
- The Administrative (Admin) Plan and the Admissions and Continued Occupancy Policy (ACOP) will be revised as needed, utilizing the Nan-McKay industry approved models, based on mandated updates from HUD, LIHTC and New York State requirements in areas conducive for more effective administration.
- Continue to reposition housing stock to compete in the local market, stabilize neighborhoods, improve operational efficiencies, and expand housing choices for low-income families.
- Development of mixed-finance options using LIHTC, New Market Tax credits, turn-key concepts, Public-Private partnerships, office space development for the HA, HCV/Section 8 programs, and other for-profit or non-for-profit businesses servicing the communities.
- Pursue grants and additional forms of subsidy to promote affordable housing initiatives, resident services, safety and security, and quality of life enhancements.
- Continue to meet with potential stakeholders, report and communicate progress to all parties and gather feedback from the community and affected residents.
- Continue to conduct extensive community development, capacity building, and planning activities in concert with the City of Yonkers.
- Resident services will continue to be a priority. Currently, the MHACY is implementing a full-spectrum Resident Services Program to include the implementation of a Resident Opportunity for Self Sufficiency (ROSS) HUD-funded grant. Although the MHACY is only receiving HUD funding for one (1) Service Coordinator at Walsh Road, eleven (11) sites have a dedicated Service Coordinator assigned to assist with linking or proving residents with access to essential self-sufficiency initiatives.
- The MHACY was selected as a CONNECTHOMEUSA Tier 2 portal in June 2024 after successfully completing all of the benchmarks for Tier 1. Services will continue to be expanded to provide more families with internet-based accessibility.

- Pursue additional funding opportunities to expand affordable housing and social service options to targeted and special populations, i.e., Federal Home Loan Bank.
- Continue to achieve a High-Performer Status in the HCV/Section 8 Program. (*Goal was achieved based on the FY 2023 SEMAP submission*).
- Effectively improve the HCV utilization rate and lease-up rates in the Low-Income Public Housing (LIPH) program for Annual; Contributions Contract (ACC) Units.
- Ensure that inspections are completed on a timely basis.
- Improve the Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) submission rate and correct any fatal errors in a timely manner.
- Continue to enforce effective policies to minimize any risk for discriminatory practices.
- Seek to continue to remove all barriers to housing for people with disabilities.
- Minimize the risk for fiscal year audit findings.
- Effectively monitor the surveillance equipment to ensure maximum operational efficiency throughout the housing sites.
- Establish a HUD-Approved Family Self-Sufficiency (FSS) Program.
- Using all the financial tools available to promote affordable housing initiatives, including but not limited to issuing bonds, LIHTC, NMTC, or any financial tool available.
- Monitor the security resources to include guards and above-baseline services provided by the Yonkers Police Department (YPD).
- Develop strategic financial plans and revenue forecasts to better accommodate residents.
- Earn positive cash flow.
- Increase professional capacity and expertise of all MHACY Staff.
- Offer Employment Fairs/Resource Fairs and Workforce Development Meetings and participate in at least two (2) job and career fairs per year.
- Enhance the service provisions for Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) recipients.
- Continue to strengthen the capacity of the Resident Advisory Board (RAB) and the site-based Tenant Councils.

**Fair Housing Initiatives:** The MHACY is committed to affirmatively furthering fair housing by promoting fair and equal housing opportunities for individuals living in the City of Yonkers. This commitment extends to all housing programs managed or owned by the MHACY and to all grant-funded programs provided by the MHACY.

It is the policy of the MHACY to provide services without regard to race, color, religion, national origin, ancestry, age, gender, familial status, or physical/mental disability. The MHACY will acknowledge those barriers to fair housing choice identified in the City of Yonkers Five-Year Consolidated Plan. Through collaboration with other public and nonprofit agencies and organizations, the MHACY will continue to foster residential responsibility, respect, and self-sufficiency in the full spirit of all civil rights to affirmatively further fair housing.

**Fair Housing Goal (1):** To further affirmatively fair housing, the MHACY will continue to do the following:

- ✓ Take the necessary and appropriate actions to overcome the effects of those identified impediments.
- ✓ Document the actions taken to address the impediments and maintain records to reflect the actions and the analysis.
- ✓ Review data analysis to ensure that the waitlist is maintained in a manner that is consistent with the regulations and the approved policies of the MHACY.

**Fair Housing Goal (2):** To facilitate the freedom from identified impediments and to banish those barriers, the MHACY will strive to:

- ✓ Promote fair housing rights and fair housing choice.
- ✓ Develop and manage housing of choice, which is safe, affordable, sustainable, and accessible.
- ✓ Improve access to services for persons with limited English proficiency.