

MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS

WWW.MHACY.COM

January—March 2015



RESIDENT NEWSLETTER

**From the desk of Juaquin Padilla, Supervisor of Maintenance & Deputy Director
Field Operation:**

Greetings to all MHACY Residents & Staff,

Hello MHACY residents and staff. I hope everyone had a safe and wonderful holiday season. In this article I will be discussing the new energy conservation efforts that Housing is going to review and implement in the upcoming year. Presently we have begun replacing damaged interior, exterior and vacant unit lighting with LED lighting. We are also going to consider the installation of solar panels. During inspections, all units will have their faucets, aerators and showerheads inspected to ensure that they are the ones that were installed by Honeywell as part of the Energy Performance Contract implemented a few years ago. If they are not the ones originally installed, we will replace them with the proper ones. Pipe insulations are also going to be installed where needed. As you can see, the Authority is really trying to cut energy costs and save money.

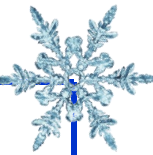


Residents and staff should also contribute to this effort by making sure when leaving a room, office or unit that lights are turned off, report water leaks, report any lights that are out or on all the time and make sure that AC units are properly installed. The money we save through these efforts can be used to make changes and upgrades in common area and units. Let's work together to make "Our Housing Authority" a better place to live and work.



Best Regards, Juaquin Padilla, Deputy Director of Maintenance

DIRECTOR OF FIELD OPERATION's Corner—Brenda M. Gray



I wish everyone a happy and healthy New Year!

2014 has been a very busy year for the housing authority. Most sites have had the "Food Pantry" service the residents, a Smoke Free Policy approved by the resident council and the housing authority's commissioners, the afterschool program is available to all housing residents between the ages of 7-13, Schoolhouse Terrace construction is moving along quickly, the residents of 10 & 11 Cottage Place Gardens have all been relocated, the housing authority has taken possession of 172 Warburton Ave. Some of our seniors went to Radio City Music Hall to see the Christmas Show. HBO has been at several sites shooting the HBO series "SHOW ME A HERO", which will be airing in the spring.

Most important is that the housing authority has been approved for the Rental Assistance Demonstration Program (RAD). RAD is an initiative of the Department of Housing and Urban Development (HUD) and many stakeholders that seek to preserve public, and other HUD-assisted housing, by providing owners and Public Housing Agencies (PHAs) with access to additional funding to make needed physical improvements to properties. This program will require a lot of work for us; residents and staff. So, please look forward to additional resident meetings, inspections and construction.

-Brenda M. Gray

The Municipal Housing Authority for the City of Yonkers (MHACY) goal is to provide decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for its participants.

"Providing affordable housing is just half of the solution. The other is that of helping Residents to self-actualize"

A Note to the Residents from the Executive Director

This is the first Newsletter of 2015, so let me start by wishing everyone a wonderful New Year. I hope your holidays were safe and enjoyable. 2015 will be a very eventful year. Let me tell you about some of the things that will happen this year.

The Authority is implementing its smoke free policy as of January 1st. In consultation with and the unanimous support of the resident council leaders, smoking is prohibited inside of all MHACY buildings including apartments. Smoking is allowed in designated areas outside or at least twenty-five (25) feet from the buildings. This policy has been implemented for various reasons. Obviously there is a health issue. We do not want our residents, especially our young people and elderly residents afflicted with breathing challenges to be subject to second hand smoke. Further, the number one request to our Accommodations Committee has been from residents requesting a transfer so as not to be near a smoker. If we are successful in creating a smoke free environment, all of our residents will be healthier for it. In addition to the prohibition, we are working with Putnam, Orange, Westchester and Rockland Counties Against Tobacco (POWR) to provide free programs to help those who wish to stop smoking. I urge all of you to help us eliminate smoking in MHACY.

There are now three different active construction projects. Schoolhouse Terrace, a 120 unit mixed-finance project with one fifty (50) unit senior building and one seventy (70) unit family building on Ashburton Avenue, is nearing completion. We hope that it will be ready for occupancy in February and fully occupied by mid-April. Grant Park II is a fifty-six (56) unit complex of stacked townhouses in the center of the former Mulford Gardens. Originally, completion was planned for late September/October, but the contractor is making great progress, and if the weather holds, could finish construction during the summer. Lastly, we have just begun the demolition of buildings 10 and 11 in Cottage Place Gardens to make room for a new fifty-one (51) unit family building presently known as 188 Warburton Avenue. We are projecting completing construction for this building by the end of 2015. All together, there are 227 units in construction at a total development cost in excess of \$100,000,000. We expect that many of the residents in Cottage, not in buildings 10 and 11, will elect to move into Schoolhouse Terrace this spring and later into Grant Park II or 188 Warburton Avenue leaving many vacancies in Cottage. At that time we will have to consolidate the residents staying at Cottage into selected buildings.

Congress enacted and the President signed the Budget Act for 2015. While the bill did not provide additional funding for the public housing program, it did expand the cap on the Rental Assistance Demonstration Program (RAD). We applied for the program in October 2013 which means that our application will almost certainly be approved. We submitted a two phase proposal. Phase one includes Schlobohm, Curran Court, Martinelli Manor, Hall Homes and the Townhouses. If approved, it means that these properties will be removed from the public housing program so that we can pursue non-HUD sources of funding to make major capital improvements. For the first time, we will be able to apply for low-income housing tax credits and conventional financing through mortgages. The time line for moving forward with RAD is quite short. We only have six months to design a funding plan and another six months to actually obtain the funds. The Authority will be scheduling resident meetings at the affected sites for late January. Please plan on attending and participating. This may be the only opportunity the Authority has to upgrade these developments and it is important that you have a say in what work will be done.



Joseph Shuldiner



News from AMP III – Walsh & Kristensen Homes

[All Sites](#)

What's New

Don't forget to pick up your free laundry card (loaded with \$5) in the Management Office.



- read the directions on how to use the new machines.
- do not leave your clothes unattended.
- refrain from loitering in the laundry room.
- do not dispose of household garbage in the laundry room trash receptacle.



Old



New & Improved!!



Members of the Groundwork Green Team and Green Corps



**See something,
Say something!**

Police – (914) 377-7900
(non-emergency)
Security – (914) 793-8483
Emergencies – **911**

Dates to remember

*Upcoming Food Pantry Distribution

Every 4th Wednesday

January 28

February 25

March 25

75 Walsh Road
Community Room

1:00 pm – 3:00 pm

*(for those registered residents only)



Brenda Cortes
Service Coordinator
57 Walsh Rd #LB
(914) 920-5003

Join in on the informative monthly groups



Congratulations to
Nelson De La Rosa of Walsh Road
on his US citizenship.

LOOKING BACK AT 2014

ARCHIEVEMENTS:



- CONGRATULATIONS TO CRYSTAL ESTRADA ON HER SON, **ANTHONY'S** GRADUATION FROM COLLEGE. *FELICIDADES A CRYSTAL ESTRADA POR LA GRADUACION DE SU HIJO ANTHONY QUIEN SE GRADUO DE LA UNIVERSIDAD*
- **VALERIE MARSHALL** RECEIVED A BACHELOR OF BUSINESS ADMINISTRATION IN HOSPITALITY MANAGEMENT. *LA SENORA VALERIE MARSHALL RECIBIO UN BACHILLERATO EN ADMINISTRACION DE EMPRESAS*
- **VIANNERIS PIZARRO** GRADUATED FROM HIGH SCHOOL AND IS PLANNING ON GOING AWAY TO COLLEGE. *VIANEERIS PIZARRO SE GRADUO DE LA ESCUELA SECUNDARIA Y ESTA APLICANDO PARA ASISTIR A LA UNIVERSIDAD*
- **CLARITZA J. POLLARD AND SCARLEN PLASENCIO** FOR RECEIVING THE CERTIFICATE FOR THE EARLY CHILDHOOD EDUCATION AND TRAINING PROGRAM *CLARITZA J POLLARD Y SCARLEN PLASENCIO RECIBIERON CERTIFICADOS POR EL ENTRENAMIENTO PARA EL CUIDADO DE NIÑOS*



Crystal and Anthony

S WE HAVE COME A LONG WAY, OUR BUILDINGS ARE LOOKING CLEANER AND SAFER! THANK YOU TO THE MAINTENANCE CREW AND THE RESIDENTS FOR DOING ALL THEY CAN. *NUESTROS EDIFICIOS ESTAN MAS LIMPIOS Y MAS SEGUROS, GRACIAS A LOS MUCHACHOS DE MANTENIMIENTO Y A LOS RESIDENTES POR HACER LO QUE PUEDEN*

c THE MINI SERIES "SHOW ME A HERO" FILMED WITHIN OUR CITY AND OUR NEIGHBORHOODS WILL SOON AIR, DON'T FORGET TO WATCH IT YOU MIGHT SEE YOURSELF IN IT. THANK YOU TO ALL WHO TOOK PART IN IT; INCLUDING MADISON SECURITY FOR KEEPING THE ORDER ONCE AGAIN. *LA MINI SERIE "DEMUESTRAME UN HEROE" FILMADA EN NUESTRA CIUDAD Y NUESTROS EDIFICIOS PRONTO SALDRA AL AIRE, NO SE LES OLVIDE VERLA A LO MEJOR USTED SALE EN LA PELICULA. GRACIAS A TODOS LOS QUE TOMARON PARTE; INCLUYENDO A LA SEGURIDAD DE MADISON POR MANTENER EL ORDEN COMO SIEMPRE.*

h THANK YOU TO ALL RESIDENTS WHO PARTICIPATED AT THE CHRISTMAS PARTY. WE HAD A BLAST! THE FOOD WAS DELICIOUS, THE DESSERT WAS MAGNIFICENT AND MOST OF ALL, THE CHILDREN HAD FUN. *GRACIAS A TODOS LOS RESIDENTES QUIENES PARTICIPARON EN LA FIESTA DE NAVIDAD. LA COMIDA ESTUVO DELICIOSA, LOS POSTRES ESTUVIERON MAGNIFICOS Y LO MAS IMPORTANTE LOS NIÑOS SE DIVIRTIERON MUCHISIMO.*

l THANK YOU TO KEYS TO ABUNDANT LIFE FOR THE WONDERFUL LEARNING EXPERIENCE OUR CHILDREN GAIN EVERYTIME THEY ATTEND THE PROGRAM. *GRACIAS AL PROGRAMA DESPUES DE LA ESCUELA KEYS TO ABUNDANT LIFE POR TODAS LAS EXPERIENCIAS QUE NUESTROS NIÑOS GANAN CADA VEZ QUE ASISTEN AL PROGRAMA*

o THANK YOU TO THE ROSS PROGRAM FOR HELPING THE RESIDENTS BECOME SELF SUFFICIENT. *GRACIAS AL PROGRAMA DE ROSS POR AYUDAR A LOS RESIDENTES PARA QUE DEPENDAN DE ELLOS MISMOS.*

LOOKING TOWARDS 2015 MIRANDO HACIA EL 2015

b PLEASE SUBMIT YOUR PHONE NUMBER TO THE OFFICE; SOON ALL BUILDING DOORS WILL BE LOCKED. *POR FAVOR DE SU NUMERO DE TELEFONO A LA OFICINA; PRONTO TODAS LAS PUERTAS DE LOS EDIFICIOS ESTARAN CERRADAS.*

o DON'T FORGET TO PICK UP YOUR NEW KEY FOB FROM BUILDING 8. *NO SE LE OLVIDE RECOJER SU NUEVA LLAVE EN EL EDIFICIO 8*

l WE NOW HAVE NEW WASHING MACHINES AND DRYERS. IF YOU DID NOT GET YOUR FREE CARD WITH \$5.00, PLEASE STOP BY THE OFFICE IN BUILDING 8. *TENEMOS NUEVAS MAQUINAS DE LAVAR, DIFERENTES TAMANOS, EXCELENTES CALIDAD. SI NO HA RECIBIDO SU NUEVA TARJETA CON \$5.00 POR FAVOR RECOJERLA EN EL EDIFICIO 8*

m *EFFECTIVE 1/1/2015.*

THERE IS NO SMOKING ALLOWED IN ANY OF THE BUILDINGS. DESIGNATED AREAS WILL BE ASSIGNED FOR THOSE WHO SMOKE. IF YOU WOULD LIKE TO QUIT, PLEASE LET US KNOW. *EFFECTIVO 1/1/2015 NO SE PODRA FUMAR EN NINGUN EDIFICIO, TENDREMOS AREAS DESIGNADAS PARA AQUELLOS QUE FUMAN. SI USTED QUIERE DEJAR DE FUMAR POR FAVOR DEJENOS SABER.*

IMPORTANT NUMBERS: NUMEROS IMPORTANTES

MADISON SECURITY (FRONT BOOTH) (914) 793-8483
(SEGURIDAD-AL FRENTE): (914) 793-8483
MADISON BACK GATE: (914) 964-0410
SEGURIDAD -DE ATRAS: (914) 964-0410

POLICE NON-EMERGENCY: (914) 377-7900
POLICIA NO EMERGENCIA: (914) 377-7900
WORK CENTER: (914) 793-8707
CENTRO DEL TRABAJO: (914) 793-8707

CHARGES CARGOS

SMOKE DETECTORS \$30.00
TOP LOCK \$95.00
BOTTOM LOCK \$75.00
TOP & BOTTOM \$170.00
MAILBOX \$55.00
ALL THREE \$225.27

DETECTOR DE HUMO \$30.00
CERRADURA DE ARRIBA \$95.00
CERRADURA DE ABAJO \$75.00
LAS DOS ARRIBA Y ABAJO \$170.00
BUZON \$55.00
LAS TRES \$225.27

******FROM ALL OF US AT SCHLOBOHM WE WISH YOU A HAPPY NEW YEAR AND HOPE THAT 2015 BRINGS YOU ALL THE HAPPINESS AND HEALTH YOU DESERVE, FROM OUR HEARTS TO YOURS...**

Christmas at Schlobohm



The Christmas Party at Troy Manor



Preventing Black Mold

A black mold problem is something everyone should sit-up and take notice of and know how to fight. According to the Center for Disease Control, there are a couple of preventative measures you can take to prevent black mold infestation. The measures include; decrease in humidity in your home, by opening windows and doors of the bathrooms, checking for adequate ventilation inside the home with close attention to the kitchen and bathroom, usage of mild black mold removal products as part of your everyday cleaning regime and avoidance of carpet usage in the bathroom.

Removing Black Mold

Before you start contemplating the process of black mold removal, you need to pinpoint the exact extent of the problem. The majority of infested areas will usually be rather small due to the fact that it may be the result of a small plumbing problem or water leak. Your logic may tell you to treat it with a bleach solution. This is actually not what you want to do, as bleach is often mixed with water, which is exactly what mold thrives on. After thoroughly drying the affected area you can treat it with a non toxic household cleaner, like vinegar and baking soda mixture or rubbing alcohol, but don't use bleach.

Removing black mold in a natural or non-toxic way will certainly have loads of benefits you never thought of. Cleaning black mold without the use of strong chemicals and products containing all kinds of acids, can achieve unbelievably eco-friendly and effective mold removal. Campaigns such as the going green campaign has resulted in safer and more effective cleaning methods. Via green cleaning and living, you'll clean your environment and home while maintaining its beauty and functionality while not imposing any or further damage to your health as well as that of the planet.

It's thus of utmost importance for you to clean your home or remove black mold in the most natural way you possibly can. Steer clear from toxic cleaning products and rather consider those manufactured from organic materials. As mentioned before, black mold in itself is already extremely harmful to your entire family's health. You should really try not to add more worries and troubles to the load, by using cleaning products that are jam packed with chemicals or toxic. There is no better time than now to turn things round for the better. So why not start by just removing black mold in a non-toxic or chemical-free way?

Should your mold problem be of internal nature for example on insulation or a rug, the viable solution will be to remove the item completely and replace. Any infested area in excess of 2ft is regarded as heavily infested and professional help should be called in as soon as possible. Any shape or form of mold problem resulting from flooding should be referred to the Work Center to avoid any possible health problems.





Flynn Manor Holiday Celebration



KRIS KRISTENSEN CHRISTMAS CELEBRATION

Curran Court Children's Choir

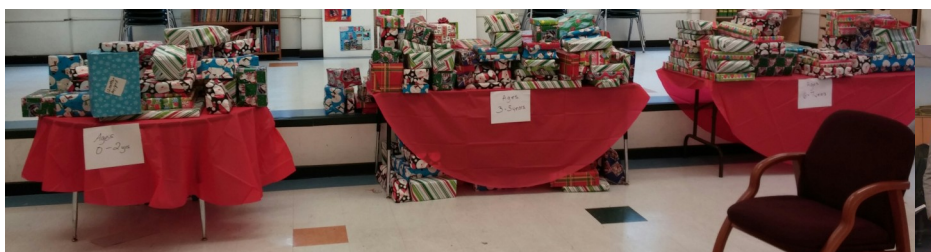


YWCA'S ANNUAL CHRISTMAS FESTIVAL

The YWCA of Yonkers convened its annual Christmas Festival on Saturday, December 20th. Roughly 200 families danced and sang to a DJ; enjoyed pizza, popcorn and cotton candy; completed arts and crafts projects; jumped in a Bouncy Castle; and won prizes at carnival games. Most exciting was the appearance of Santa, who flew in from the North Pole to hand out toys to happy children!

We are so thankful to the Yonkers Municipal Housing Authority for donating over 40 gifts to the YWCA. Your generosity and compassion allowed local children to enjoy a happy and fun-filled holiday!

Merry Christmas and happy holidays from the YWCA to our friends at the Yonkers Municipal Housing Authority!





THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS
ADMINISTRATION OFFICE
1511 CENTRAL PARK AVENUE, P.O. BOX 35
YONKERS, NEW YORK 10710
TEL: (914)793-8400

Electronic Passes-Key FOB Policy

- Electronic Passes-Key Fobs are non-transferable and are to be used only by the persons they are assigned to.
- Electronic Passes-Key Fobs Form must be completed and signed by Head of Household.
- Enter Electronic Passes-Key Fobs ID# on Form
- Lost, stolen, damaged or misplaced Key Fobs must be reported to Management office immediately.
- Initial Key Fobs will be free of charge **only** to Household members 16 years old and older.
- There will be a **\$25.00** charge for the replacement of a damaged, lost, misplaced or stolen key fob.
- Deactivate any damaged, lost, misplaced or stolen key fob.
- ***There will be a **\$25.00** charge for any additional Key Fob request by the Head of Household for Approved Reasonable Accommodations only.
Reasonable Accommodations – Single Household Wheelchair Bound Resident, Single Household Bedridden Residents or approved by Reasonable Accommodations Committee. The additional Key Fob holder must provide a government identification and copy must be maintained in the resident's file.
- Resident must complete **Electronic Passes-Key Fob Reasonable Accommodation Form**
- Please provide a tutorial to all residents when distributing Electronic Passes-Key Fobs
- Misuse of Electronic Passes-Key Fobs by non-Resident can be revoked
- Misuse of Electronic Passes-Key Fob by Residents can be cause for Termination of Lease
- All Electronic Passes-Key Fobs must be returned upon vacating.



Fax: Section 8 Dept/Public Housing: (914) 793-9117 Fax: Purchasing/Maintenance (914) 337-2880

The **ROSS (Resident Opportunities and Self Sufficiency) Program** is available to provide services to the elderly and disabled residents of Municipal Housing Authority for the City of Yonkers. (El programa de ROSS (oportunidades para residentes y la libre suficiencia) es disponible para prestar servicios a personas de edad avanzada y los discapacitados residentes de Municipal Housing Authority of the City of Yonkers.)

The ROSS Service Coordinators can assist you with a variety of services including but not limited to: (La coordinadora de servicios de ROSS le puede ayudar a usted con una gran variedad de servicios incluyendo pero no limitado a):

- | | | |
|-------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Homecare | <input checked="" type="checkbox"/> Advocacy | <input checked="" type="checkbox"/> Atención domiciliaria |
| <input checked="" type="checkbox"/> English/Spanish Translation | <input checked="" type="checkbox"/> Referrals | <input checked="" type="checkbox"/> Inglés/Español Traducción |
| <input checked="" type="checkbox"/> Food Stamps | <input checked="" type="checkbox"/> Medicaid | <input checked="" type="checkbox"/> Cupones de Alimentos |
| <input checked="" type="checkbox"/> Personal Enrichment workshops | | <input checked="" type="checkbox"/> Talleres de enriquecimiento personal |
| <input checked="" type="checkbox"/> SSI | | <input checked="" type="checkbox"/> Promoción |
| | | <input checked="" type="checkbox"/> Referencias |

Please contact one of our Service Coordinators for further information (Por favor, póngase en contacto con uno de nuestros coordinadores de servicios para obtener más Información):

Brenda Cortes- (914) 920-5003
57 Walsh Rd

(Replaces Isa Santiago)

Angeli Pimentel- (914) 793-8512
200 Willow Street

Janie Cortez (914) 226-8225
10 Kenmore Street (rear)

Kadisha Thompson- (914) 268-0608
4 Curran Court



MHACY Seniors' Corner

The seniors at Cottage Place Gardens Graduated from their Healthy Cooking Classes and enjoyed a Healthy Nutritious Dinner.



Kris Kristensen Birthday Celebration



Seniors from Walsh & Kristensen Homes enjoy a luncheon



'Your Dwelling Lease Clause'

5. CHARGES FOR UTILITIES AND SPECIAL SERVICES:

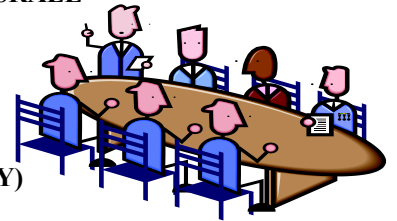
E. Parking Charges: The Resident may be assigned a parking space by the MHACY if the Resident has a valid driver's license, insurance and current vehicle registration in the Resident's own name. Spaces are limited to one (1) per family and are assigned on a first-come, first-serve basis. The fee for said parking space is \$20.00 per month except if the owner of the registered vehicle is 62 years old or older, in which event the fee for the parking space is \$15.00 per month. If the Resident fails to pay his/her parking fee after the 7th calendar day of the month or the 5th business day, whichever is first, then the MHACY shall issue the Resident a demand that the parking fee be paid within five (5) days, and in the event the Resident fails to pay the parking fee within the five (5) day period, the MHACY shall revoke the Resident's parking permit and assign the space to another Resident. All notices sent to the Resident pursuant to this paragraph are subject to the MHACY's Grievance Procedure, annexed hereto as Appendix A.

**RESERVED
PARKING**

MHACY RESIDENT COUNCILS

THE 2014-2016 RESIDENT COUNCIL REPRESENTATIVES FOR YOUR HOUSING SITE ARE:

<u>HALL HOMES</u>	CAROLYN ARROYO, MARISEL FONTAN
<u>LOEHR COURT HOMES</u>	ROSENDO FIGUEROA
<u>SCHOLBOHM HOUSES</u>	ELIZABETH OWENS
<u>WALSH ROAD</u>	MARGARET (PEGGY) JAMES, GREGORY WATKINS, MEREDA KING
<u>CALCAGNO HOMES</u>	PHYLLIS HARRISON
<u>CURRAN COURT</u>	AMELIA PUPCHYK, ANNE PRESTAMO, GUITTA NACOV
<u>KRIS KRISTENSEN</u>	AMERICO VEGA, SARAH HAUGHTON, BETTY ISRAEL
<u>FLYNN MANOR</u>	FRANK BELTRAN, DORA PAULINO
<u>COTTAGE PLACE GARDENS</u>	ALVIN WALDEN
<u>MARTINELLI MANOR</u>	ANABEL MOLLE
<u>TROY MANOR</u>	(NO REPRESENTATION)
<u>SCATTERED HOUSES</u>	LEONA NELSON
<u>SENIOR SITE COMMISSIONER TO THE BOARD</u>	LAWRENCE SANSONE (LARRY)
<u>FAMILY SITE COMMISSIONER TO THE BOARD</u>	MAXINE BATTLE



RESPONSIBILITIES OF COMMISSIONERS:

HUD requires the **Commissioners** to develop policy and monitor and establish controls for providing safe and sanitary housing to the residents. **Commissioners** have the ultimate responsibility for Public Housing Authority (PHA) operations including: Approving Bylaws, Resolutions, Policies and Procedures. Hiring and evaluating a qualified Executive Director. Establishing and adopting PHA policies such as: Personnel, Grievance, Procurement, Disposition, Admissions, Continued Occupancy, Section 8 Administration Plans, Leases, Rent Collection, etc. Reviewing and monitoring budgets and other financial documents to ensure expenditures are in compliance with federal and local laws and other requirements. Approving policies and procedures for internal and external monitoring controls. Approving policies and procedures to detect and prevent program fraud, waste, mismanagement and abuse. Ensuring that the PHA is acting legally and with integrity in its daily operations. To observe the chain of command and act collectively to avoid situations where commissioners appear to be managers instead of policy makers. Prevent conflicts of interest as defined in state law and the ACC. Avoid the appearance of conflicts of interest.. Attend Monthly Board Meetings at the Central Avenue Office.

RESPONSIBILITIES OF RESIDENT COUNCIL:

Resident Council Officers for MHACY represent the best interest and concerns of the residents in their communities (sites). In addition to organizing events and activities which promote the well-being of residents, officers are expected to do the following: Recommend solutions to concerns and problems, to organizations and agencies for implementation that promote the general welfare and desirable living conditions of the residents of MHACY. Ensure that conditions within the communities provide Residents maximum enjoyment of their apartment (unit) and neighborhood. Work in partnership with the Housing Manager, Maintenance and support Staff, and Support Agencies (both public and private) to solve individual, family, neighborhood, and MHACY problems. Encourage active Resident participation in community activities. Provide the Residents of MHACY with information pertaining to their rights, privileges and responsibilities under the existing laws governing Resident relations with MHACY. Attend Monthly Resident Advisory Board (RAB Meetings at the Central Avenue Office.)

Attend the MHACY Board Of Directors Meetings

The MHACY Board Members would like to invite you to their monthly board meetings.

It's your right to know what is discussed at the meetings.

The meetings are usually the 2nd Tuesday of the month. Please contact MaryAnn Thomas for the next Board Meeting at (914) 793-8400 ext 111

CONGRATULATIONS



The daughter of Maria Batista of 1157 Central Park Avenue, **Anais Gomez** was accepted to New York University (NYU) for Fall 2014 where she will be studying Law. Congrats Anais!!!

In the Fall of 2014, **Destiny Odom of Hall Homes** had surgery to remove throat cancer and underwent weeks of chemotherapy. She is still recovering but she is as sweet as ever. Destiny and her mom Kenia are very active in their site and are often seen helping the resident coordinator Ms. Janie Cortez with anything she needs. Please keep Destiny and her family in your prayers for a full and speedy recovery!



KEYS/MHACY AFTERSCHOOL PROGRAM

SEPTEMBER Open enrollment for the afterschool began the last week of September for school age students at MHACY. We now offer service to a total of approximately 50 students at Cottage Gardens, Calcagno and Schlobohm. Our service offers homework help and enrichment activities. The YMCA supports the program by offering hot meals for the afterschool program. Sarah Lawrence College also supports the program with volunteers offering a theatrical experience; including improvisational activities and team building. The days and hours of operation are: Monday – Wednesday 3:30 pm - 6:30 pm.

OCTOBER We celebrated with a Halloween party; the afterschool students had an opportunity to showcase their Halloween costumes. Refreshments were served and there was even a pumpkin carving contest. Each site presented their best carved pumpkin. 1st place went to Cottage Gardens, Schlobohm and Calcagno placed 2nd and 3rd respectively.

NOVEMBER During the week of Thanksgiving, each site reached out to the students and parents to join together for an evening of thanks, celebrating Thanksgiving. Families contributed to a feast for the children, parents and staff.

DECEMBER Variety, the children's charity, invited students from the Keys/MHACY After School Program to attend their annual Holiday party. Children were treated to a feature film followed by lunch, various refreshments, games and face painting. The day was capped off with a gift bag of holiday presents for the children.

On December 13th, the YMCA hosted a Christmas party for all children of the community that featured a bouncy house, Santa Claus and a gift distribution. Keys/MHACY After School Programs had a Christmas Party including all three sites on December 23rd. Each site also had a Secret Santa gift exchange.

In the New Year due to our partnership with YCAP and the YMCA, additional days of service and curriculum will be added to the after-school programs.

We wish everyone a Healthy, Happy New Year! - **Keys to Abundant Life Staff**



Keys to Abundant Life, Inc is the name of the After School Program at Cottage Place Gardens. The program is up and running and needs your children to participate. Homework help, Academics and enrichment activities

**Open Monday~Tuesday~Wednesday
3:30pm-6:30pm**

Come in to register. See Kim @ Cottage Build 8, 914-793-8453

Happy New Year to all of our residents.

Wreaths were placed on the front of each building door to decorate the buildings for the season and in anticipation of the New Year. May the year 2015 be a prosperous and healthy year for all of us!



Making health a priority in schools and communities

The Municipal Housing Authority for the City Yonkers in order to promote the safety, security and well-being of all MHACY residents, employees and other persons who have a legitimate purpose on MHACY property have implemented a Bar-Out Policy and list. Drug dealing, gang-related activities, disorderly and/or lewd conduct, and/or violent criminal activities all have a profoundly negative impact on public safety and the quality of life in MHACY housing. The enactment of this bar-out policy enables MHACY to deny non-residents who have engaged in such serious criminal conduct access to MHACY property.

The following is a list of individuals that are on the Bar-Out from ALL MHACY properties:

MHACY BAR OUT LIST as of January 2015								
Last Name	First Name	Expiration Date	Last Name	First Name	Expiration Date	Last Name	First Name	Expiration Date
Alford	Shakeyma T	9/10/2015	Hall	Tyrone	7/1/2022	Mosqueda	Alberto	4/17/2015
Areizaga	Samuel	1/29/2016	Hammonds	Anthony	1/29/2016	Norwood	Joel	9/1/2015
Bailey	Calvin	7/1/2022	Henderson	Michael	5/1/2024	Ortega	Angel	7/2/2016
Barnett	Andrew	LIFE	Hines	Leanell	5/1/2024	Pabon	Isaiah	1/29/2016
Benjamin	Patrick	1/29/2016	Hines	William	7/1/2016	Parker	Kevin A.	11/26/2022
Calhoun	Allahjuan	10/31/2023	Hodges	Dawone	7/1/2022	Pedrow	Kevin L.	4/17/2023
Cardwell	Joel O	1/25/2017	Irizarry	Mequan	10/31/2015	Pettiford	Victor	1/8/2016
Cepeda	Jeremy	9/10/2015	Ismail	Joshua	6/21/2015	Pierce	Robert	6/21/2015
Cokley	Laquay	6/21/2021	Jackson	Broderick	9/10/2015	Pilgrim	Universal	1/29/2016
Cooper	Demetrius	4/17/2018	Jackson	Eddie	11/26/2022	Polanco	Miguel	5/15/2015
Cornejo	Bello	7/2/2022	Jackson	Nagil	9/2/2015	Quintana-Cruz	Harry	7/1/2022
Crews	Shanea	1/29/2016	James	Timothy	7/2/2016	Ramirez	Alfredo	4/17/2015
Crump	Robert L.	4/17/2015	Jennings	Jamaal	4/17/2015	Reyes	Heriberto	3/19/2016
Cruz	Jose	7/1/2022	Jones	Andre	1/25/2021	Rivera	Ramon	6/21/2021
Custis, Jr.	Wayne L.	9/2/2022	Jones	Mark	6/19/2022	Rodriguez	Manuel	6/21/2025
David	Mark	7/1/2022	Kidd	Darnell	1/8/2016	Schenk	Lisa	10/31/2015
DeJesus	Alfredo	4/17/2023	Lamarre	Jean	9/10/2015	Scott	Sidney	7/2/2018
DeLoatch	Eric	4/17/2015	Lathan	Clarence	1/19/2019	Shortt	Schane	9/10/2015
Edmonds	Clayton	6/21/2015	Lockhart	Eric	7/1/2022	Simmons	Eugene	11/26/2022
Emery	Tyrone	6/21/2023	Long	Stefan	1/29/2016	Simmons	Franswa	9/10/2023
Fakhoury	Charles	1/29/2016	Lopez	Juan	9/2/2020	Sims	Russell	9/10/2015
Fields	Desiv	10/31/2021	Lucas	Antonio	1/25/2021	Suero	Jozue	3/14/2021
Flores	Modesto	9/10/2015	Markell	Dennis	1/29/2016	Tabb	Coy	9/10/2015
Francis	Kim	6/21/2015	Mateo	Franklin	4/17/2015	Tarleton	Frank	4/17/2023
Garcia	Edwin	11/26/2022	McCallister	Trayvon	1/29/2016	Tilford	John	9/2/2020
Garnett	Nakia	5/1/2024	McCray	Johnny J.	6/21/2023	Vasquez	Mefis	9/10/2015
Gibbs	Steven E.	12/12/2016	McDonald	David R.	9/10/2015	Velez	Christopher	11/26/2017
Gidney	Damon	1/25/2017	McDowell	Donald	7/2/2022	Villain	Joshua	7/1/2022
Gilham	Floyd	9/10/2015	McDowell	Tylique	10/31/2017	Vilsaint	Joshua S.	1/29/2016
Greene	Dashaun	1/29/2016	McGill	Chike	7/21/2019	Weaver	Shawn	7/2/2022
Guzman	Jamie	1/16/2019	Mills	Jonathan	7/1/2022	White	Dennis	4/17/2015
Hackett	Robert	10/31/2015	Mims	Paris	6/21/2015	Williams	Gregory	7/1/2022
			Mitchell	Ryan	9/10/2015	Wiltshire	Divine	3/14/2021



MHACY RESIDENT NEWSLETTER

A SUGGESTION BOX WILL BE LOCATED IN EACH MANAGEMENT OFFICE FOR RESIDENTS

**Municipal Housing Authority
for the City of Yonkers**
1511 Central Park Avenue P.O. Box 39
Yonkers, New York 10710
Phone:# (914) 793-8400
Fax # (914) 793-9117
TDD/TPPY # (800) 545-1833 ext.766
Email: publichousing@mhacy.org
Website: www.mhacy.org

**MHACY HAS GONE GREEN WITH
AUTOMATIC RENT PAYMENTS**
See your site manager



MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS

RESOLUTION 7 OF 2010

A RESOLUTION OF THE BOARD OF COMMISSIONERS,
REISSUING ITS RISK CONTROL POLICY AND REASSERTING ITS
COMMITMENT TO RISK CONTROL AND THE SAFETY OF ITS
RESIDENTS AND STAFF

WHEREAS, the Municipal Housing Authority for the City of Yonkers (the "Authority"), a body politic and corporate duly organized and existing under the laws of the State of New York, owns and manages over 2000 public housing units in the City of Yonkers, and

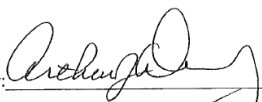
WHEREAS, the Authority has an existing risk control policy and a risk control plan that it reviews on a regular and ongoing basis, and

WHEREAS, the Authority is absolutely committed to maximize the safety of its residents and staff and firmly supports the concepts of risk control and safety planning, including but not limited to maintaining a risk control committee that meets several times a year to review all safety issues, training the staff on good management and maintenance, inspecting all exterior and interior locations on a regular basis, addressing trouble spots in a timely manner and reinforcing the importance of safety to both the residents and staff,

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Commissioners of the Municipal Housing Authority for the City of Yonkers that the Authority again re-asserts its commitments to the risk control policy and plan and directs the Secretary/Director to ensure that all staff are aware of the policy and our commitment to it and to take all necessary steps to carry out its provisions.

ADOPTED AND APPROVED by the Board of Commissioners at its regularly scheduled meeting this 15th day of October, 2010.

[SEAL]

By: 
Printed Name: Arthur J. Doran Jr.
Title: Chairman

STAFF SITE LOCATIONS

TELEPHONE

Regular Office Hours 8:30am-4:00pm

Wm. A Schlobohm Houses (Schroeder Street)

Mio Feliz -Site Manager _____ 793-8430
LaChonne Clark- Assist. Site Manager _____ 793-8443
Crystal Estrada _____ 793-8442
Security _____ **793-8483**

Calcagno Homes (School Street)

Lakisha Collins - Site Manager _____ 793-8452
Shannon Stewart _____ 793-8451
Security _____ **793-8445**

Cottage Place Gardens

Angela Hemmings--Site Manager _____ 793-8491
Kelly Morton _____ 793-8495
Security _____ **793-8445**

Walsh Road Homes/Kris Kristensen (Seymour Street)

Timothy Terry -Site Manager _____ 793-8471
Christina Morales _____ 793-8787
Security _____ **793-8483**

Flynn Manor/Loehr Court (Western Ave)

Monsignor Troy Manor (Willow St)

Lakisha Collins -Site Manager _____ 793-8480
Annemarie Bowling _____ 793-8425
Security _____ **968-0680**

Curran Court Homes/Martinelli Manor (Palmer Road)

Donna Adams - Site Manager _____ 793-8421
Janneyn Poccia-Assist. Site Manager _____ 793-8431
Security _____ **793-8445**

James E. Hall Homes/Scattered Sites (Townhouses)

Donna Adams - Site Manager _____ 793-8433
Janneyn Poccia -Assist. Site Manager _____ 793-8432
Security _____ **793-8445**

Administration Office

Ebony Jefferson -Central Office Manager _____ 793-8400

Work Center

**Monday- Friday 8:30AM-4:30PM @
914 793-8707**

Emergencies Only Maintenance

Work Center

**Weekdays 4:30PM-8:30AM &
Weekends**

914 476-5800

MHACY's Attorney: Nicholas Leo — 423-0505



MHACY LEASING OFFICE

**Located at the rear of
10 Kenmore Street**

Paula Kubicek-Admission Manager _____ 793-8499
Audrey Diaz _____ 793-8497

YPD Anonymous tip line: (914) 377-TIPS
MHACY Central Office: (914)793-8400 ext. 150,151 or 143
Madison Security Dispatch (718) 239-0439
Schroeder Street Security (914) 793-8483
Calcagno (School St.) Security (914) 793-8445
Walsh Road Security (914) 793-8483
Flynn Manor Security (914) 968-0680