

MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS RESIDENT NEWSLETTER

WWW.MHACY.COM

October—December 2015



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

Hello to all MHACY Residents and Staff,

*Hope everyone had a safe and enjoyable summer. I would like to start by thanking all of our residents that took the time to beautify the sites by either being part of a clean-up or planting flowers. School and school buses are "back" which always brings more traffic. You will notice our family sites have school pick-up right outside the property, so let's work together to keep children safe by staying observant and slowing down. So far, the Farmer's Almanac is predicting that it's going to be a bad winter. Though we know utilities are necessary, conservation is our goal. If your air conditioner is not properly installed, call in a work ticket to have it either properly sealed or removed but do not call it in as a "no heat" complaint. Also, when you leave your apartment, make sure all lights and faucets are **off**. Do not leave washers or dryers running when not at home. If damage occurs as a result, you will be charged. Finally, what I consider is the most important item, smoke detectors and carbon monoxide detectors. During the HUD-mandated inspection, we found many of them with batteries removed. Please don't remove batteries!! Smoke detectors are for your safety, family members and guests. So, just look around at your family and possessions before removing batteries and think "what is more difficult", calling for a repair, opening the window when cooking or losing your belongings or a love one. Let's be safe.*



Best Regards, Juakin Padilla, Deputy Director of Maintenance

Autumn is Here!



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

Greetings to all!

There is so much going on at MHACY and as residents, you should want to find out firsthand about the events that are happening. There are many resident meetings being held at all the sites. You should make every effort to attend ALL your site meetings. These meetings are about programs available to you. Also, they are about your present and future living situation. Look for the meeting notices and hear all the latest stuff that is happening at MHACY and your site.

A significant item that is happening at MHACY is Rental Assistance Demonstration (RAD). RAD was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties and address the \$26 billion dollar nationwide backlog of deferred maintenance. RAD also gives owners of three HUD "legacy" programs (Rent Supplement-Public Housing, Rental Assistance Payment, and Section 8 Moderate Rehabilitation) the opportunity to enter into long-term contracts that facilitate the financing of improvements. (See page 8 for Five Things You Should Know About RAD Public Housing Conversions)

A special thank you to everyone that contributed to the Newsletter!

May you have a healthy and happy Holiday Season.

-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

I hope everyone has enjoyed a wonderful summer. The Authority has been incredibly busy primarily with its redevelopment efforts and its Rental Assistance Demonstration (RAD) initiative. But first I want to report on two other MHACY efforts.

All of the residents of 95-97 Walsh Avenue who were displaced by the collapse of the Croton Aqueduct retaining wall were permanently relocated by June. The final breakdown for the 101 households was: 35 went to other MHACY units, 36 used vouchers to live in privately owned housing, 24 moved to the new units in Schoolhouse Terrace and 6 went to other accommodations. The State of New York began repairing the wall in July and hopes to complete the work by the end of November. At that point, the building would have been vacant for over eight (8) months. It is our intention to try and perform a substantial rehabilitation of the building through the RAD program. We may perform similar work in the other Walsh buildings at the same time with residents in occupancy, or we may phase the work.

I do want to take this opportunity to thank the many staff and outside organizations that assisted us during this effort. I have had to be part of many relocation efforts in my career, but this one, considering it occurred without warning and involved elderly and disabled people was one of the smoothest. This was due to the efforts of our staff and friends and the good will of the residents themselves. Thank you.

We began enforcing our No Smoking Policy as of July 1st. The policy went into effect on January 1st, but enforcement was delayed until July to give everyone a chance to both get used to the new policy and to take advantage of the offer of free smoking cessation programs. This policy was approved by the Board of Commissioners last October after the resident council presidents unanimously approved it in September. This is an important step by the Authority. We fully understand the negative impact it has on some of our residents, especially lifelong smokers, but it has a much more positive effect on the vast majority of our residents who are non-smokers. And it is especially critical for the health and well being of our children and elderly and asthmatics of all ages. I hope that everyone will comply with the policy and be supportive of the Authority's efforts in this regard.

Our development efforts are really moving along. Schoolhouse Terrace with a seventy (70) family building and a fifty (50) unit senior building came on line in May and June. The two buildings are fully occupied. Another very exciting aspect of this development is that The College of New Rochelle has already begun holding pre-college and college courses at the site. These buildings are a fulfillment of our promise to build the new housing first and not relocate the entire development as we did at Mulford. Now a fifty-one (51) unit family building is under construction where buildings ten (10) and eleven (11) once stood. It should be completed in February with occupancy in March. Preference will be given to residents in buildings three (3), six (6) and seven (7). Shortly thereafter, we will begin the process of vacating those buildings as they will be the site of the next phase of the Cottage Gardens redevelopment project.

Later this month, the fifty-six (56) unit family building, Grant Park II at the former Mulford Gardens site will be completed. Lease up should begin in early October. When you take these three construction sites together, we will have produced two hundred twenty-seven (227) units of affordable housing all coming on line in the ten (10) months between May 2015 and March 2016. That is quite an accomplishment.

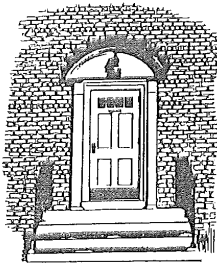
There has been much progress on our RAD efforts as well. We have finalized the first listing of work that needs to be performed at every site. This was done for the purpose of determining how much money would be necessary to upgrade each site. More importantly, we issued a Request For Qualifications (RFQ) for developer partners and received eleven (11) submissions. This is terrific, especially in view of the fact that when we issued a similar request three years ago, we only received one proposal. We have ranked the developers and are now reaching out to the higher ranked ones to tell us which developments interest them and what their approach will be. We will be meeting with each of the higher ranked developers in October and hope to have assigned developer partners for all of our sites except Cottage Gardens by the end of November, or certainly by the end of the year. If we can keep to this time line, then we should have financial plans for many of the sites by spring and submissions for low-income tax credits. It is possible that financing could be in place at one or two sites by late summer 2016 and the work can start shortly thereafter.

Please know that while change may appear scary, many of our properties cannot survive without a large infusion of capital funds. The building systems are aging and Congress is not providing sufficient funds to address our needs. The Authority and its Board of Commissioners remain committed to providing you the best possible housing we can. We will pursue every avenue to find additional money to improve your living conditions.



Joseph Shuldiner





THE MUNICIPAL HOUSING AUTHORITY
FOR THE CITY OF YONKERS

ADMINISTRATION OFFICE
1511 CENTRAL PARK AVENUE
P.O. BOX 35, YONKERS, N.Y. 10710
TEL.: (914) 793-8400
FAX: (914) 793-6916

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

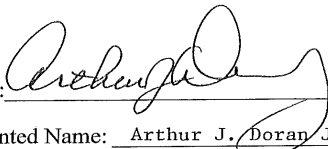
WHEREAS, the Authority has an existing risk control policy and a risk control plan
that it reviews on a regular and ongoing basis, and

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,

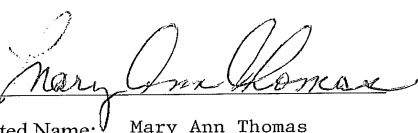
NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of
Commissioners of the Municipal Housing Authority for the City of Yonkers that the
Authority again re-asserts its commitments to the risk control policy and plan and directs
the Secretary/Director to ensure that all staff are aware of the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

ATTEST:

By: 
Printed Name: Mary Ann Thomas
Title: Assistant to Executive Director



The Yonkers Family YMCA is introducing a free program called the **BackPack Program**. Every other Friday, your child will bring home a bag of food. These foods will be delivered to the site where you live and are planned to provide your child with 6-8 weekend meals and snacks.. **We need 50 kids to participate from each site.** Please sign up for this program.

Return this slip to your site office as soon as possible :

We want to participate!

Child's name _____

Address _____

Telephone Number _____

Parent name (please print) _____

Parent signature: _____

Date: _____



BACKPACK FOR KIDS

**CHANGE
TODAY FOR
A HEALTHIER
FUTURE**



School Street / Calcagno Homes

The front doors to Buildings 55 & 80 School Street will be fixed this year. A new intercom system called the DoorKing, will be installed. Please make sure your phone numbers are correct in our system. Visit the management office and provide your name, building, apartment number and telephone number so that we can update our system. If you believe your number is correct in our system there is no need to verify that information.

The fobs that you have received will open the front doors. If you or your family member have lost your fob key, please make the necessary arrangements with the management office to replace it.

Helpful residents are needed to volunteer as Concierges. The signup sheet is available at the management office.



Volunteers are needed to plant flowers and beautify School Street. A signup sheet is in the management office.



Cottage received a face lift this summer. Apartments were rented after being vacant for months, buildings were painted and thoroughly cleaned.

Help us keep the buildings looking good by placing trash where it should go, not on the grounds or patios of the buildings. Water the plants in the planter, if you'd like to add flowers, let us know.

If you see something happening in your building that shouldn't, let us know.

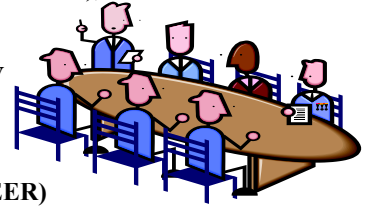
MHACY RESIDENT COUNCILS

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

HALL HOMES
LOEHR COURT HOMES
SCHOLBOHM HOUSES
WALSH ROAD

CALCAGNO HOMES
CURRAN COURT
KRIS KRISTENSEN
FLYNN MANOR
COTTAGE PLACE GARDENS
MARTINELLI MANOR
TROY MANOR
SCATTERED HOUSES

CAROLYN ARROYO
ROSENDO FIGUEROA
ELIZABETH OWENS, VICTOR MARIENA (VOLUNTEER)
MARGARET (PEGGY) JAMES, LOUISE SIMMONS (VOLUNTEER),
EMMILLE FOX (VOLUNTEER),
PHYLLIS HARRISON
AMELIA PUPCHYK, ANNE PRESTAMO, GUITTA NACOV
SARAH HAUGHTON, BETTY ISRAEL
FRANK BELTRAN, DORA PAULINO
ALVIN WALDEN, KIMBLEE WRIGHT (VOLUNTEER)
ANABEL MOLLE, MATTHEW PETIT-CLAIRE (VOLUNTEER)
(NO REPRESENTATION)
VANELLA MARTIN (VOLUNTEER)
CHANETTA GARNER (VOLUNTEER), MARISEL FONTAN (VOLUNTEER)
LAWRENCE (LARRY) SANSONE
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

Resident involvement is needed. Please consider joining the resident council. Elections are coming up in FALL 2016 and your voices and help will be greatly appreciated.



THE BOARD OF COMMISSIONERS & STAFF OF
THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS "MHACY"
WOULD LIKE TO CONGRATULATE & WISH



CAROLYN & IVAN ARROYO

OF MHACY

ALL THE BEST IN THEIR NEW HOME

A SPECIAL THANKS TO "HABITAT FOR HUMANITY" FOR ALL THEIR ASSISTANCE

"MHACY" PROUDLY HONORS AND SALUTES OUR VETERANS



Walk-A-Thon
Sunday, November 8th



Join us for our
Habitat Annual Fall Walk-
for-Homes

St. Augustine's Church, Larchmont Ave, Larchmont
Starting at 1:00 PM

Help us raise pledges and raise the roof for
our Annual Walk-A-Thon.

For more information:

Email: jim@habitatwc.org or

Call: 914-636-8335, ext. 106



CONGRATULATIONS!!!

Ms. Yordaliza Mena of 6-74 Schroeder Street
Graduated from Westchester College after
majoring in their Medical Assistant Program!
Good Work!!



The young men and women
of Hall Homes enjoyed an
outing to Rye Playland.

Dwanasia Hadley

August 20, 2015

Neighborhood Sports Program

My name is Dwanasia & I am 14 years old turning 15. This summer I had an amazing time. There were some great workers like Kiana, Devin, Maikiya. They were fun and they interacted with the kids a lot as they are supposed to do because that's their job. The best part of the camp was the trips Dorney Park & Splash Down. At Dorney Park I got on a ride I would've never thought to get on because I'm afraid of heights, but I had a lot of fun this year. I was just a little upset I wasn't able to work this year but hopefully next year I will be able to work with you guys.



From our children....

Tordan Russ
A 8/20/15

on My first day of camp we went to pelton Park and we played basketball and kick ball and football. Then the next day we went to bowling then we went to dorney park then Skating.

Niana Miller
Age 9 8/20/15

My experience at NSP Summer was good. My favorite trips was splashdown and Dorney Park. My favorite ride at Dorney Park was the Lazy River and the wave pool. In splashdown I liked the pool and the lazy river. At the end of the camp there's this day called family day. It was all the site in NSP like School Street and your family. It was so fun I got to dance with my friends like Mia, Hormonee, Jada, Toniae, and Janay. We did Lil Mon Anthem part 2 and Jada and Mia did a Ballet routine named Hollywood Ball. We also had school throughout the summer we had Ice cream Sundae that were tasty. We also had fried chicken and spaghetti that was prepared for us. My most favorite desserts was funnel cakes from dorney park and splashdown. I also got certificate from NSP for participating in their educational program. Plus I got to spend my summer with my nana and Jayama.

THANK YOU

Leslie Sanchez

My experience at NSP

This is my experience at NSP. One of my experiences is going bowling it was so much fun I remember getting a spare. I was so happy. Another thing is how nice and fun the staff are like Kiana, Marouce, Makai, Devin, and Mrs. Miriam. And the last thing was family day at pelton. I was so happy kids, parents could come. I love how the staff came up with family day, sadly my parents couldn't come but however I still had fun. This is my experience at NSP (Neighborhood Sports Plus).

NSP inc.

NSP Program Le'Nia Ponce

My summer year at NSP is

When I came to the Neighborhood Sports Plus Inc. I met Kiana and she was the best and loving staff. She is a pretty lady and I love her to the bottom of my heart. When I went to the trips they were splashdown, bowling, skating and to Dorney Park and they were so fun and the best part of Dorney Park was the waves in the wave pool and I think I am coming back and if I do I am coming for Kiana and Ms. Miriam. I love them so much.

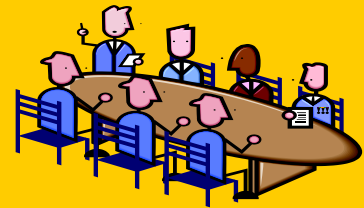
NSP / School Street Cheaters

Love
Le'Nia

Mr. Xavier Manuel resides with his mother Estebania Ramirez at 5-02 Schroeder St. and was selected by Planned Parenthood to give a speech at the Yonkers YWCA in August about cutting Funds for Planned Parenthood. As a young man, Mr. Manuel was knowledgeable of the benefits Planned Parenthood Programs provides for the people of his community.



**NEED TO KNOW WHAT HAPPENS AT YOUR SITE?
COME TO THE TENANT COUNCIL MEETINGS
EVERY MONTH TO FIND OUT WHAT GOES ON.**



FIVE THINGS YOU SHOULD KNOW ABOUT RAD PUBLIC HOUSING CONVERSIONS

1. RAD allows public housing agencies to **leverage public and private debt and equity in order to reinvest in the public housing stock**. This is critical given the 25.6 billion dollar backlog of public housing capital improvements.

2. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed. This ensures that the units remain **permanently affordable to low-income households**.

3. Residents continue to pay 30% of their income towards the rent and they **maintain the same basic rights** as they possess in the public housing program.

4. RAD **maintains the public stewardship** of the converted property through clear rules on ongoing ownership and use.

5. The RAD program **is cost-neutral and does not increase HUD's budget**. This program simply shifts units from the Public Housing program to the Section 8 program so that providers may leverage the private capital markets to make capital improvements.



**TAE KWON DO
CLASS AT MHACY**

Schlobohm

AS THE WINTER IS SOON APPROACHING, WE HAVE TO MAKE SURE ALL WINDOWS ARE COMPLETELY SEALED. IN ORDER TO KEEP THE APARTMENT WARM: PLEASE MAKE SURE YOU CALL THE WORK CENTER AT 914-793-8707 FOR ANY REPAIRS NEEDED IN THE UNIT.



PLEASE MAKE SURE THAT DURING ANY SNOW STORM YOU HAVE PLENTY CAN FOOD, WATER, MATCHES, FLASH LIGHT AND AN EMERGENCY KIT.

YA EL INVIERNO SE ESTA ACERCANDO, DEBEMOS DE ASEGURARNOS DE QUE LAS VENTANAS ESTEN COMPLETAMENTE SELLADAS, PARA QUE EL FRIO NO SE ENTRE, Y PODAMOS MANTENER EL APARTAMENTO CALIENTE. POR FAVOR ASEGURESE QUE LLAME AL CENTRO DEL TRABAJO PARA CUALQUIER ARREGLO EN EL APARTAMENTO AL (914) 793-8707

TAMBIEN ASEGURESE DE QUE TENGA SUFICIENTE COMIDA DE LATA EN CASO DE UNA TORMENTA DE NIEVE, AGUA, FOSFORO, LINTERNA, Y UN KIT DE EMERGENCIA COMO (CURITAS, ALGODON, ALCOLHO)

THE FOOD PANTRY SCHEDULE IS AS FOLLOWS:

OCTOBER 20TH, 2015
NOVEMBER 17TH, 2015
DECEMBER 15TH, 2015



HORARIO DEL CAMION DE COMIDA:

OCTUBRE 20, 2015
NOVIEMBRE, 17, 2015
DICIEMBRE 15, 2015

PLEASE REMEMBER IF YOU DON'T NEED IT, DON'T TAKE IT.
POR FAVOR RECUERDE SI NO LA NECESITA NO LA COJA.



TAE KWON DO CLASSES ON THURSDAYS FROM 6:00 P.M-8:00 P.M AND SATURDAYS FROM 10:00 A.M. TO 12:00 P.M.

LAS CLASES DE TAE KWON DO LOS JUEVES DE 6:00 P.M A 8:00 P.M Y LOS SABADOS DE 10:00 A.M. HASTA LAS 12:00 P.M.

ZUMBA CLASSES WILL RESUME THE FIRST WEEK IN OCTOBER WITH CLARITZA POLLARD ON MONDAYS-WEDNESDAYS-AND FRIDAYS-AND A SENIOR CLASS ON TUESDAYS HOURS WILL BE ANNOUNCED AT A LATER DAY THIS MONTH.

LAS CLASES DE ZUMBA REGRESAN LA PRIMERA SEMANA EN OCTUBRE CON CLARITZA POLLARD LOS LUNES-MIERCOLES-Y VIERNES Y LOS MARTES LAS CLASES PARAS LAS PERSONAS MAYORES DE EDAD. EL HORARIO SERA ANUNCIADO MAS TARDE ESTE MES.



ZUMBA®

CONGRATULATIONS: FELICIDADES:

DANNY CINTRON:

FOR HIS 24 YEARS LOVE AND DEDICATION AT MHACY. THANK YOU DANNY!

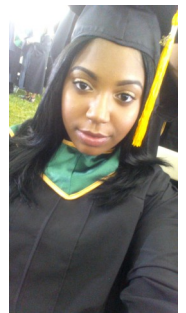
XAVIER MANUEL:

FOR HIS SPEECH AT THE YMCA IN PLANNED PARENTHOOD

SAHIRA MERCEDES:

GRADUATED WITH HER ASSOCIATES DEGREE IN MEDICAL ASSISTANT

WE ARE PLANNING A HALLOWEEN PARADE.
ESTAMOS PLANEANDO UNA PARADA DEL DIA DE DISFRASES.



Congrats Sahira!





**THE AFTER SCHOOL PROGRAM WILL BEGIN
OCTOBER 3RD, 2015.
DON'T FORGET TO REGISTER YOUR CHILD.**

**EL PROGRAMA DESPUES DE LA ESCUELA COMIENZA EL DIA 3 DE
OCTUBRE DEL 2015. NO OLVIDE REGISTRAR A SU HIJO/A.**

Smoke Free

1. Smoke Free Policy Statement: Smoking is not permitted anywhere inside any property owned or managed by the Municipal Housing Authority for the City of Yonkers (MHACY) or any entity in which MHACY has a partnership or ownership interest (MHACY Properties). Anyone smoking inside a MHACY property, and/or leaning out a window to smoke, will be deemed in violation of this policy.

2. "Smoking Defined": "Smoking" means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, electronic nicotine delivery system or "vaporized nicotine* product" (electronic cigarette), pipe, hookah, or any form of lighted object or device that contains tobacco and/or marijuana, including but not limited to medical marijuana.

3. "Effective Date of Policy": This policy is effective on January 1, 2015 for all residents, their guests, and all employees, contractors, business invitees who provide services to any MHACY Properties. The MHACY shall enforce this policy in accordance with the following timetable:

(a) For all property owned or managed by the MHACY or one of its affiliates that is opened for occupancy after January 1, 2015, the enforcement provisions of this policy shall be effective immediately;

(b) The enforcement provisions of this policy shall be effective at all MHACY sites six (6) months after its effective date, on July 1, 2015;

4. Enforcement Provisions: Failure of any resident and/or his/her guests or visitors to follow the smoke-free policy will constitute a serious and material lease violation and will subject the Tenant to a termination of his/her lease.

Before MHACY commences any eviction proceeding under this policy, the Authority shall first issue warnings, as follows:

(a) 1st violation – the tenant shall receive a verbal warning, which shall be documented in the tenant's file, and cessation materials shall be distributed to the tenant;

(b) 2nd violation – the tenant shall receive a written warning and a referral to the Resident Services Coordinator;

(c) 3rd violation – the tenant shall receive a termination notice as provided for in MHACY's lease.

5. Signs: MHACY will post "No Smoking" signs outside and inside of all MHACY buildings. Residents will be responsible for informing their guests and visitors that their apartment is smoke free and that their housing may be affected by violators.

6. Designated Smoking Areas: Where the Executive Director approves, in his/her sole and absolute discretion, smoking may be permitted in a specified outside area on a property by property basis. Where an outside area on a site has been designated, smoking outside on that site is only permitted in that area. Under no circumstances shall outside smoking be permitted on MHACY property within 25 feet from any entrance or window, or building. MHACY will give each resident a site map that indicates the specific locations, and designated smoking areas shall be clearly posted. Where an area has been designated for outside smoking, MHACY shall provide cigarette disposal receptacles.

7. Complaints: Complaints about prohibited smoking and/or smoke migrating into a residential unit or common area should be made promptly to the site manager. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location and suspected source of migrating smoke. Complaints may be made anonymously. Complaint forms shall be made available by the MHACY at all sites, and complaint forms shall also be available on MHACY's website at www.MHACY.org.

8. Complaint Investigations: In circumstances where smoking is smelt or observed by staff, and /or reported by any person, MHACY will seek the specific source of the smoke and take appropriate action consistent with the enforcement provisions of this policy, as set forth in paragraph 4. Residents are encouraged to promptly notify MHACY staff of any incident where smoke is discernible in prohibited areas on MHACY property.

9. Policy Distribution: Upon adoption of this policy, all current residents of properties covered by this policy will be given two copies of the policy. After review, the resident will sign one copy and return the executed copy to his/her site manager within seven (7) days after its distribution. The signed copy will be placed in the resident's file. New residents will be given two (2) copies of the smoking policy at the time they execute their lease. After review, the resident will sign one copy and return the executed copy to MHACY's Main Office. The signed copy will be placed in the resident's file.

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 a MHACY property, has 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 properties.

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

MHACY BAR OUT LIST - OCTOBER 2015								
Last Name	First Name	Expiration Date	Last Name	First Name	Expiration Date	Last Name	First Name	Expiration Date
Areizaga	Samuel	1/29/2016	Hackett	Robert	10/31/2015	Mills	Jonathan	7/1/2022
Bailey	Calvin	7/1/2022	Hall	Tyrone	7/1/2022	Ortega	Angel	7/2/2016
Barnett	Andrew	LIFE	Hammonds	Anthony	1/29/2016	Pabon	Isaiah	1/29/2016
Benjamin	Patrick	1/29/2016	Henderson	Michael	5/1/2024	Parker	Kevin A.	11/26/2022
Calhoun	Allahjuan	10/31/2023	Hines	Leanell	5/1/2024	Pedrow	Kevin L.	4/17/2023
Cardwell	Joel O	1/25/2017	Hines	William	7/1/2016	Pettiford	Victor	1/8/2016
Cokley	Laquay	6/21/2021	Hodges	Dawone	7/1/2022	Pilgrim	Universal	1/29/2016
Cooper	Demetrius	4/17/2018	Irizarry	Mequan	10/31/2015	Quintana-Cruz	Harry	7/1/2022
Cornejo	Bello	7/2/2022	Jackson	Eddie	11/26/2022	Reyes	Heriberto	3/19/2016
Crews	Shanea	1/29/2016	James	Timothy	7/2/2016	Rivera	Ramon	6/21/2021
Cruz	Jose	7/1/2022	Jones	Andre	1/25/2021	Rodriguez	Manuel	6/21/2025
Custis	Wayne L. Jr.	9/2/2022	Jones	Mark	6/19/2022	Schenk	Lisa	10/31/2015
David	Mark	7/1/2022	Kidd	Darnell	1/8/2016	Scott	Sidney	7/2/2018
Dejesus	Alfredo	4/17/2023	Lathan	Clarence	1/19/2019	Simmons	Eugene	11/26/2022
Emery	Tyrone	6/21/2023	Lockhart	Eric	7/1/2022	Simmons	Franswa	9/10/2023
Fakhoury	Charles	1/29/2016	Long	Stefan	1/29/2016	Suero	Jozue	3/14/2021
Fields	Desiv	10/31/2021	Lopez	Juan	9/2/2020	Tarleton	Frank	4/17/2023
Fields	Desiv	10/31/2021	Lucas	Antonio	1/25/2021	Tilford	John	9/2/2020
Garcia	Edwin	11/26/2022	Markell	Dennis	1/29/2016	Velez	Christopher	11/26/2017
Garnett	Nakia	5/1/2024	McCallister	Trayvon	1/29/2016	Villain	Joshua	7/1/2022
Gibbs	Steven E.	12/12/2016	McCray	Johnny J.	6/21/2023	Vilsaint	Joshua S.	1/29/2016
Gidney	Damon	1/25/2017	McDowell	Donald	7/2/2022	Weaver	Shawn	7/2/2022
Greene	Dashaun	1/29/2016	McDowell	Tylique	10/31/2017	Williams	Gregory	7/1/2022
Guzman	Jamie	1/16/2019	McGill	Chike	7/21/2019	Wiltshire	Divine	3/14/2021

If you need help with your Resume or looking for a job or just completing an application, just visit the ROSS office in building 4. Mr. Roy Martin and Ms. Mayra Garcia Si usted necesita ayuda con su Resume, esta buscando trabajo, o necesita ayuda llenando una aplicacion visite la oficina de ROSS en el edificio # 4. El senor Roy martin y la Senora Mayra Garcia.



If you have any problems in your unit, please contact the Work Center at (914) 793-8707 Si tiene algun problema en su unidad, por favor de llamar al Centro del Trabajo al (914) 793-8707



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



**MAKING STRIDES
Against Breast Cancer®**



YPD Anonymous tip line: (914) 377-TIPS
MHACY Central Office: (914) 793-8400 ext. 150, 151 or 143
Madison Security Dispatch (914) 239-0136
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

STAFF SITE LOCATIONS **TELEPHONE #** **Regular Office Hours 8:30am-4:00pm**

Wm. A Schlobohm Houses (Schroeder Street)

Mio Feliz -Site Manager _____ 793-8430
Janneyn Poccia - Assist. Site Manager _____ 793-8443 or 8442
Security _____ **793-8483**

Calcagno Homes (School Street)

Angela Hemmings - Site Manager _____ 793-8452
Shannon Stewart- Housing Assistant _____ 793-8451
Security _____ **793-8445**

Cottage Place Gardens

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

Walsh Road Homes/Kris Kristensen (Seymour Street)

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

Flynn Manor/Loehr Court (Western Ave)

Monsignor Troy Manor (Willow St)

Paula Kubicek -Site Manager _____ 793-8480
Annemarie Bowling - Housing Assistant _____ 793-8425
Security _____ **968-0680**

Curran Court Homes/Martinelli Manor (Palmer Road)

Donna Adams - Site Manager _____ 793-8421
Audrey Diaz -Housing Assistant _____ 793-8431
Security _____ **793-8445**

James E. Hall Homes/Scattered Sites (Townhouses)

Donna Adams - Site Manager _____ 793-8433
Audrey Diaz -Housing Assistant _____ 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**

*(all candidates for residency conducts his/her
admission process at this office)*



Lakisha Collins, Manager _____ 793-8499
LaChonne Clark, Assistant Manager _____ 793-8498
Crystal Estrada, Housing Assistant _____ 793-8497