

# Neighborhood UPDATE



WINTER 2018

## THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS

### Valentine Townhomes Interior Work Completed

#### FEDERAL, STATE AND YONKERS OFFICIALS GET TOUR OF TOWNHOME RENOVATIONS

Federal, State and Yonkers officials joined the Municipal Housing Authority for the City of Yonkers (MHACY) and Enterprise Community Partners (Enterprise) on December 11, 2017 to preview renovations at Valentine Townhomes. Valentine is the first of seven public housing communities across Yonkers receiving a \$56 million facelift through the federal Rental Assistance Demonstration (RAD) program, which helps finance large-scale public housing rehabilitation.

The Seven Townhomes is the first of more than 18 public housing complexes that are undergoing complete restoration as part of a \$300 million, three-year plan that will transform more than 1,700 units of public housing across Yonkers.

"We are incredibly proud of the federal, state and local partnership that has made these renovations possible, which are breathing new life into our municipal housing stock and providing a better quality of life for our residents," said Yonkers Mayor Mike Spano. "I look forward to the positive impact these renovations will have on our

residents for years to come."

Residents are remaining in place during the renovations, which began in November 2017 and are expected to be completed in early 2019. The work includes new kitchens, bathrooms, and flooring; new heating units; new windows; and some roof replacements.

"After more than five years of twists and turns it is exciting for us to see these renovations taking shape," said Joseph Shuldiner, Executive Director of the MHACY. "This month marks the start of a much larger effort to provide good, sustainable and affordable housing for the more than 5,000 residents in public housing. I want to thank everyone: HUD our state legislators and funders like Enterprise for making this all possible."



*From Left: New York State Senator and Westchester County Executive-Elect George Latimer; Yonkers Deputy Mayor James Cavanaugh; MHACY Executive Director Joseph Shuldiner; Valentine Townhomes resident Chanetta Garner; HUD New York Public Housing Director Luigi D'Ancona; Yonkers Councilman Mike Breen; New York State Assemblywoman Shelley Mayer and Dan Magidson, Vice President, Syndication, Enterprise Community Investment.*

"Today marks a new chapter in the story of public housing in Yonkers," said Lynne Patton, HUD Regional Administrator for New York and New Jersey. "HUD's Rental Assistance Demonstration

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## Townhome Renovations



### SITES UNDERGOING RENOVATIONS:

**Valentine Townhomes**  
162 Helena Avenue (14 units)  
*Interior Work completed*

**Francis Reagan Townhomes**  
1157 Central Park Avenue (44 units)  
*Renovations started*

**Lawrence Christopher Homes**  
350 Midland Avenue (14 units)  
*Renovations started*

**Andrew Smith Townhomes**  
101 Trenchard Street (28 units)

**James O'Rourke Townhomes**  
525 Shoreview Drive  
(48 units plus 4 new units)

**Judge Albert Fiorillo Townhomes**  
1 Lauring Avenue (24 units)

**Arthur J. Doran Townhomes**  
1171 Midland Avenue (28 units)

## MESSAGE FROM THE EXECUTIVE DIRECTOR JOSEPH SHULDINER



After more than four years of hard work on the part of the development team at MHACY, the MHACY Board of Commissioners and Mayor Spano, and with the support of you, our residents, several redevelopment initiatives have been funded and some have actually closed and work begun or scheduled to begin shortly. It is also important to mention that most of the funding has been provided by the State of New York through Housing and Community Renewal and the Housing Finance Agency under the leadership of Commissioner RuthAnn Visnaukas and Deputy Commissioner Nicole Ferreira. HCR had the funds thanks to our State delegation, State Senators Andrea Stewart-Cousins and George Latimer and Assembly Members Shelley Mayer and Gary Pretlow.

The Townhomes closed in November 2017 and work actually began at the Valentine Homes on November 20, 2017. In fact, we were able to hold a press event there on December 11, just three weeks later and show people some almost completed apartments. As of this writing, work has begun at two other Townhomes sites and the entire project should be completed by the end of this year.

Hall Homes is the only site where a building will have to be vacated. The plan is to complete the vacant building and then move the residents from the second building into that one and then prepare the second building, move folks in from the third building until all four buildings are complete. This approach will allow us to complete the site by the end of October. Work there began January 3, 2018.

Work is scheduled to begin at Martinelli Manor on June 11th and at Curran Court on February 20th. Martinelli will be complete by the end of December 2018 and Curran Court by the end of June 2019.

As of this writing, we are projecting closing the redevelopment deals for Schlobohm, Walsh and Flynn in mid to late February. Work would begin immediately thereafter. In fact, given the amount of work scheduled and the fact that the work has to be completed by December, 2019, the Authority Board approved ordering the windows and elevator parts even before the closing to facilitate the reconstruction.

We hope to submit to the State a revised scope of work and list of costs for Calcagno (School Street) in the next few weeks. After State review, we hope to

be funded in March or April, close the deal by June and be in construction during the summer.

Each of these deals will provide betterments that cost in the tens of millions of dollars and will result in significant physical and aesthetic improvement at the sites. I only hope that you are as excited as we are about this effort.

Throughout this four year struggle our Board has directed the staff to put the residents first. With the exception of Hall, we plan all the work to be performed with residents in occupancy. Temporary relocations will be used only on an as needed basis by the residents. At the end, although residents will be converting from the public housing program to the project based voucher program, with few exceptions, rents will be the same and no one will be displaced by the conversion.

No matter how hard we try to avoid it, you will be inconvenienced. With all this work including ripping out cabinets, new sinks and fixtures in the bathrooms and kitchens, new floors, apartments being painted, elevators out of service while being upgraded, it would be hard not to be inconvenienced. Further, each resident will have to go through an enrollment process into the Section 8 program and sign a new lease. Our goal is to minimize the disruption, but as they say when exercising, no pain, no gain.

With all that is taking place, it is extra important that you attend resident meetings to learn firsthand what is happening at your site and when work will be performed in your building. The Authority is making every effort to keep you informed directly. Our case workers will be visiting your units before work begins to ascertain whether you need special accommodations for the packing, moving furniture or even temporary relocation. Please make sure you tell the case worker what your needs are. In addition to this newsletter, we will keep you updated through our website, [www.mhacy.org](http://www.mhacy.org), and other printed material.

As part of this remake of our housing, we want to provide you with a better living environment, a place you can be proud of when you invite visitors to your home. However, some of our sites have names that evoke negative perceptions. To address this, we would like the residents of Calcagno and Schlobohm to consider renaming their sites. We are proposing that each of these sites run a contest to select a new name. I will be providing more details at future resident meetings at the developments.

By the summer issue of this newsletter over 1300 apartments will be going through rehabilitation. That is a great accomplishment. I appreciate the strong resident support this effort has had since the beginning. There will be inconvenience and perhaps disruption ahead, but for some as soon as the end of this year you will be able to enjoy a new living environment that will provide a better quality of living for our residents for the next forty years.

## Valentine Townhomes Interior Work Completed

### FEDERAL, STATE AND YONKERS OFFICIALS GET TOUR OF TOWNHOMES RENOVATIONS

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can leverage the private capital needed to preserve these vital housing assets in a budget-constrained environment.”

Enterprise Community Investment provided \$17.5 million in Low-Income Housing Tax Credit equity through an investment fund with Morgan Stanley. Additional funding includes tax-exempt bonds issued by the New York State Housing Finance Agency and Public Housing Preservation funding from the New York Housing Trust Fund Corporation.

“Public housing is a lifeline for thousands of families in Westchester and across the country, and programs like RAD will help us preserve it for generations to come,” said Judi Kende, vice president and New York market leader, Enterprise Community Partners.

The Townhomes rehabilitation will create a total of 204 affordable homes for Yonkers families, comprising three one-bedroom units, 161 two-bedroom units, and 40 three-bedroom units.

Chanetta Garner, a resident of Valentine Townhomes thanked the construction crew working on her home and urged other tenants to be patient with the process, saying it is well worth the adjustment.

“I want to thank everyone,” she said. “This is a process and while it takes some time I could not be happier with the results. “Everyone has been wonderful.”

Also attending the 2017 event were Westchester’s newly-elected County Executive George Latimer and Assemblywoman Shelley Mayer, who helped obtain state funding to make the project possible.

“The Municipal Housing Authority for the City of Yonkers has done a tremendous job and shown incredible commitment in pulling this project together,” said Latimer.

“My colleagues and I worked hard to secure close to \$125 million in the 2017-18 New York State budget for MHACY’s renovation efforts, and I am excited to see progress being made so quickly,” said Mayer.



## MHACY IMPLEMENTS A “SOCIALLY RESPONSIBLE” APPROACH TO HOUSING RENOVATIONS

The Municipal Housing Authority for the City of Yonkers, New York (MHACY), has implemented the concept of “social responsibility” during the renovations of MHACY sites. This approach ensures the commitment of MHACY to do whatever is possible, to “minimize the inconvenience to the residents.” The principle behind the concept, is to never lose sight of the “human element” throughout the daunting and technical task of the reconstruction of more than 2,000 apartments.

The MHACY has invested in staff (Relocation Specialists and ROSS Service Coordinators),

specifically designated to advocate and plan for actions that mitigate the disruptions residents may experience. The Relocation Staff and ROSS Service Coordinators are included at the planning table along with the administrators, architects, developers and other partners. “Good customer service” is embedded in the blueprints. A final assessment is conducted by the Relocation Staff to identify the specific needs of each family prior to the renovations of their particular unit as the work being done at each site varies. For example, at Hall Homes, the entire building must be vacated for the entire time of the renovation and other MHACY sites do not have this requirement.

With the input of the affected resident, the best individual course of action is identified and the appropriate resources are allocated with financial conscientiousness. The desired outcome is for MHACY residents to obtain renovated, affordable, housing units with “minimal” inconvenience during the process. The ultimate goal is that despite the discomfort and unpredictable mishaps, when the resident enters their newly renovated unit, they will know that MHACY did the best they could to assist with them being comfortable and the finished product is worth it.



Goodmorning,  
Please, feel free to  
have some bottled water.  
Thank you, for the great  
work that is being done on  
my home.

## Construction





Lynne Patton, HUD Regional Administrator for New York and New Jersey reviews plans for renovations at Schlobohm Houses during tour on Dec. 20.

## Up, Up and Away: New Renovations take Schlobohm to New Heights

The William A. Schlobohm Houses on Schroeder Street in Yonkers will be undergoing major renovations starting in March including new elevators and remodeled lobbies in all buildings.

According to L + M Development Partners Construction Manager Barak Shiner, the company held meetings with residents in November and December 2017 to prepare them for some of the changes they can expect.

“We have already started showing residents some of the finishes we are using in the new bathrooms and kitchens we will be installing in the coming weeks,” he said. “This is a very exciting time for the residents of Schlobohm.”

Shiner said that 415 units in the eight-building complex would be renovated. The work will include

new bathrooms, new kitchens, new lighting fixtures, window, doors, painting and smoke detectors among other improvements. Elevators will be modernized with new interiors and updated sliding doors. The lobbies will be painted and new flooring will be installed.

In addition, Shiner said that four units in building 8 which had housed offices will be converted back to apartments, and several units in other buildings which had been vacant will be upgraded to allow for occupancy.

The work is part of a larger project to renovate more than 1,700 units of public housing at MHACY properties across Yonkers over the next three years.

For more information and updates on work, visit MHACY’s website at [mhacy.org](http://mhacy.org).

### RENAMING CONTEST AT SCHLOBOHM

MHACY’s Board of Commissioners is holding a contest to rename Schlobohm Houses in cooperation with the Schlobohm Tenant Council and the ROSS Program. If you reside in Schlobohm and wish to participate, please contact Ms. Elizabeth Owens, Tenant Council President or Paul Merriweather, ROSS Service Coordinator for additional information at [pmerriweather@fssy.org](mailto:pmerriweather@fssy.org). The contest details will also be available shortly on MHACY’s website.

## Before and After of Bathroom and Kitchen Renovations



BEFORE



AFTER



BEFORE



AFTER

\*The renovations pictured are an example and may not be exactly the same in each apartment.

## Getting a New Look: Curran Court, Martinelli and Hall Homes

The New Year will bring long-awaited renovations to senior housing at Curran Court, Martinelli Manor and additional work at Hall Homes.

Peter Clements, Director of Design and Construction for Properties Resources Corporation which is conducting the work, said construction would begin sometime in January and continue through 2019. He said upgrades would include new bathrooms, kitchens, improvements to heating

and hot water and electrical systems. Some buildings will receive exterior improvements such as new vestibules to make them more attractive and handicapped accessible. PRC will also beautify the properties, adding walking paths and landscaping.

"This is an entire modernization program," said Clements. "I believe that residents are going to be very, very pleased with the results."

### CURRAN COURT

Each of the four buildings in the three-story 186-unit senior housing complex at 1-4 Curran Court will have new vestibules that will be wider, more attractive and handicapped accessible. Elevators will be modernized

with new finishes. Changes to the property will include a new ¼-mile walking path, gazebos, tables and benches.



### MARTINELLI MANOR

Canopies will be added to the entrances of the 45-unit building at 21 Ellison Avenue to provide shelter as well as improved appearance.

The building will have a new color palette and new lighting, landscaping and signage.



### HALL HOMES

The four-building, 48-unit complex at 10-20 Kenmore and 15-25 Dunbar Streets will be made handicapped accessible by reconfiguring the entrance ways and creating a ramp to the first floor.

Landscape islands will be created and playground equipment, gazebos and additional parking added.



# MHACY EMPLOYEE RECOGNITION AWARDS

At the MHACY Board of Commissioners meeting held on Thursday, December 14, 2017, Joseph Shuldiner, Executive Director and Hon. Arthur J. Doran, Jr., Board Chairman presented awards and recognized all MHACY employees who celebrated their 25th and 20th year anniversaries with the Agency in 2017. Persons receiving the awards with their beginning date of service includes:

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## 25 YEARS OF SERVICE TO MHACY

<b>Names</b>	<b>Beginning Date of Service</b>
Charlie Walker	June 24, 1992
Troy Edwards	November 17, 1992

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## 20 YEARS OF SERVICE TO MHACY

<b>Names</b>	<b>Beginning Date of Service</b>
Vivian Sword	January 2, 1997
Ebony Jefferson	February 3, 1997
Angela Hemmings	February 18, 1997
Alguilele Lacroix	October 24, 1997
Jason Finney	October 24, 1997
Carlos Rivera	December 12, 1997

## Meet The MHACY Maintenance Superintendents



### JOHN VAN NOSTRAND

John has been with MHACY for thirty years and has worked at all of the MHACY sites. Presently, he is working at the Eastside Developments, the Seven Townhomes, Hall Homes, Curran Court and Martinelli Manor.

He has also worked with the Red Cross for 30 years and has FEMA Incident Command Certificates 100-800.



### LOUIS EGIZIACO (LOU)

Lou has been with MHACY for 24 years and has worked at all of the MHACY sites except for Calcagno. He currently works at Walsh Road.



### ALGUILILE LACROIX (AL) (ACTING SUPERINTENDENT)

Al has worked with MHACY for 20 years, he initially worked at Flynn Manor and currently works at Schlobohm Houses. He has a certificate in Maintenance Mechanic. Al's wife Deborah D. Lacroix, MFT, works for Life Coaching Individual Therapy and his daughter, Miriam D. Lacroix, Esq. is an Immigration Attorney.



### LOUIS GONZALEZ (LOU)

Lou has been with MHACY for two years and has been the Maintenance Superintendent for the Vacant Crew at every site. Before coming to MHACY, Lou was a licensed contractor in Westchester and Putnam Counties for 27 years. He has an asbestos contractor/supervisor license/GAF certified roof installer and is HUD trained in addressing lead paint issues in apartment buildings. He also has a 40 hr. safety certification from OSHA. Louis currently the Superintendent at Flynn Manor and Cottage Place Gardens. He has a wife and three children, two boys and one girl.



### DANIEL CINTRON (DANNY), (ACTING SUPERINTENDENT)

Danny has been with MHACY for 26 ½ years. He previously worked at Mulford Gardens, Calcagno Homes and Cottage Place Gardens and is currently the Acting Superintendent at Schlobohm Houses.



### AXEL A. MONTES, SUPERINTENDENT (ALEX)

Alex has been with MHACY for 24 years and has worked at every site including Mulford Gardens on boilers, electrical and plumbing. He is currently the Superintendent of Calcagno Homes, Loehr Court, Kris Kristensen and Monsignor Troy Manor.



### LEONARD DiPANFILO (LENNY) - EXTERMINATOR

Lenny has been a building Superintendent of Pest Control for 24 years at MHACY. He has worked and is still working at every site. Lenny has a degree from Fordham University. He has four licenses for Commercial Pest Control. Lenny is married with two children, a daughter 24 and a son who is 17.



### IN MEMORY... LAWRENCE VAN NOSTRAND (LARRY)

Larry had worked at MHACY as a Superintendent for 30 years before his passing on November 20, 2016 (while he was still on the MHACY Staff). He worked at Mulford Gardens, Walsh Road, Cottage Place Gardens, Curran Court, Townhomes (Scattered Sites) and Schlobohm Houses.

Larry loved the New York Mets and the Miami Dolphins and had a great sense of humor. He loved spending time with his family at Lake George. Larry leaves his wife Maryellen and son, Lawrence, Jr.

## Tenant Council Meetings

### MONDAYS

**CURRAN COURT**  
3rd Monday, 2 p.m.

**KRIS KRISTENSEN**  
3rd Monday, 5 p.m.

### TUESDAYS

**HALL HOMES**  
3rd Tuesday, 5 p.m.

**SCATTERED SITES**  
4th Tuesday, 6 p.m.

### WEDNESDAYS

**SCHLOBOHM HOUSES**  
2nd Wednesday, 6 p.m.

**LOEHR COURT**  
3rd Wednesday, 4 p.m.

**WALSH ROAD**  
3rd Wednesday, 2 p.m.

**CALCAGNO HOMES**  
3rd Wednesday, 6 p.m.

**MARTINELLI MANOR**  
4th Wednesday, 3 p.m.

### THURSDAYS

**FLYNN MANOR**  
3rd Thursday, 2 p.m.

**COTTAGE PLACE GARDENS**  
3rd Thursday, 6 p.m.

**TROY MANOR**  
4th Thursday, 2 p.m. (except Thanksgiving)

*\*Meeting dates may change if they fall on a holiday. Please contact the assigned Site Manager, Service Coordinator or the MHACY website at MHACY.org for updates.*



## Meet Your ROSS Service Coordinator: Cottage Place Gardens and Calcagno Homes

**JUANA ROSELLO**

Juana Rosello is employed by Family Service Society of Yonkers (FSSY) and graduated from Mercy College with a Bachelor's degree in Psychology in 2002. She obtained her a Master's Degree in Social Work (MSW) from Lehman College in 2007. Juana has worked as a social worker in the Westchester County and the Bronx area for many years and has over 10 years of experience working in a variety of settings with diverse clients, including both long-term and brief interventions. Prior to accepting the position as a Service Coordinator for the MHACY ROSS program, Juana worked at Providence Rest Adult Day Care Program where she assisted seniors and their families. She has also worked for Westchester Institute for Human Development for the Project Impact Parenting

Program assisting parents and children with cognitive impairments. Juana has extensive experience in obtaining community resources for families, children, adults with developmental disabilities and frail elderly. Also, her strong understanding in assessing and identifying the needs of individuals and families so they can function better in the community is definitely going to be an asset to the residents she will be serving. Juana believes that being a social worker is a rewarding career because of the satisfaction of seeing individuals and families get back on track, and restore harmony in their lives. She is bilingual in English and Spanish and feels honored and privileged to have the opportunity to serve the residents of Cottage Place Gardens & Calcagno Homes.



## Meet Your ROSS Service Coordinator: Walsh Road

**YAXAYRA BERMEO**

Yaxayra Bermeo is employed by Family Services Society of Yonkers (FSSY) and graduated from Manhattanville College this past May. Her experiences range from working with children to teenagers as well as the elderly and disabled. Before starting as a MHACY Service Coordinator, she worked with FSSY as a care manager in the Guardianship program doing case management for the elderly and cognitively incapacitated. That experience has definitely prepared her for her role as a Service Coordinator for the residents she will be serving. Prior to working at FSSY, she worked at The Children's Village, a residential and shelter setting for children in the foster care system. She started working full time at The

Children's Village as a Youth Specialist during her sophomore year of college and continued working there full time while going to school full time. After a couple of years, Yaxayra was promoted to Assistant Supervisor for one of the cottages. A couple of months later, she was promoted to Case Manager where her role was to reunify children with family members. Working in the social service field was not originally Yaxayra's plan, but she realized that there is no better work than that of helping those who truly need it. She is bilingual in English and Spanish and feels honored and privileged to have the opportunity to serve the residents of Walsh Road.

## RESIDENT COMMISSIONER (FAMILY SITES)

On December 19, 2017, Maxine Battle was re-elected to the MHACY Board of Commissioners representing the Family Housing Sites of Calcagno Homes, Cottage Place Gardens, James E. Hall Homes, Scattered Sites (Townhouses) and William A. Schlobohm Houses. Her term expires September 30, 2019.

## AFTER-HOURS EMERGENCY NUMBER

The work order number for after hours and emergencies is the same for regular hours.

The telephone number is (914) 476-5800. If you do not reach anyone or have a problem leaving a message, please contact your Site Manager.