

# MHACY RESIDENT NEWSLETTER



MHACY RESIDENT

April, May, June, 2008

MUNICIPAL HOUSING AUTHORITY  
FOR THE CITY OF YONKERS, NEW YORK

From the desk of Curtis Wegener: Supervisor of Maintenance

## MHACY SITE OVERVIEW

### **Recycling**

Just recently the Housing Authority has expanded the recycling programs at our Senior and family sites.

Every site has their own specific recycle plan and every site has 2 types of recycling material included. Number one is PAPER witch includes cardboard; number two is COMMINGLE which includes glass, plastic and metal.

Why recycle?

Well if you haven't heard. The planet is running out of space and there is no place to put our garbage. Recycling separates the garbage from the materials that can be reused, saving a lot of room.

There are many more reasons why we recycle, this is just one example.

When recycling remember to;

1. Rinse out all plastic, glass and metal before recycling (insects love unclean containers)
2. Do not throw raw or non-recyclable materials in with recyclable material (The Maintenance Dept. will have to separate)
3. Read all notices from your site office on Recycling , rules do change

If your unsure about the Recycling program call your site office

## THINK RECYCLE

*Curtis Wegener*

## SENIOR TENANT SUPERVISOR'S Corner—Brenda M. Gray



Greetings!

**I** would like to welcome all of our new residents to MHACY. MHACY is in the middle of changing our image. We are working to make all of our sites a safe and beautiful place for all of the residents to live. The residents of MHACY have been requesting this change and at this time we are able to work with the residents, the police department and security to provide a safe environment where the children can play with.

**2**007 and the 1st few months of 2008 have been focused on creating a safe and beautiful environment for the residents, their guests and the staff of Wm. A. Schlobohm Housing. Since Schroeder/Schlobohm Housing residents have accepted the change, the efforts for change will begin in Calcagno Homes (School Street) within 3 months. MHACY hopes the effort to change the conditions at Calcagno Homes are as successful as Schlobohm Housing.

**T**he goals of MHACY is to make each development safe for the resident, beautify the community and a desirable place for residents to live. The last 12 months have been a very eventful year for the housing authority.

**M**HACY and the resident council are searching for programs to bring quality into each development. Schlobohm has education programs on Friday evenings for all. Contact Elizabeth Owens at 968-6023 for additional information.

*Brenda M. Gray*

**Note to the Residents from the Executive Director, Joseph Shuldiner.....**

**T**his is my second column in 2008. It is already March. How time flies. In my earlier column I listed some of the accomplishments of 2007, chief among them was the implementation of a limited access initiative at Schlobohm Houses. Since that time the Yonkers Police Department's Housing Division has issued a report for 2007 that showed a large drop in arrests in public housing, especially in Schlobohm where there had been over thirty arrests in February 2007 and now there were only a handful a month. This accomplishment was written up in the Journal News.

**T**his is only the beginning. The Municipal Housing Authority for the City of Yonkers remains committed to providing residents with as much security as we can within our budget. First, we are taking the next step at Schlobohm. Fobs (electronic keys) are being distributed to residents which will allow them to activate the security gates without assistance from the guards, freeing up the guards to better focus on visitors. Second, plans have been designed, shared with residents and presented to the Board of Commissioners for security enhancements at Calcagno Homes and Hall Homes. We hope that these physical modifications can be in place by summer. Third, later this year we will produce designs for Cottage Place Gardens and go through the same process. Fourth, we want to complete installing security cameras at all senior developments by the end of this year. Fifth, we are exploring the use of something called virtual doormen, that is, access to buildings is controlled by a third party at some off-site location using security cameras and electronic door controls. And sixth, we are looking at some possible methods to provide greater security at the townhouses. At least one of these six efforts will affect every single resident in public housing in Yonkers.

**T**his is quite a list with a significant price tag. We have only been notified by HUD of our funding through June, and once again, Congress has allocated much less than we are entitled to under the funding formula. But if monies can be made available, all of these efforts will be implemented in 2008.

**A**nother exciting accomplishment scheduled for 2008 is the completion and occupancy of the first HOPE VI building, the 60-unit family building being built on the northeast corner of Vinyard and Ashburton. We expect construction to be completed by September or October and full occupancy by the end of the year. The Authority already has begun to reach out to former residents of Mulford to learn their interest in returning to the area and living in the new units.

**W**hile the cuts in funding have severely limited our ability to provide programs to benefit residents, MHACY constantly looks for ways to enrich the lives of our tenants. For example, the Authority has applied to HUD for a \$350,000 ROSS grant to hire staff to help connect residents to actual jobs by creating a skills bank, that is, a list of residents looking for work and their skills, and matching them up with job opportunities as they arise.

**A**nother new and challenging initiative for 2008 is recycling. New laws went into effect in Westchester County on February 1<sup>st</sup>. Now we are trying to train residents and staff to be able to comply with these laws. It will take effort by all of us, but a cleaner, healthier environment for our children and their children is worth any effort.

**W**e are also looking for funds to expand our youth programs, both summer and school-year. Last summer we were able to provide additional activities because of a last minute allocation of funds from the federal Weed & Seed Program. This year that funding is not available.

**O**ur goal is to improve the quality of your living environment. We want the Municipal Housing Authority for the City of Yonkers to be part of the revitalization that is happening in Yonkers. Most of all, we want you, our residents, our customers to be both happy and proud to live in our housing.

*Joseph Shuldiner*

**Teen Talk**



**Teen Talk is a support group for teens who are being raised by relatives or caregivers. This program not only provides a safe place for teens (ages 13-18) to talk about issues that matter to them but most importantly for someone to listen to what they have to say.**

**Come and join us at :  
 Family Service Society Yonkers (FSSY)  
 2 N Cottage Place Gardens  
 Meetings will be held the first Friday of every month at 3:00—4:00 p.m.  
 Please contact Jamal Benbow @ (914) 963-5118 for more information.**

**Are you Looking for a Job?**

If you are 18-24 years living in Westchester County and are searching for a job, you are invited to attend the Job Fair.

You must register with the One Stop Employment Center or any of the Sponsoring Agencies listed below to attend the Job Fair: May 13, 2008, 1:00 pm – 4:00 pm  
 1 Larkin Plaza  
 Yonkers, NY 10701

**Sponsoring Agencies:** Westchester One Stop Employment Center, NYSDOL, Westcop, City of Mount Vernon, Westchester Community College, Urban League, VESID, White Plains and Mount Vernon School Districts, (Adult Literacy Program), BOCES, Westchester Chamber of Commerce, Hispanic Chamber of Commerce, Advisor Council of Westchester County Business Association, Westchester Workforce Development Academy for Youth.

*Volunteer Opportunities*

- R.E.A.D.Y. Office*  
948-4452
- One Stop Employment Center*  
963-0105
- Spanish Foundation*  
969-5400
- Sharing Community Kitchen*  
963-2626
- Salvation Army Pantry*  
963-1222
- Nepperhan Comm. Center*  
965-0203
- CLUSTER**  
963-6440
- Westchester Disabled on the Move*  
968-6440

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***GED TESTING SCHEDULE AND INFORMATION***

IF YOU ARE READY TO TAKE THE GED TEST THE EDUCATIONAL OPPORUNTIIY CENTER OF WESTCHESTER (EOC) HAS 2008 GED TESTING SCHEDULE:

April 14, 15, 26, 29	September 8, 9, 22, 23
May 12, 13, 19, 20	October 6, 7, 20, 21
June 16, 17, 30	November 3, 3, 17, 18
July 1	December 1, 2, 15, 16

For more information about GED Testing, contact Jennifer Perry at 606-7630

**American Heart Association: Health Recipe—Hot Wing Flavored Chicken with Ranch**

**Ingredients**

- 2 tablespoons hot-pepper sauce, or to taste
- 1 tablespoon fresh lemon juice
- 2 teaspoons olive oil
- 4 boneless, skinless chicken breast halves (about 4 ounces each), all visible fat discarded
- Vegetable oil spray
- 1 cup cornflake crumbs (about 2 cups flakes)
- 1/4 cup fat-free or light sour cream
- 1/4 cup low-fat buttermilk
- 1/2 teaspoon garlic powder
- 1/4 teaspoon dried dill weed, crumbled

In a large shallow bowl, stir together the hot-pepper sauce, lemon juice and olive oil. Add the chicken and turn to coat, cover and refrigerate for 30 minutes to 8 hours, turning occasionally if longer than 30 minutes. Discard the marinade.

Preheat the oven to 375 F. Lightly spray an 8" square baking pan with vegetable oil spray.

Put the corn flakes crumbs in a plate. Turn the chicken to coat both sides. Transfer to the baking pan. Lightly spray the top of the chicken with vegetable oil spray. Bake for 30 minutes or until the chicken is no longer pink in the center and the coating is crisp. Transfer to a serving plate.

Meanwhile, in a small bowl, whisk together the remaining ingredients. Cover and refrigerate until ready to serve. Spoon the sauce over the chicken or use as a dipping sauce.

## Tips to Help Senior Citizens Safety

### Senior Driving

Drivers have made about 15 major decisions for each mile driven, each requiring almost immediate action. Experience and mature judgment are important, but older drivers often process information more slowly. Overall, older adults are relatively safe and conscientious drivers. However, for some seniors the physical changes of aging can interfere with driving responsibly. Senior drivers can compensate for the factors of aging that interfere with safe driving, and they can adapt their driving practices to prolong the ability to drive. If they aren't able to drive, there are numerous transportation options available to assist in the transition from driver to passenger.

For transportation arrangement and information call the Office for the Aging @ 963-4411.

Para Reservaciones por favor llame con tiempo al numero @ 963-4411.

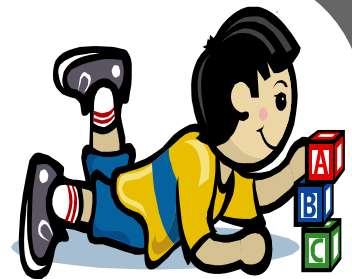
### Yonkers Senior Citizens

The City of Yonkers Office for the Aging serves hot nutritious meals daily, at six different nutrition sites throughout the city. All senior citizens (60 years and older) are welcome to join us. However, we need to know at least a day in advance so that we can reserve lunch for you. Just call 377-6825, tell the nutrition site manager at your local senior center or the service coordinator at your MHACY site.

The group dining sites are located at:

- \* **Park Care Pavilion** 2 Park Ave
- \* **Sacred Heart HS Cafeteria**, 24 Convent Ave
- \* **Chema Community Center**, 435 Riverdale Ave
- \* **Bronx River Road Community Center**, 680 Bronx River Road
- \* **Congregation Sons of Israel**, 155 Elliott Ave. (Kosher Meals)
- \* **The Nepperhan Community Center**, 345 Warburton Ave

**Transportation is available to the above sites call 963-4411**



### Lead in Toys

Numerous toys and pieces of jewelry have been recently recalled by the US Consumer Product Safety Commission (CPSC). Such trinkets may contain dangerous amounts of lead, which can be dangerous to young children and affect their development and behaviors.

Westchester County's Consumer Protection inspectors visited local stores to make sure all recalled products were off the shelves and also tested many imported toys that have not been recalled. Of 20 products tested, 16 contained dangerous amounts of lead.

The Toys were found at stores throughout the county, including Dollar Dream in Yonkers and Tarrytown, Smart Dollar in New Rochelle and 1 Dollar Zone in Yonkers. For the complete list, go to [westchestergov.com](http://westchestergov.com) and click on "consumer".

## The Important Role of Grandparents in Families

*In many homes, neither of the child's biological parents is present. In most cases, children taken care of by grandparents move in with them as infants or preschoolers and remain with them for five years or more. These grandparents are a diverse group ranging in ages from the thirties to the seventies. Many grandparents are ready to simplify their lives and slow down. Giving that up and taking over the responsibilities of being a primary parent again can stir up many feelings including grief, anger, loss, resentment and possibly guilt. This transition can be very stressful and the emotional and financial burdens can be significant. Culture shock at having to deal with children and adolescents of a different generation can be great. Grandparent headed households have a significantly higher poverty rate than other kinds of family units.*

*If you find yourself in this situation you can contact Carolyn Fluckinger @ 963-5118*



## MHACY RESIDENT COUNCIL

## THE 2008 RESIDENT COUNCIL REPRESENTATIVES

## FOR YOUR HOUSING SITE ARE:

James E. Hall Homes

Schlobohm Houses

Walsh Road

Calgagno Homes

Curran Court

Kris Kristensen

Flynn Manor

Cottage Place Gardens

Martinelli Manor

Troy Manor

Scattered (Townhouses) houses

Senior Site Commissioner

Family Site Commissioner

Margaret Jessup

Elizabeth Owens, Deborah Smith, Valerie Marshall

George Turner

Beverly Blagmon, Valerie Barnett, Vanessa Hampton

Mary L. Kochetta, Amelia Pupchyk, Charles F. Reese

Walter Astapczyk

Jitinder, K. Anand, Mary Wilson, Michael Lim

Cena Scott

Patricia Potenza

Ethel Scarpulla, Joan Corbalis

Leona Nelson

Agnes Scott

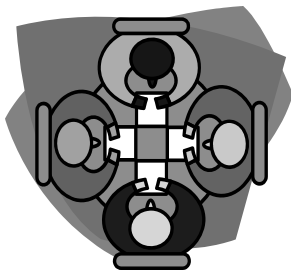
Roberta Allen

## ARE YOU A LEADER???

All adult residents of each MHACY public housing site are automatically members of the Resident Council for the site where you live. There is no dues. The Councils meet monthly and sponsor a number of activities and programs for residents of their complexes.

MHACY supports the Resident Councils and provides limited funding, meeting space, and staff assistance as needed.

Resident Council Meetings for the Resident Advisory Board are held at The Central Office at 10:00 am on the last Friday of each Month.



## Congratulations...

To all our residents and staff that will be graduating in May & June of 2008 from; Kindergarten, Elementary School, Middle School, High School or College  
 Congratulation & much success in reaching your goals.

**Leona Nelson**—MHACY's Girl Scout Leader, will be presented by The Girl Scouts Heart of the Hudson, Inc. with her 30 Year Numeral at their first-ever Girl Scouts Heart of the Hudson, Inc., Awards and Recognitions Celebration. The celebration will be held at Anthony's Pier 9, located at 2975 Route 9W, New Windsor (Orange County) on Tuesday, April 29, 2008.—*Way to go Leona*

**Jamel Robinson & Leona Nelson**— The Yonkers African American Heritage Committee will be honoring several people from the community at their Annual Scholarship Dinner being held Saturday May 17, 2008 at the Nepperhan Community Center. Among those being honored is Jamel Robinson, one of the Honorary Marshals for the festival this year and Leona Nelson will receive the Ethel Harmon Community Service Award.

**Lakisha Collins**— Cottage Place Gardens Property Manager has earned her Master's Degree of Business Administration—*Way to go Lakisha.*

**Brenda M. Gray**—Senior Property Manager will complete her requirements to earn her Master's Degree of Management, June 30, 2008—*Way to go Brenda*

***"What you achieve by reaching your goals is not as important as what you become by achieving your goals."***  
**Zig Ziglar**



**Neighborhood Computer Network Center Opens!**

MHACY has Computer Center at Cottage Gardens. It will serve the interests and needs of Cottage Gardens and all former Mulford Gardens' residents. As space allows, residents of other MHACY sites will be welcomed. The Neighborhood Network Center (NNC) is located in Building 2N (BACK ENTRANCE), and can be accessed off the North Broadway entrance into Cottage Gardens. The NNC is open Monday - Friday, 9AM to 4PM. The Center will have blocks of time for different activities for different age groups. Free classes and training opportunities will be offered in the evenings and Saturdays. *Your use of the NNC is what will make it a success.* Whether you want to learn how to use a computer, get information on any topic, research employment opportunities, get your GED, or learn English, you will able to do it and much, much more!

Call **914-996-1886** or **914- 423-0120** to inquire about and participation in **NNC** activities.



**SDI Partners With Yonkers Housing Authority for New Laundry Room Makeovers**

*The Yonkers Housing Authority turned to the Yonkers based Service Directions, Inc. (SDI) for more than just assistance, but a complete transformation of all laundry room facilities for eleven public housing locations. This was greatly needed since many times our laundry rooms were either closed or completely in disrepair due to out dated laundry equipment, machines requiring service and an often unresponsive laundry room provider.*

*These seamless laundry room makeovers have more than just turned around a community; on a daily basis, the Yonkers Housing Authority knows they made the right decision and now hear it regularly from all of their building's residents.*

**MHACY Children Honored At City Hall**

Several MHACY Girl Scouts, Mount Carmel Ministry Baptism Church and few Nepperhan Community Center youth were honored at Yonkers City Hall at the Black History Month Celebration. Council Member Patricia McDow presented some youth with awards recognizing their participation in the community.

- |                  |                                      |
|------------------|--------------------------------------|
| Donneessa Mims   | MHACY Girl Scouts                    |
| Ayanna Bruce     | MHACY Girl Scouts                    |
| Miasia Bruce     | MHACY Girl Scouts                    |
| Monasia Wright   | MHACY Girl Scouts                    |
| Zereya Howell    | MHACY Girl Scouts                    |
| Bijaun Jackson   | MHACY Girl Scouts                    |
| Chelsea Freeman  | Youth Theater Interaction            |
| Brittany Cannady | Youth Theater Interaction            |
| Tyrik Gray       | Mt. Carmel Missionary Baptist Church |
| Pauline Richards | Nepperhan Community Center           |
| Paula Richards   | Nepperhan Community Center           |
| Abdul Charles    | Nepperhan Community Center           |



**Not feeling well?  
Visit St. Joseph's Medical Center-Satellite  
5 Schroeder Street (lobby)  
and receive preliminary health evaluation.**

***HUD needs to HEAR  
FROM YOU!***

The Resident Service and Satisfaction Survey is one of the four ways that HUD's Office of Public and Indian Housing, Real Estate Assessment Center (PIH-REAC) will evaluate your housing agency's performance through the Public Housing Assessment System (PHAS). The survey will measure your satisfaction and experience with your living conditions. Your household may be randomly selected to receive the survey. If you are selected, please take the time to complete it. Resident participation is essential to the survey's success. **Your feedback is very important to HUD!**

**Come learn more about the HUD survey at the Resident Meeting;**

**Date: Monday, April 28, 2008  
Time: 3:30 pm & 6:30 pm  
Location: 10 Brook Street  
(Gym)**

**The meeting should last about 45 minutes**

**What is considered  
Good Housekeeping?**

MHACY expects you to keep a neat and clean home. A clean house helps keep your family healthy, sets a good example for children, keeps household pests away, makes it easier to find things, helps prevent fires and increased overall home safety.

You are expected to:

- ◆ Clean grease and spilled food from your oven and stovetop after cooking.
- ◆ Clean your dishes and clothes regularly so they don't pile up in your apartment.
- ◆ Keep your floors, windows, counters and cabinets clean.
- ◆ Keep the inside and outside of your refrigerator clean by wiping it with a damp cloth regularly.
- ◆ Scrub your tub, shower, and toilet as needed to keep them clean.
- ◆ Throw away your kitchen garbage and household trash ever day.

**What if I am a  
Poor Housekeeper?**

If your home is dirty, cluttered, or otherwise shows poor housekeeping, you will be warned to correct the problems right away. You may also be required to go to special classes to learn better housekeeping habits.

If the problem is not corrected, you may be evicted under your lease agreement for failure to maintain your unit in a sanitary condition.

If your unit has been damaged or abused you will be charged for repairs and may be evicted.

**NEED SERVICES  
INCLUDING  
HEALTH CARE**

The following services are available to all MHACY residents:

**Senior Care:** Medicaid, Medicare, Home Health Care and Extended Care.

**Family Care:** Day Care Services, Adult Education, drug & Alcohol Awareness Programs & Health Care Information.

For more information you can contact MHACY's Outreach coordinators:

**Mary Tobin ———964-0459**

334 Riverdale Ave 1M

**Ana Hernandez — 9640445**

95 Walsh Road LC



**House Call**

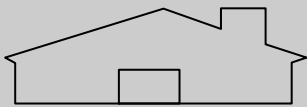
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tel: 718 294-6200



Municipal Housing Authority  
for the City of Yonkers  
PO Box 39  
1511 Central Park Avenue  
Yonkers, New York 10710

Phone: (914) 793-8400

Fax: (914) 793-9117

Email: [publichousing@mhacy.org](mailto:publichousing@mhacy.org)

Website: [www.mhacy.org](http://www.mhacy.org)

## Policing Your Site

MHACY, The Yonkers Police Department and the contracted Security Agencies are working to make your environment a safer place to live. However, we need your help. As residents and citizens of Yonkers if you become a victim, witness any crimes or incidents it is really important to report it. It is known that sometimes it is not easy to decide to come forward and report the crime or incident, but it is also known that if no one reports a crime it is as if it never happen. If no one reports the crime the criminal is free to commit more crimes.

It is good to report incidents to your site manager, however all criminal activities must be reported to the your local YPD or YPD's Housing Unit. The Housing Unit operates 3:00pm—1:00am, # 377-7270, fax #377-7271.

## STAFF SITE RELOCATION

## TELEPHONE #

### Wm. A Schlobohm Houses (Schroeder Street)

Ebony Jefferson -Site Manager -----793-8430

Judith Hicks -----793-8443

**Work Center # -----793-8442**

### Calcagno Homes (School Street)

Angela Hemmings-Site Manager -----793-8452

**Work Center # -----793-8451**

### Cottage Place Gardens

Lakisha Collins -Site Manager -----793-8491

AnnMarie Bowling -**Work Center # -----793-8495**

### Walsh Road Homes/Kris Kristensen (Seymour Street)

Timothy Terry-Site Manager -----793-8787

Lucia Kannas- **Work Center # -----793-8471**

### Flynn Manor/Loehr Court (Western Ave)

### Monsignor Troy Manor (Willow St)

Veronica Torres -Site Manager -----793-8480

Jayna Rivera - **Work Center # -----793-8425**

### Curran Court Homes/Martinelli Manor (Palmer Road)

Paula Kubicek -Site Manager -----793-8421

Anthony Cuomo-**Work Center # -----793-8431**

### James E. Hall Homes/Scattered Sites (Townhouses)

Dawn Maron-Site Manager -----793-8433

LaChonne Clark—**Work Center # -----793-8432**

**Please leave a message for maintenance issues on**

**the site's Work Center#**

Emergencies Only Maintenance Work Center

4:30 pm—8-30 am 476-5800

**MHACY's Attorney: Nicholas Leo— 423-0505**

May 14 will be the Grand Opening of the NEW  
MHACY LEASING OFFICE.

**The new MHACY Leasing Office will be located in the rear of 10 Cottage Place Gardens. All potential residents of MHACY will conduct his or her admission processing at the new office.**

**All Are welcome to view the office on May 14, 2008 for the Grand Opening at 10:00 am. For additional information you can call the leasing office after May 1, 2008 — 793-8497**

