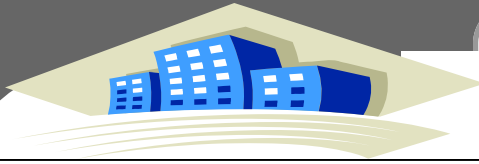


# MHACY RESIDENT NEWSLETTER



MHACY RESIDENT      January, February, March 2011  
MUNICIPAL HOUSING AUTHORITY  
FOR THE CITY OF YONKERS, NEW YORK

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"*

From the desk of Juaquin Padilla: Supervisor of Maintenance

Hello Everyone,

I am Juaquin Padilla also known as JP to the residents of this housing authority. I have worked as Curtis Wegener's assistant for 8 years and have been given the honor of writing the article pertaining to maintenance for the MHACY Resident Newsletter. First, I would like to wish everyone a prosperous New Year and hope everyone's Christmas was a joyous one.

This year brings many new and exciting things to the Housing Authority, with the energy conservation project already in full swing, I would like to start by thanking all the MHACY residents for their cooperation in making this project and all the other projects we are working on run smoothly. Understand all the work being done is for the residents and their visitors. The savings from the energy conservation, after mortgage payments are made, will allow more programs and upgrades to your apartments and buildings. Therefore, on that note I would like to say that the maintenance department is here to maintain your site completely.

If something is missed or there are any concerns pertaining to maintenance, please let your site manager, site-superintendent or I know so it may be addressed. We are here to help make your place safe and comfortable.

J.Padilla

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SENIOR HOUSING MANAGER'S Corner—Brenda M. Gray

## **Greetings to All!**

**W**ow, 2011 has started off with a **BANG!**

**F**irst I would like to apologize for the delay of this newsletter, I know you have been wondering what happened to this edition.

**W**ith the retirement of (8) eight MHACY employees there has been some staffing changes, mainly in the maintenance department. I would like to congratulate Juaquin Padilla aka JP on his promotion to Supervisor of Maintenance. Alex Montes is presently the Super of Cottage Place Gardens and John Kurilla is the Super of Schlobohm Houses. They will need the help of residents to assist in making sure they are effective and successful in their new jobs. Please work with them so they can provide you with your required housing needs.

**A**ll of the staff has been and will be required to continue to attend different housing and management training sessions. These trainings require them to be out of the office. Although, this may make them unavailable to you at certain times, these training sessions will provide them with additional knowledge to assist you in your housing needs. So, before going to your site office, you should call to be sure that someone will be there to assist you (see telephone numbers on page 12).

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

Brenda M. Gray

## Note to the Residents from the Executive Director

Wow, another year is over. 2010 has come and gone. I hope that you and your family had a wonderful holiday season, full of friendship, love and good cheer.

2010 was a very eventful year for the Municipal Housing Authority for the City of Yonkers. We performed or committed almost \$25 million in capital improvements. \$6.5 million of Stimulus Bill funds were obligated by March of 2010 and more than half of that money had been spent by year's end. Work included the retaining wall at Troy Manor and new lobby entrances at Calcagno. We are in the middle of the façade and entrance work at Walsh, and the lobby entrance work at Curran Court should begin in the spring. In addition, we have almost completed the installation of security cameras at every site.

The Authority borrowed \$15 million from Bank of America and with \$4 million from HUD and \$1 million of our own funds, MHACY has embarked on a \$20 million effort to make every site more energy efficient. Much of the work has been completed, but some such as installing new heating systems in the major family complexes and a geothermal heating system at Flynn Manor will be completed next year.

Construction also began on the second phase of the Mulford Gardens redevelopment effort. 100 family units are nearing completion back on the Mulford site, and 49 units of senior housing are being built on the south side of Ashburton Avenue near Palisades Avenue. The family units will be completed by summer and the senior units by fall of 2011.

In November the Authority submitted an application for almost \$20 million of HOPE VI funds for the first phase of the Cottage Place Gardens redevelopment. Unlike Mulford, no relocation will be necessary until after the replacement units are built. In this first phase, MHACY plans to build 120 units (70 family and 50 senior units) on the Elementary School #6 site. Only after these units are completed would residents of buildings 5, 9 and 13 be moved into the new buildings and the old ones torn down.

Also recently the Authority received a \$250,000 grant to redo the security booths and building entrance doors at Schlobohm. This work should begin in the spring.

In 2010, the Authority focused on helping residents obtain jobs. Using funds from a HUD ROSS grant, MHACY contracted with Westhab to provide services to link residents to training and actual jobs. A very successful jobs fair was held at the Calcagno gym in October that included such employers at Fed Ex, Macy's, Toys R Us, and others. As of the last report, almost ten residents received jobs as a result of this fair. In addition, MHACY has funded Westhab to train residents to perform as clerks in our maintenance facilities and to train youth to assist our after school and summer recreation programs.

The Authority also contracted with Groundworks Hudson Valley to create two eight-person crews to perform landscape work at the various sites. There were ceremonies to commemorate the work at Calcagno and Schlobohm.

Lastly, the Authority began a program to offer cash incentives for residents to obtain their GEDs. MHACY offers residents \$125 for completing pre-GED courses, another \$125 for completing the GED course (or \$250 if you did not need to take the pre-GED course) and another \$250 for obtaining a GED. Further awards will be made for the best scores.

Another major initiative was in the area of security. MHACY awarded a contract for security services to a single vendor to provide a more enhanced service at the developments that previously had guards, but with some service everywhere. The Yonkers Police Department reports significantly less crime at our public housing sites.

This has been quite a list, but it has only been possible because of the hard work by staff and the Authority's Board of Commissioners. I hope that you take the time to thank them and to wish them a Happy New Year. I am also very proud of the improvement your City-Wide Resident Advisory Board has made during 2010. They have been dedicated and professional, working hard for your benefit.

I hope that 2011 will be an even more exciting year for MHACY and a happy and safe one for all of you.

*Joseph Shuldiner*

## SAVING ENERGY MEANS SAVING MONEY!

MHACY is working with Honeywell International Inc. , an Energy Saving Performance Company to develop and install energy saving equipment to reduce the utility usage and cost throughout housing. Honeywell has upgraded and installed new lights, faucet aerators, showerheads, shower wands, high efficiency boilers, domestic hot water heaters, building envelope improvements and attic insulation in many sites.



Honeywell replaced aerators in most units.

MHACY and Honeywell are aware, however, that all the changes made under the energy performance contract have ultimately had the greatest impact on you, the residents. That's why we want you to fully understand these changes and how they make you a partner in the authority's energy saving venture. Saving energy is a shared activity.

Why is saving energy so important? Well, let's face it; electricity, heat and water are utility resources we all tend to take for granted. We turn a handle on the faucet, and hot or cold water runs into the sink or bathtub. In the winter, heated air or steam keeps our homes warm against the outside chill, and in the summer, fans and air conditioners help us stay cool. The question is how can we make these things happen in the most cost effective manner possible? That's where you come in.



Most residents of MHACY have their utilities included in their rent and because of this, many think the amount of electricity or water they use doesn't really matter. NOT SO. In fact, just the opposite is true. MHACY needs residents to be especially mindful of how they use their utilities in order to keep it's utility bills as low as possible. And at the townhouse properties where residents do pay their own utilities, energy saving consciousness is even more important.

So what's the first rule of energy conservation? *Being Aware!* Whether you are responsible for paying your utilities or not, it is essential that you are aware and understand some of the small resources that can be used to reduce utility cost.

© Honeywell EPC

### Removal of Air Conditioners

During the winter weather, all air conditioners should be removed from the windows and/or air conditioner wall sleeves to save on energy. There should never be an air conditioner in any room with **only one** window. If you have placed an air conditioner in a window in any room with only one window, the air conditioner must be removed **immediately**. HUD Inspectors will conduct HUD REAC inspections and any unit with an air conditioner in a **one window room** will fail the inspection, which may lead to an eviction. This is considered a hazard as it blocks your households exit in case of an emergency.

## ***Congratulations to All and Much Success***

MHACY would like to congratulate the following Residents, Staff and Family Members that have successfully completed and reached a Milestone. Much continued success in the future!

### **Retirees**

The NYS Retirement System has composited a Retirement Buy-Out Incentive for NYS Employees. Although, I am not able to take advantage of the incentive, several of my colleagues will be retiring at the end of 2010. At this time I will list all of those that are ready and able to Move Into the Next Stage of Their Life. Good Luck to All.

**Jeffrey Bousche**– retired after 30+ years of service with MHACY .

**Marcello Cardillo**– retired after 10+ years of service with MHACY

**Gregory Mega**– retired after 30+ years of service with MHACY

**Kevin Parker**– retired after 30+ years of service with MHACY

**Jayna Rivera**– retired after 25+ years of service with MHACY

**Pablo Rivera**– retired after 10+ years of service with MHACY

**Ernest Vaughn**– retired after 10+ years of service with MHACY

**Curtis Wegener**– retired after 30+ years of service with MHACY

**Janie Liu**- retired after 36+ years of service with Macy's Incorporation

### **Master Degree**

**Ana Y Hernandez**-MHACY's Service Coordinator, received her Master of Social Work from Touro College.

## **Employment Opportunities:**

### **ROSS GRANT Employment OPPORTUNITY INFORMATION Intensive Transitional Employment Program (iTEP)**

MHACY contract with Westhab is entering into its second fifteen week cycle in which residents can work in a Resident Employment Program (**iTEP**). The first fifteen week cycle of the program has provided residents with opportunities of receiving clerical and youth services experience.

The first fifteen-week cycle of **iTEP** program in the clerical area has a 100% success rate. All 3 of the participants have received marketable skills, quality work experience and have gained employment through the Westhab employment program. Shanell Bailey, Domanique Hillard and Miriam Martinez worked the first, fifteen-week cycle. **Congratulations Ladies**

The program consists of three, fifteen-week cycles. Each cycle includes **3** participants in the **Clerical Field** which include paid internships within various areas of MHACY i.e. maintenance, administration, property management, etc. and **10** participants in the **Youth Services** ages ranging from 14-18, they will receive paid internships working in our **Youth Services Department's** Afterschool Program. Participants will be hired directly by Westhab, but will be dually supervised on the job by Westhab and MHACY Staff. Participants will attend workshops and receive on-the-job training.

Any resident interested in participating in this program should contact, Employment Services Coordinator at the ROSS Offices located at the following locations:

**Schlobohm – 914-207-8886**

Monday- 9:00am – 5:00pm  
Thursday -9:00am – 1:00pm

**School Street – 914-207-8891**

Wednesday - 9:00am – 5:00pm  
Thursday – 1:00pm – 5:00pm

**Cottage Place Gardens - 914-966-1886**

Tuesday - 9:00am - 5:00pm  
Friday - 9:00am - 5:00pm

**ROSS GRANT OPPORTUNITY INFORMATION  
MHACY EDUCATIONAL & ESL OPPORTUNITIES**

Any resident interested in obtaining their G.E.D. or attend ESL Classes should contact Maria Rodriguez, Service Coordinator, at our ROSS office at the following locations:

**Schlobohm – 914-207-8885**

Mondays – 9:00am – 5:00pm

Tuesdays – 9:00am – 1:00pm

**Calcagno Houses – 914-207-8890**

Wednesdays – 9:00am – 5:00pm

Thursdays – 9:00am – 1:00pm

**Cottage Place Gardens– 914-423-0120**

Tuesdays – 2:00pm – 5:00pm

Thursdays – 2:00pm – 5:00pm

Fridays – 9:00am – 5:00pm

*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
YMCA	968-0183
YWCA	963-0640
Greyston	376-7200
Westhab	377-6063
GroundWorks	375-2151
Board of ED-Dr. O’Gorman	376-8600

GED Program beginning at Calcagno Houses (School Street) in October and ESL at Flynn. For more info call ROSS. Open Enrollment for GED and ESL held on September 2, 2010 was successful - 23 participants. School Supplies and groceries were raffled.

**A mind is a terrible thing to waste!!" A list of Free Scholarships**

1. Housing Authority Insurance Group’s—Resident Scholarship Program—See your Site Office before April 1, 2011
2. Public Housing Authorities Directors Association (PHADA) -Resident Scholarship Program—See your Site Office before January 20, 2011
3. New York State Public Housing Authority Development Association (NYSPHADA) - Resident Scholarship Program—See your Site Office before March 1, 2011
4. Intel Science Talent Search; <http://www.sciserv.org/sts> <http://www.sciserv.org/sts>
5. Thurgood Marshall Scholarship Fund; <http://www.thurgoodmarshallfund.org/> <http://www.thurgoodmarshallfund.org/>FinAid: The Smart Students Guide to Financial Aid (scholarships); <http://www.finaid.org/scholarships/http://www.finaid.org/scholarships/>
6. United Negro College Fund; <http://www.uncf.org/> <http://www.uncf.org/>
7. McDonald’s Scholarships (Annual); <http://www.mcdonaldsnymetro.com>.
8. Broke Scholars Scholarships; <http://scholarships.brokescholar.com>, <http://scholarships.brokescholar.com>
9. National Society of Black Engineers Scholarships; <http://www.nsbe.org/programs>, <http://www.nsbe.org/programs>
10. See [www.yonkerspublicschools.org](http://www.yonkerspublicschools.org)

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Dates to Remember

**Tuesday, January 18, 2011 – MHACY Board Meeting**

**Tuesday, February 8, 2011 – MHACY Board Meeting`**

**Tuesday, March 8, 2011 – MHACY Board Meeting**

MHACY’s monthly board meetings are Open Meetings under the "Sunshine" Law that went into effect in New York in 1977. Amendments that clarify and reaffirm your right to hear the deliberations of public bodies became effective on October 1, 1979.

In brief, the law gives the public the right to attend meetings of public bodies, listen to the debates and watch the decision-making process in action.

As stated in the legislative declaration in the Open Meetings Law (section 100): "It is essential to the maintenance of a democratic society that the public business be performed in an open and public manner and that the citizens of this state be fully aware of and able to observe the performance of public officials and attend and listen to the deliberations and decisions that go into the making of public policy.

*All are welcome, however, please call in order that we can provide enough seating.*



## New Year's Reflections

Looking back on the months gone by,  
As a new year starts and an old one ends,  
We contemplate what brought us joy,  
And we think of our loved ones and our friends.

Recalling all the happy times,  
Remembering how they enriched our lives,  
We reflect upon who really counts,  
As the fresh and bright new year arrives.

And when I/we ponder those who do,  
I/we immediately think of you.

Thanks for being one of the reasons I'll/We'll have a Happy New Year!

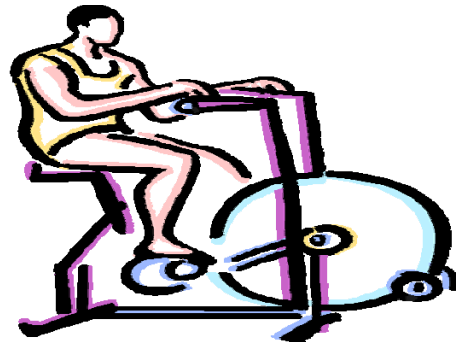
By Joanna Fuchs



## Top Ten New York's Resolutions

New Year's Eve has always been a time for looking back to the past, and more importantly, forward to the coming year. It's a time to reflect on the changes we want (or need) to make and resolve to follow through on those changes. Did your New Year resolutions make our top ten list?

1. [Spend More Time with Family & Friends](#)
2. [Fit in Fitness](#)
3. [Tame the Bulge](#)
4. [Quit Smoking](#)
5. [Enjoy Life More](#)
6. [Quit Drinking](#)
7. [Get Out of Debt](#)
8. [Learn Something New](#)
9. [Help Others](#)
10. [Get Organized](#)



*Getting fit in 2011!*

***Good luck achieving all of your goals!***

## MHACY Senior Citizens Corner

### Thanksgiving 2010

ALL of our senior residents received a gift bag of food to help assist them in preparing a healthy Thanksgiving Dinner. The gift bags were donations from MHACY Staff, Teamster Union Local 456 and our local Shoprite on Tuckahoe Road.

Many of the senior sites gathered in their community rooms to celebrate Thanksgiving. The celebration included all the fixing for a filling Thanksgiving meal. (See picture of some sites' Thanksgiving Celebrations).



### Old Folks Are Worth A Fortune

Old folks are worth a fortune; with silver in their hair,  
Gold in their teeth, stones in their kidneys, lead in their feet and gas in their stomachs.

I have become a lot more social with the passing of years;  
some might even call me a frivolous old gal. I'm seeing five gentlemen every day.

As soon as I wake, **Will Power** helps me get out of bed.

Then I go see **John**. Then **Charley Horse** comes along and  
when he is here he takes a lot of my time and attention.

When he leaves, **ArthurRitis** shows up and stays the rest of the day.  
(He doesn't like to stay in one place very long, so he takes me from Joint to Joint).

After such a busy day, I'm really tired and glad to go to bed-with **Ben Gay**, what a life!

P.S., The preacher came to call the other day, he said that at my age,

I should be thinking about the here after. I told him I do-all the time,  
no matter where I am –in the parlor, upstairs in the kitchen or down in the basement-I ask myself,

“Now, what am I here after?”

*By An Unknown Wash Road Resident*

## Site Activities

### **Wm. A. Schlobohm Houses**

Hello to All From Bldg # 2 of Wm. A. Schlobohm. My name is Sal Ganley and I am honored and privileged to work for MHACY as a Custodian. My key task is to perform my respective duties loyally, efficiently and continuously to protect the interest of the MHACY and preserve its highest quality to all residents each day. I receive so may graces and blessings from the many tenants that I speak with. I just wish there was more I could do to make their quality of life and environment better. The winter months have approached and safety and warmth are always top priorities. Please check your radiators to make sure you are getting heat and remove all air conditioners that you may have in the windows, which would help to keep the heat in .

In closing I'd like to thank Brenda Gray and Jeff Bousche for all their support. I look forward to performing my duties to the good people of Schlobohm Housing in any way possible.

### **Walsh Road Houses & Cottage Place Gardens**

*Walsh Road Houses invited the senior residents of Cottage Place Garden to combine their Holiday Luncheon at the Walsh Road Community Room. There was lots of food, fun and great music enjoyed by everyone.*



### **Curran Court Houses**

The Neighborhood Watch, spearheaded by Larry Sansone went into effect on 10/12/10 with the support of both the Police Commissioner and Officer Kerner. At this time there are 9 members all of which have been issued police identification #'s and ID cards. Members are not encouraged to engage suspects in any way but to observe and report. When a Neighborhood Watch member calls the police, they provide the dispatcher their badge # to ensure that the call is confidential and to maintain the callers safety and security. This program has been instrumental in providing a safe and secure environment for all residents here at Curran Court as well as developing a spirit of camaraderie and community.

## MHACY RESIDENT COUNCIL

**THE 2010—2011 RESIDENT COUNCIL REPRESENTATIVES FOR YOUR HOUSING SITE ARE:**

James E. Hall Homes	MARGARET JESSUP, CAROLYN ARROYO, MARISEL FONTAN
Loehr Court (Western Ave)	ROSENDO FIGUEROA
Schlobohm Houses	ELIZABETH OWENS, DEBORAH SMITH
Walsh Road	MEREDA KING, CARMEN GONZALEZ-GOTAY
Calcagno Homes	PHYLLIS HARRISON, VANESSA HAMPTON, GRICEL RIOS
Curran Court	ANNE PRESTAMO, ANN NAPOLETANO, AMELIA PUPCHYK
Kris Kristensen	THOMAS COVERDALE, SARAH HAUGHTON
Flynn Manor	MERCEDES BAEZ,, JITINDER K. ANAND
Cottage Place Gardens	ALVIN WALDEN, CLAUDETTE GRADY (PEACHES)
Martinelli Manor	RALPH SEVERINO, LUCILLE AQUILATO
Troy Manor	JOAN CORBALIS
Scattered (Townhouses) Houses	NO REPRESENTATIVE AT THIS TIME

*Senior Site Commissioner*

*Agnes Scott*

*Family Site Commissioner*

*Roberta Allen*

*The MHACY Staff and Dr. Denise Wesley would like to thank all of the Resident Council Representatives that served between 2008-2010 for a job well done. You all worked so hard to provide your sites and the housing authority with information, services, concerns and questions that has helped to make each site a better community.*

### ***2010-2012 Tenant Election Notification***

*This year's elections were held on Thursday, October 14, 2010 which included (1) one qualified Senior Site resident to be a Senior Site Commissioner of MHACY and three (3) Resident Council candidates for each site to be elected for a two (2) year term. All interested candidates for Resident Commissioner had to obtain at least 50 signatures of eligible residents and notified MHACY by September 27, 2010.*

**ALL CANDIDATES MUST BE A RESIDENT IN GOOD STANDING, A BACKGROUND CHECK WILL BE PREFORMED.**

### **The general duties of the Tenant Council Officers are as follows:**

**Tenant 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 of desirable living conditions of the residents of MHACY..
- \***Ensure** that conditions within the communities provide Residents maximum enjoyment of their apartment (unit) and neighborhood to the fullest extent possible.
- \***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 as referenced in HUD Code of Regulations.

***Speak to your site manager for additional information.***

MHACY Children

**YOUTH SERVICES DEPARTMENT OF MHACY**  
**YOUTH SERVICES STAFF**

**Norman Coard - Youth Services Director**

I would like for everyone to know that the youth service program sponsored 10 children to play with the Harlem Jets football teams. Two of the of the players were able to win their championship in their age group. The Jr. Mites qualified to go to Florida to the nationals where they came in second place losing the championship game. We at MHACY youth services are proud of the players who completed what they started. It was a big step for them. We are looking forward to the future and having more children involved with the recreation program as it continues to grow.

**Cottage Place Gardens**

Leona Nelson – Sr. Youth Coordinator  
Miriam Martinez – Assist. Youth Coordinator

**Wm. A. Schlobohm**

Lizzie Navarro - Youth Coordinator  
Jonathan Sellers - Assist. Youth Coordinator

**Calcagno Houses (School Street)**

Yvonna Stewart – Assist. Youth Coordinator  
Gregory Gordon – Assist. Youth Coordinator

**James E. Hall Homes**

DaJuana Simmons - Youth Coordinator

**Paula Crawford**  
**Resident Program Director**

**Randell Bell**  
**Assist. Youth Services Director**

**Eugene Simmons**  
**Maintenance – YSD**

**MHACY**

**BACK TO SCHOOL**

**FASHION/TALENT SHOW**

*The Back to School Fashion/Talent Show held at Calcagno’s Gym on December 17, 2010 was a **Hit**. It was well attended and entertaining. The Youth Services Staff worked hard to provide music, a fashion show, talent show and a full meal. I can’t wait for the 2nd MHACY Back to School Fashion/Talent Show!*



## Bar –Out List

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 property:***

<u>Last Name</u>	<u>First Name</u>	<u>Expir. Date</u>	<u>Last Name</u>	<u>First Name</u>	<u>Expir.</u>
Boyd	Isaiah G.	5/09/11	Hernandez	Beverly	9/02/12
Boykin	Kenneth	5/09/11	Jackson	Nagil	9/02/15
Bowman	Kenyon R.	5/09/11	Johnson	Daquan	9/02/12
Brockington	Phillip L.	5/09/11	Johnson	Keitt A.	5/09/11
Bryant	John	9/02/12	Kyer	Jahmal F.	5/09/11
Burkett	Christopher J.	5/09/11	Lathan	Clarence	1/19/19
Coaxum	James K.	5/09/11	Lopez	Juan	9/02/20
			Manson	Darnell J.	9/02/12
Coronado	Juan	9/02/12	Martin	Gregory	5/09/11
Custis	Wayne, L. Jr.	9/02/12	Mills	Jamiek	9/02/12
Degree	Anthony L.	5/09/11	Mitchell	Marcus D.	5/09/11
Delfi	Kevin	5/09/11	Morrison	Jason	5/09/11
Faulk	Charles	9/02/12	Norwood	Joel	9/01/15
Figueroa	Eduardo	5/09/11	Pettiford	Kimberly	5/09/14
Forte	Denise	9/02/12	Saunder	Michael J.	9/02/12
Garrison	Tremaine G.	5/09/11	Sims	Russell	9/02/12
Gilliard	James E.	5/09/11	Smith	Michael	1/16/14
Gonzalez	Luis E.	9/02/12	Tilford	John	9/02/20
Graves	Tyquane T.	5/09/11	Urena	Joel	9/02/12
			Velez	Ahimelec	9/02/12
			Wright	Leroy	5/19/11

## Policing Your Site

MHACY, The Yonkers Police Department and the Madison Security Company 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 happened. 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. The Lieutenant assigned to the YPD's Housing unit is Lt. Joe Monaco, he can be reached at **377-7270**, fax **#377-7271**.

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**

**HOPE VI—The New Mulford  
Gardens**

A letter in English and Spanish will be sent to the former Mulford Gardens residents informing them that the new properties are preparing for acceptance of leasing and if anyone is interested there will be an informational meeting to be held on Tuesday, March 1<sup>st</sup> 2011 from 6:30PM– 8:30 PM at 141 Ashburton Ave (St Joseph Church). The letter will contain a self addressed and stamped post card. Residents who are interested in attending the informational meeting are asked to mail the post card back to Landex.

Landex will advertise the properties in the local papers pursuant to the Fair Housing Marking Plan. The advertisement will mention how and where applications can be obtained.



**STAFF SITE LOCATIONS**

**TELEPHONE #**

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

**Wm. A Schlobohm Houses (Schroeder Street)**  
**Office Open Late Every Tuesday 8:30am –6:30pm**  
Ebony Jefferson -Site Manager \_\_\_\_\_ 793-8430  
Mio Feliz –Assist. Site Manager \_\_\_\_\_ 793-8443  
Steve Higgins \_\_\_\_\_ 793-8442

**Calcagno Homes (School Street)**  
**Office Open Late Every Tuesday 8:30am –6:00pm**  
Angela Hemmings-Site Manager \_\_\_\_\_793-8452  
Lucia Kannas \_\_\_\_\_793-8451

**Cottage Place Gardens**  
**Office Open Late Every Tuesday 8:30am –6:30pm**  
Paula Kubicek -Site Manager \_\_\_\_\_793-8491  
Audrey Diaz \_\_\_\_\_793-8495

**Walsh Road Homes/Kris Kristensen (Seymour Street)**  
Timothy Terry-Site Manager \_\_\_\_\_793-8471  
Crystal Estrada \_\_\_\_\_793-8787

**Flynn Manor/Loehr Court (Western Ave)**  
**Monsignor Troy Manor (Willow St)**  
Lakisha Collins -Site Manager \_\_\_\_\_793-8480  
\_\_\_\_\_793-8425

**Curran Court Homes/Martinelli Manor (Palmer Road)**  
Veronica Torres -Site Manager \_\_\_\_\_793-8421  
Kelly Morton- \_\_\_\_\_793-8431

**James E. Hall Homes/Scattered Sites (Townhouses)**  
**Office Open Late 2nd Thursday 8:30am –7:00pm**  
Dawn Maron-Site Manager \_\_\_\_\_793-8433  
LaChonne Clark \_\_\_\_\_793-8432

**Work Center# 793-8707**

Emergencies Only Maintenance Work Center  
4:30 pm—8-30 am 476-5800

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

**MHACY LEASING OFFICE.**

**The MHACY Leasing Office is located in the rear of 10 Kenmore Street. All potential residents of MHACY will conduct his or her admission processing at the new office.**

Sandra Fischer - Admission Supervisor \_\_\_\_\_793-8499  
Donna Adams –Assist Adm. Supervisor \_\_\_\_\_ 793-8498  
Shannon Stewart — \_\_\_\_\_793-8497

**Office Open Late Every Thursday 8:30am –6:30pm**

