

Neighborhood UPDATE



SPRING 2017

THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS

New Website Launch

A SYMBOL OF PRIDE IN OUR HOUSING



The Municipal Housing Authority for the City of Yonkers this month launched a new website that will provide residents and the general public with easier access to important information and housing resources.

MHACY Executive Director Joseph Shuldiner said the website's new look was the result of months of work by a dedicated committee of MHACY staff who helped to reorganize information and choose the new brightly colored, blue, green and orange logo design. The website, said Shuldiner, remains true to MHACY's mission to serve its residents while heralding an exciting future for the authority.

"The redesign is all part of a new era for MHACY," said Shuldiner. "As we prepare to launch a major renovation of our properties under RAD it's only fitting that our website represents the new spirit at MHACY."

A survey of residents has shown that the website in the past has not been the main source of information for residents, and Shuldiner said he hoped that the new website would change that. In addition to resources and important

updates, the website will include past issues of the MHACY newsletters.

Shuldiner thanked the website redesign committee led by Carlos G. Laboy-Diaz, Director of Development and including Joan Magoolaghan, Esq., General Counsel; Maryann Cariello, Section 8 Supervisor, and Anthony Senerchia, Information Technology Manager.

The website can be found at the same address: mhacy.com



Upcoming

MHACY'S 45TH ANNUAL SENIOR LUNCHEON

MHACY's Resident Advisory Board will host its 45th Senior Luncheon on Thursday, July 13th from 12-4 p.m., at the River View at 1 Warburton Avenue, Hastings-On-Hudson. Tickets are \$40. Seniors 90 and older who are residents of MHACY will be honored. In addition to a meal, the event will include music, dancing and entertainment, door prizes and a 50-50 raffle. Tickets must be purchased in advance from any of the 12 Tenant Councils. For more information, please contact Ginny Galatioto at (914) 793-8400 ext. 151.



Past honoree Francesca Navarro who recently passed away at the age of 107



Seniors enjoying the festivities at last year's annual senior luncheon



A Message from Joseph Shuldiner

This is the second issue of our revised newsletter Neighborhood Update. So much is happening that it is hard to tell you everything. First, I want to thank Mayor Spano for his continued support for the Authority and its residents. Our Rental Assistance Demonstration (RAD) plan to rehabilitate all of our properties was prominently mentioned in his State of The City Speech in March.

The budget situation on the federal level is grim. The President's so called "skinny budget" virtually eliminates the public housing capital fund, cutting it by over 80 percent from \$1.95 billion to just \$350 million. (Our \$3.5 million allotment would be reduced to only \$6-700,000 when our engineers say we need to spend \$175 million over the next ten years.) And while the operating budget would be cut to a more modest 12%, coming on top of several years of cuts, it would leave the Authority in very tight circumstances.

The deteriorating situation on the federal level underscores the importance of pursuing RAD. This course of action will allow us both to actually upgrade all of our property in a reasonable time frame of two to three years and convert our program to the more stable section 8 funding stream going forward. However, our capital needs are so great that just tax credits and bonds do not provide enough money so we have also had to ask the state for additional "gap funding". That is why it was so important that the New York State budget, passed by the Legislature and signed by the Governor in early April, contained \$125 million in gap funding for housing authorities outside of New York City that are upgrading their properties through the RAD program. With this money in hand, we are hopeful that the Housing Finance Agency (HFA) and the Department of Housing and Community Renewal (HCR) will shortly begin making low-income tax credit and bond awards. Over the next four or five months as much as 75 percent of our units could be funded.

This is terrific news for the affected developments. However, it does mean challenging times ahead for you, the residents. As we have maintained throughout the RAD process, we want to perform these upgrades with as little temporary relocation as possible. However, we

Continued on page 4

Meet the MHACY Team

JUAQUIN PADILLA "JP", DEPUTY DIRECTOR OF FIELD OPERATIONS

Juaquin Padilla known through the Municipal Housing Authority for the City of Yonkers (MHACY) as "JP", decided after serving in the military to go into the field of residential construction and renovation. This career change led him to become a Maintenance Supervisor in the private sector which ultimately brought him to the MHACY 16 years ago. JP holds several professional certifications including recognitions from the National Center for Housing Management (NCHM) in maintenance, management, finance, occupancy and tax credit applications. Through Nan McKay he is certified in resident management and Uniform Physical Conditions Systems (UPCS). Also, he holds the Accredited Resident Manager certification with the Institute of Real Estate Management (IREM). On a personal note, JP is a proud father of four children and seven grandchildren, all of whom he states



are the reason he chose to dedicate himself to "assisting in making sure, where a person decides to call home is a place they will enjoy."

GINNY GALATIOTO, ADMINISTRATIVE STAFF

Virginia "Ginny" Galatioto joined the Municipal Housing Authority for the City of Yonkers (MHACY) in 2001 as the Secretary/ Assistant to Brenda M. Gray, Director of Field Operations. She is often considered the primary contact person to the Public Housing Staff at the MHACY sites. Ginny works directly with all of the Administrative Staff and "wears multiple hats" on any given day. Referred to as the "right and left hand" of MHACY, she assists with the Resident Advisory Board (RAB), 12 Tenant Councils, all of the ROSS Grants to include the Service Coordinators and numerous other housing activities and roles.

Ginny has received numerous certifications to include: Nan-McKay (Fair Housing & Reasonable Accommodations); the National Center for Housing Management (NCHM) Certified Manager of Housing; Office of the City Council from the City of Yonkers for (Women's Self-Sufficiency and Economic Empowerment Training); and Housing Training VN (HTVN) courses including "Dispute Resolution", "Customer Service", and "Responding to Resident Complaints". She loves working with the residents and staff and is so happy to be a part of the "MHACY Team", she actually formally retired



the end of February 2017 but is still working on a part-time basis.

Ginny's previous employment includes Yonkers Public Schools for five years and Blue Cross/Blue Shield for 16 years. On a personal note, Ginny has been married for 40 years to a wonderful man and has a daughter (son-in-law), a son and recently a "beautiful granddaughter" whom she adores!



MHACY Voices: Residents Participate in the Process

RESIDENT ADVISORY BOARD (RAB)

The Municipal Housing Authority for the City of Yonkers, New York (MHACY) acknowledges the importance of resident input and participation and is committed to ensuring the opportunity for inclusion. The Resident Advisory Board (RAB) is comprised of a representative from each of the 12 MHACY Tenant Councils representing each development and therefore, is recognized as the official representative of the City-Wide Tenants Organization. The RAB

works in partnership to develop the Annual Plan, Strategic Planning Process and strengthening the 12 Tenant Councils. By providing resident input in the decision-making process, the RAB assists the MHACY with advocating and applying for resources to serve all of the residents. **RAB meetings are generally held on the first Friday of each month from 9am-12pm at the Curran Court Community Room. Guest speakers are always welcome.**

MHACY RESIDENT/TENANT COUNCILS

The Municipal Housing Authority for the City of Yonkers, New York (MHACY) has 12 Councils representing each development. The purpose of the Resident/Tenant Councils is to: (1) promote the general welfare and desirable living conditions of the residents of the development; (2) recommend solutions to problems within the organizations and agencies for implementation; (3) ensure that conditions within the developments allow the residents to enjoy their apartment (unit) and neighborhood to the fullest extent possible; (4) discuss the concerns of the resident population with the management of the MHACY and other service

providers for the resolution; (5) work with the Site Manager and other MHACY staff to solve individual, family, neighborhood, council and MHACY problems; (6) encourage active resident participation in the Tenant Council in a positive manner; (7) address matters of concern to the residents of development and (8) take advantage of opportunities available at the designated site.

For a listing of your representatives, please visit our website at mhacy.org. Also, your Site Manager and Service Coordinator will provide you with this information.

MHACY ANNUAL PLAN UPDATE

The Municipal Housing Authority for the City of Yonkers, New York (MHACY) submitted the Annual Plan to the Department of Housing and Urban Development (HUD) in April 2017. The Plan summarizes ongoing and planned activities for the upcoming fiscal year (July 1, 2017 through June 30, 2018). Public Hearings were conducted at Curran Court and Calcagno Homes to review the activities stated in the Plan and provide opportunity for public comment. The Resident Advisory Board (RAB) prepared comments pertaining to each of the 12 MHACY housing site communities. For more information on the Annual Plan, visit the MHACY website at mhacy.org.



Meet Our New ROSS Service Coordinators



PAUL MERRIWEATHER

Update: Schlobohm Houses (Schroeder St.)

Paul Merriweather is employed by Family Services Society of Yonkers (FSSY) and graduated from Cortland State University in 2009 with a degree in Education in Science. While at Cortland State University he was a member of the baseball team and made it to the College World Series two years in a row with his team. Previously, he worked with children in Foster Care for seven years at JCCA, a Residential Treatment Center in Pleasantville, NY. Paul is very excited to be a Service Coordinator at Schlobohm Houses, and is ready to provide residents with the services they need in order to be self-sufficient and successful.



JENNIFER MARTINEZ

Update: Cottage Place Gardens & Calcagno Homes (School Street)

Jennifer Martinez is employed by Family Service Society of Yonkers (FSSY) and graduated from CUNY John Jay College of Criminal Justice with a degree of Bachelor of Science in Criminal Justice and a minor in Psychology. Jennifer's work experience includes mentoring youth in college and job readiness skills, assisting families in Transitional Housing with obtaining benefits, employment and permanent housing and most recently managing the care of seniors in the Guardianship Program for the overall improvement of their quality of life. Jennifer is bilingual and bicultural in English and Spanish, enthusiastic and dedicated to providing advocacy, linkages to services and resources to promote maximized self-sufficiency of her clients.



What is the ROSS (Resident Opportunities and Self Sufficiency) Grant Program?

The purpose of the ROSS Service Coordinator Program is to provide funding to hire and maintain Service Coordinators who will assess the needs of residents of conventional Public Housing and coordinate available resources in the community to meet those needs. MHACY and the Tenant Councils have seven Service Coordinators who provides these services to all 12 of the public housing sites. The services for participating families enable them to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence

and housing self-sufficiency, or, in the case of elderly or disabled residents, help improve living conditions and enable residents to age-in-place.

As a response to the Quality Housing and Work Responsibility Act of 1998 (the Public Housing Reform Act), ROSS is redefined and restructured from a combination of programs funded in prior years: The Tenant Opportunities Program (TOP), Economic Development and Supportive Services Program (EDSS), and Public Housing Service Coordinators.

Amelia Pupchyk 96th Birthday Celebration

On Friday, May 5, 2017 the Resident Advisory Board (RAB) and MHACY Staff celebrated the 96th Birthday of Amelia Pupchyk. Amelia is the Tenant Council President at Curran Court and has actively served with the organization for over 30 years. CONGRATULATIONS AMELIA!!!



Continued from page 2

A Message from Joseph Shuldiner

are talking about major upgrades to the building and apartment systems.

Elevators could be out of service for extended periods of time, walls ripped out for new plumbing, wiring or just kitchen and bathroom cabinets, and trucks and workers clogging our roads, sidewalks and hallways.

Fortunately, we have had some experience. We were able to upgrade the elevator in Building 1 at Schlobohm with only three families needing to relocate, which we were able to provide for at Walsh Road. In Building 55 at Calcagno, because

there are two elevators per building, we were able to perform similar work with no relocation.

Once our share of the funds is announced, we will meet with the affected residents and the architects to finalize the work scope and discuss the sequence and timing of the work. We have contracted with the Family Service Society of Yonkers to provide case workers at the developments to help residents address problems caused by the renovations.

This will be an exciting but challenging time. All of our properties could be renovated in the next few years greatly improving your quality of

CALENDAR

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)

life. But as they say in sports, no gain without pain. By planning and working together we hope to minimize that pain and create a living environment that will make you proud to say you are residents of the Municipal Housing Authority for the City of Yonkers.

Sincerely,

Joe Shuldiner
Executive Director, MHACY