

# MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS RESIDENT NEWSLETTER

WWW.MHACY.COM

July—September 2015



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

*Hello to all MHACY Residents and Staff,*

Summer has arrived, schools are closing and temperatures will be getting hotter. I would like to touch on a few topics to assist with everyone in having a good and safe summer. First, there must be proper garbage disposal because along with hot weather comes vermin to feed; please use the compactors and receptacles. Secondly, children are off for the summer and out playing, so drive carefully and keep aware of where children are at all times. Finally, I discuss air conditioners every summer; properly installed air conditioners and air conditioners in your apartments must be reported to management. Please understand that improperly installed air conditioners are dangerous and not energy efficient. Air conditioners not reported are “*theft of service*” if you are not paying utilities. I have instructed all sites’ managers and superintendents to start going around this year to inspect for both and to take corrective measures to ensure lease enforcement. If assistance is needed with properly installing an air-conditioner and you have no one to help you, call in a work order and maintenance will install. You will be billed \$75. I would like to thank all the residents that took part in beautifying their site and if any other ideas come to mind besides planting, please reach out to your site managers.



*Have a safe and fun summer everyone!*



**Best Regards, Juaquin Padilla, Deputy Director of Maintenance**

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



The summer has begun! The kids are out of school! The Youth Services Department of MHACY Summer Program is open. With a nominal fee, qualified children ages 7-14 can now attend our summer program. There are many trips (some trips may have additional costs for activities) and special events scheduled during the program. Please see your site manager or the Youth Service staff for additional information.

The **Smoke Free Policy** is in effect. Please be sure that if you or your guest smoke, that you understand the rules (see page 10).

Each of our sites now have an active resident leader. These individuals are working with the residents and the staff to provide their site with organized events and activities which promote the wellbeing of the residents. Each month they bring residents’ concerns and problems to the Resident Advisory Board (RAB) meeting and discuss recommendations to resolve the issues. Every resident of housing should know who is representing them! If you don’t know who your Site Resident Council Representative is, you can find leader(s) on page 4. ***They can always use your help!***

If it seems that your site office is short staffed, it’s because it is. Ebony Jefferson is being trained full time by the Wincco Corporation. Wincco is the Property Management Agency that has been managing the property on the Mulford Garden site, Grant Park. Ebony is there learning how to operate Mixed Income and Mixed Finance Properties. This assignment is 9 months to a year of training which each manager will experience. This will help the managers as we embark into the RAD Program.

Also, we are proud to announce that Lakisha Collins has received her Law Degree and will be out of the office studying for the Bar Examination. She will be taking the exam at the end of July and returning to work in August. ***Good Luck!*** (See page 6)

Lastly, Paula Crawford had a mild Stroke. She is doing well, but she is not expected back to work until the end of July. We are all praying for a speedy recovery for Paula.

***This newsletter is composed quarterly to keep residents informed of the events, activities, changes, needs and concerns that may affect the people of this housing authority. I hope you find the articles educational, informative and entertaining. However, if there is a specific topic you would like to see in this newsletter, please see your site manager or email your suggestions to [publichousing@mhacy.org](mailto:publichousing@mhacy.org) and I will do my best to include them in future issues. Also, please provide the names of Graduating Residents to your site office or email to [publichousing@mhacy.org](mailto:publichousing@mhacy.org)***

*-Brenda M. Gray*

The Municipal Housing Authority for the City of Yonkers (MHACY) goal is to provide decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for its participants.  
*“Providing affordable housing is just half of the solution. The other is that of helping Residents to self-actualize”*

## A Note to the Residents from the Executive Director

On March 11, 2015 a section of a retaining wall that supports the Croton Aqueduct collapsed and the world changed for MHACY and the residents of 95-97 Walsh Road, a building for senior/disabled persons. With the collapse, the earth and debris the wall was holding back descended on to the back of the building requiring the Yonkers Fire Department to order the building vacated. 101 of its 103 apartments were occupied. Approximately two-thirds of the residents had to be placed in hotels and the rest went to friends and relatives. After four weeks engineers for the Authority, the City of Yonkers and the State of New York agreed that although the building survived the event pretty well with no structural damage, it could not be re-occupied until the retaining wall was repaired because there was a danger of further earth and debris hitting the building. In addition, the State informed us that it would take eight-ten months to complete the work.

At that time as many as 67 Walsh residents had already been in the Ramada Hotel for almost a month. It would have been unacceptable to ask them to stay there another eight-ten months. Therefore, we had no choice but to find permanent alternate housing for all 101 residents. At the time, we had less than ten vacancies in senior buildings in MHACY. And yet, as I write this article on June 12, I believe we will have completed this task by the end of next week. A third of the residents were able to stay with MHACY. About the same amount went to privately owned senior units using vouchers and about a quarter of the residents will live in the newly opened Schoolhouse Terrace (more about this later). The remaining handful of residents are staying with relatives or have left the area.

I am very proud of the efforts staff and our service coordinators made through these last three months to first comfort and assist the displaced residents, and then to help them relocate to new apartments. It is very gratifying to see people step up to the plate in times of trouble and give of themselves way beyond what the job requires.

If Walsh incident did not occur, the big news for the quarter would have been the opening of Schoolhouse Terrace. This is a two building 120 apartment (70 family and 50 senior) complex built where Public School #6 had stood vacant for so many years. BY the time you read this article, the two buildings should be completely leased up and occupied. Schoolhouse Terrace is quite an accomplishment in and of itself, but just as important it represents the first phase of the redevelopment of Cottage Place Gardens. At the end of the effort we will have replaced the 256 complex with over 400 units of new mixed-income housing. In addition, it represents a departure in approach from the redevelopment of Mulford Gardens. At that development we relocated everyone before any housing was built. Here we built first, off-site, and then were able to move people in, a checkerboard effect.

At the same time, progress is continuing on Grant Park II, a 56 unit family development on the original Mulford site. These units should be completed in September and ready for an October occupancy. And work continues on 188 Warburton, 51 unit family building on land where Cottage Place Gardens buildings 10 and 11 once stood. Work should be completed by January 2016 with occupancy set for February. All in all, 227 new units will be made available between June 2015 and February 2016.

At every resident meeting I have attended in the last few months I have reminded residents (and staff) that on July 1<sup>st</sup> the Authority will begin enforcing the smoke free policy adopted by our Board of Commissioners at their October 2014 meeting that went into effect January 1<sup>st</sup>. As I have said repeatedly, residents and their leaders overwhelmingly support this policy and it is needed. The most frequent request we get at our accommodations committee is from residents asking to be moved away from a smoker. Unfortunately, we do not know who does or does not smoke. Nor is it likely that we can find a vacancy where no one smokes above, below or beside that unit. The only way to promote a healthy environment and protect our residents, especially those with respiratory issues, is to ban smoking indoors all together.

Again the policy prohibits smoking in any of MHACY's buildings and only allows it 25 feet from the building or in designated areas. There should be signs to this effect in every MHACY site. For those of you who do smoke and wish help stopping, the Authority working with POWR (Putnam, Orange, Westchester and Rockland Counties against Tobacco) will provide free smoking cessation programs.

I am convinced that this policy will lead to a much healthier living environment for all of our residents.

I hope that everyone has a wonderful and safe summer.



**Joseph Shuldiner**



**2015 City of Yonkers Senior Day BBQ at Murray Skating Ring**



**Dora dancing with Councilman Mike Sabatino**



**Leona helping out at the senior barbecue.**



**COMING SOON TO  
CALCAGNO HOUSE**

The youth will learn about planting and harvesting; mulching and watering; weeding and garden maintenance; and cultivating vegetables. Moreover, the youth will also attend our farmers' market *twice* in July and August. They will see the School Street produce there.



August, 2015

**ELECTION NOTICE**

**THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS  
ELECTION OF FAMILY SITE RESIDENT COMMISSIONER AND  
FILL-IN YEAR (VACANCIES) FOR RESIDENT COUNCIL  
REPRESENTATIVE(S)**

This year we will elect one qualified FAMILY SITE resident to be a TENANT COMMISSIONER of the Yonkers Municipal Housing Authority (MHA). The candidate must be at least 18 years of age and have resided in one of our developments for at least 30 days by Election Day. To become a candidate, one must have 50 signatures of eligible (residents who live at a MHA Housing site and are at least 18 years old) residents. Petitions are available at your Site Rent Office or our Main Office 1511 Central Park Avenue. When a petition has sufficient signatures, the person who secured them must take the petition(s) to the Main Office or Site Office and must sign that each name on the petition was secured by the person presenting the petition. Signing must be witnessed by an MHA employee. All petitions must be returned by Noon of Monday, August 24, 2015.

**Election Day will be Thursday, SEPTEMBER 17, 2015.** Voting will be 10:00 a.m. to 4:00 p.m., for Seniors and 12:00 Noon to 6:00 p.m. at Family Sites. Any resident 18 years old may vote. Further information will be given to you on Election Day procedures.

**ALL CANDIDATES MUST BE A RESIDENT IN GOOD STANDING (NOT PENDING EVICTION).  
A BACKGROUND CHECK WILL BE PERFORMED.**

*Each Site is also allowed three (3) Representatives to the Site-Based Tenant Council. In this election, outside of seeking residents who want to represent MHA as a Commissioner, we will be looking for candidates to fill the openings of their respective site on the Tenant Council, if an opening does exist. A few of the sites already have their three (3) representatives and therefore elections will not be held for those sites at this time. If elected, you will be assisting the representative(s) from your site that are already serving as Tenant Council representatives not “replacing” them. To be a candidate for Tenant Council Delegate/Representative, you need only fill out the bottom of this Notice and return it to a site office or the Main Office by 12:00 Noon of Monday, August 24, 2015. Only the individual who wishes to be a candidate may sign the slip. You do not need signatures to be a tenant council representative.*

**JOSEPH SHULDINER, EXECUTIVE DIRECTOR**

I, \_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_  
Print Name Apartment No. and Project

**I wish to be a candidate as a representative for my site Tenant Council**

\_\_\_\_\_ Date \_\_\_\_\_ Signature

# MHACY RESIDENT COUNCILS

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

HALL HOMES  
LOEHR COURT HOMES  
SCHOLBOHM HOUSES  
WALSH ROAD

CAROLYN ARROYO, MARISEL FONTAN  
ROSENDO FIGUEROA  
ELIZABETH OWENS  
MARGARET (PEGGY) JAMES, GREGORY WATKINS (VOLUNTEER),  
MEREDA KING (VOLUNTEER), LOUISE SIMMONS (VOLUNTEER),  
YVETTE LITTLES (VOLUNTEER), EMMILLE FOX (VOLUNTEER),  
PHYLLIS HARRISON  
AMELIA PUPCHYK, ANNE PRESTAMO, GUITTA NACOV  
SARAH HAUGHTON, BETTY ISRAEL  
FRANK BELTRAN, DORA PAULINO  
ALVIN WALDEN, KIMBLEE WRIGHT (VOLUNTEER)  
ANABEL MOLLE  
(NO REPRESENTATION)  
LEONA NELSON , VANELLA MARTIN (VOLUNTEER)  
CHANETTA GARNER (VOLUNTEER)

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

SENIOR SITE COMMISSIONER TO THE BOARD  
FAMILY SITE COMMISSIONER TO THE BOARD

LAWRENCE(LARRY) SANSONE  
MAXINE BATTLE



### RESPONSIBILITIES OF COMMISSIONERS:

HUD requires the *Commissioners* to develop policy and monitor and establish controls for providing safe and sanitary housing to the residents. **Commissioners** have the ultimate responsibility for Public Housing Authority (PHA) operations including: Approving Bylaws, Resolutions, Policies and Procedures. Hiring and evaluating a qualified Executive Director. Establishing and adopting PHA policies such as: Personnel, Grievance, Procurement, Disposition, Admissions, Continued Occupancy, Section 8 Administration Plans, Leases, Rent Collection, etc. Reviewing and monitoring budgets and other financial documents to ensure expenditures are in compliance with federal and local laws and other requirements. Approving policies and procedures for internal and external monitoring controls. Approving policies and procedures to detect and prevent program fraud, waste, mismanagement and abuse. Ensuring that the PHA is acting legally and with integrity in its daily operations. To observe the chain of command and act collectively to avoid situations where commissioners appear to be managers instead of policy makers. Prevent conflicts of interest as defined in state law and the ACC. Avoid the appearance of conflicts of interest.. Attend Monthly Board Meetings at the Central Avenue Office.

### RESPONSIBILITIES OF RESIDENT COUNCIL:

*Resident Council Officers* for MHACY represent the best interest and concerns of the residents in their communities (sites). In addition to organizing events and activities which promote the well-being of residents, officers are expected to do the following: Recommend solutions to concerns and problems, to organizations and agencies for implementation that promote the general welfare and desirable living conditions of the residents of MHACY. Ensure that conditions within the communities provide Residents maximum enjoyment of their apartment (unit) and neighborhood. Work in partnership with the Housing Manager, Maintenance and support Staff, and Support Agencies (both public and private) to solve individual, family, neighborhood, and MHACY problems. Encourage active Resident participation in community activities. Provide the Residents of MHACY with information pertaining to their rights, privileges and responsibilities under the existing laws governing Resident relations with MHACY. Attend Monthly Resident Advisory Board (RAB Meetings at the Central Avenue Office.)

### Attend the MHACY Board Of Directors Meetings

The MHACY Board Members would like to invite you to their monthly board meetings.

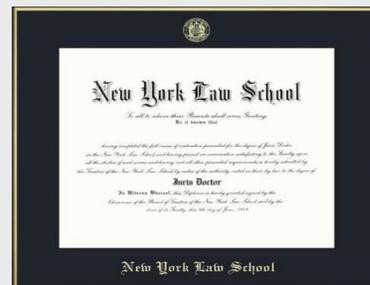
It's your right to know what is discussed at the meetings.

The meetings are usually the 2nd Tuesday of the month. Please contact MaryAnn Thomas for the next Board Meeting at (914) 793-8400 ext 111

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



**On May 19th, Lakisha Collins, one of our Housing Managers graduated from New York Law School with a Juris Doctor degree. Lakisha continued to work full-time for MHACY while also attending law school full-time. We are very proud of her and her accomplishments.**



**To all the young adults, children & parents currently living in public housing:**

**I once was where you are. I lived in public housing for 19 years. Throughout that time, I did not see many positive influences. However, I was determined to go to college and get an education. After obtaining a Master's Degree, I began working for MHACY in 2007. At that time, I had long since given up on my dream of one day becoming a lawyer. However, in 2012, I took a leap of faith and applied to law school. Not only did I excel in law school, I graduated a year earlier than anticipated. I just really want to encourage everyone to never give up on your dreams! Set goals and make a plan to achieve those goals.**

**Young Adults: Take school seriously. Your performance in high school will determine what college you will attend. The college you attend may determine the REST OF YOUR LIFE.**

**Getting this law degree was truly a dream come true & I was able to share that moment with my son who walked with me across the stage at graduation. I hope that I can serve as an inspiration to someone to pursue their dreams.  
NOTHING IS IMPOSSIBLE!**

**I CAN DO ALL THINGS THROUGH CHRIST WHO STRENGTHENS ME- Philippians 4:13**

**Thank you  
Lakisha Collins**



**SHE'S BACK!** At Calcagno Homes June 10th meeting, Angela Hemmings was presented with a delicious cheesecake from the resident council. The meeting went well and was very informative. She is looking forward to working with the residents of Calcagno Homes again.



## Cottage Place Gardens

Construction is underway where buildings 10 & 11 used to be and the Schoolhouse Terrace moves are now complete in the family and senior buildings. There will be other opportunities to acquire new housing in Yonkers. Attendance at resident meetings is a great way to stay involved and informed, and to ensure that your households' needs will be met. Stay tuned.

The Housing Authority looks out for our residents. Please support the Ross offices (resident services), summer and after school programs (for the youth), if they are not well attended we may lose them.

Stay tuned  
for  
more details!



From Calcagno Homes:  
**Congratulations**  
to our graduates of 2015:



~Michael and Dimitri  
~ Kiarra  
~ Arlenny

and a host of many others!!!!

*On May 5<sup>th</sup>, 2015, The kindergarten class from Montessori School 31 performed a Mothers Day concert at Curran Court for the residents. They sang many songs including "You are my sunshine" and "Mi Cuerpo".*

*The residents really enjoyed the children and look forward to their next concert!*



## THE AFTER SCHOOL TALENT SHOW



# Family Day and Wm A. Schlobohm



## MHACY Seniors' Corner

### RAB Senior Luncheon and prize winners.

The Resident Advisory Board (RAB) of MHACY held their 43<sup>rd</sup> Annual Senior Luncheon on Thursday, June 11, 2015 at The River View, Hastings-on Hudson. The event is held annually to honor the seniors (90+) and older of MHACY and once again was a tremendous success! The River View, a Hudson River tradition with ballrooms and breathtaking views of the majestic Palisades and Hudson River was an excellent location. There was a DJ with dancing and a scrumptious feast (a full four-course meal). Over 150 people attended the event and over fifty (50) door prizes were raffled to include, grand prizes of a flat screen TV, toaster oven, electric broom and a 50/50 raffle in the amount of \$185.00.

The honorees received proclamations and certifications from The Honorable Andrew Cuomo, Governor of the State of New York; New York State Senator Andrea Stewart Cousins, -35<sup>th</sup> S.D.; Assembly Member Shelley Mayer, New York State Assembly; Mike Spano, Mayor of the City of Yonkers, New York; Liam J. McLaughlin, Council President of the City of Yonkers, New York; Office of the City Council, City of Yonkers, New York; Robert Astorino, County Executive Westchester County, New York; and Westchester County Board of Legislators.

The date has already been reserved for next year and will be Thursday, June 09, 2016 at the Riverview. **Hope to see you there!**





**SCHLOBOHM BASKETBALL COURT BEFORE AND AFTER: THANK YOU TO JAMAL GLOVER AND HIS CREW WHO MADE THE DIFFERENCE.**  
**LA CANCHA DE BASKETBALL ANTES DE DESPUES: GRACIAS A JAMAL GLOVER Y SU GRUPO DE MUCHACHOS QUE HICIERON LA DIFERENCIA.**

-THANK YOU/GRACIAS



**ZUMBA CLASS KEEPS GROWING !**  
**COME JOIN US EVERY TUESDAY, WEDNESDAY AND THURSDAY FROM 6:30 P.M. TO 7:30 P.M.**  
**AND SOON TO COME EVERY MONTH - THE 90 MINUTES ZUMBATHON ZUMBA FITNESS TEAM CLASS. BURNING SWEAT TO THE MAX WITH RAFFLES, GIFTS AND WATER INCLUDED FOR \$5.00**

**LAS CLASES DE ZUMBA SIGUEN CRECIENDO, VENGA ACOMPAÑARNOS CADA MARTES, MIERCOLES Y JUEVES DE 6:30 P.M. - 7:30 P.M. Y UNA VEZ AL MES EL ZUMBATHON DE 90 MINUTOS VENGA A QUEMAR CALORIAS AL MAXIMO CON LAS SCHLOBOHM ZUMBA FITNESS TEAM, CON RIFAS, REGALOS Y AGUA INCLUIDA POR SOLO \$5.00**



**THE WORK CENTER NUMBER IS (914) 793-8707. PLEASE DO NOT GO TO THE MAINTENANCE SHOP, OR TELL A MAINTENANCE PERSON ANYTHING ABOUT REPAIRS IN YOUR UNIT.**

**EL NUMERO DEL CENTRO DEL TRABAJO ES (914) 793-8707. POR FAVOR DE NO IR A LA OFICINA DE MANTENIMIENTO Ó DECIRLE A UNO DE LOS MUCHACHOS DE MANTENIMIENTO EL PROBLEMA DE SU APARTAMENTO. SIMPLEMENTE, LLAME AL NUMERO.**

**FOOD PANTRY**  
**JULY 21<sup>ST</sup> AND AUGUST 18<sup>TH</sup>**  
**DON'T MISS IT.**  
**EL CAMION MOBIBLE EL DIA 21 DE JULIO Y EL 18 DE AGOSTO, NO SE LOS PIERDA.**

The last quarter of the after school program was filled with a whirlwind of events. **LiGhTs, CaMeRa, SoUnD!** In April, the Schlobohm students attended a **customized, hands-on theater workshop at Sarah Lawrence College (SLC) for**. They even performed their improvisational shorts they created in their after school program on the SLC stage.

June! Oh June! We ended the year with a bang! **MHACY's Got Talent** talent show, on June 17<sup>th</sup>. Calcagno presented a fierce African drumming performance. Schlobohm performed their Dance and Hip Hop, and a Cottage student, a Calcagno students and an audience volunteer put on a cool acrobatic demonstration.

#### June 24 - The Annual MHACY Spelling Bee:

- 1<sup>st</sup> Grade** - 1<sup>st</sup> Place Jayden Abreu, 2<sup>nd</sup> Place Payton Saunders
- 2<sup>nd</sup> Grade** - 1<sup>st</sup> place Le'Niya Abney, 2<sup>nd</sup> Place Alejandro Tejada
- 3<sup>rd</sup>- 5<sup>th</sup> Grade** - 1<sup>st</sup> Place Jordan Smith, 2<sup>nd</sup> Place William Morillo
- 7<sup>th</sup> Grade** - 1<sup>st</sup> Place Hillary Garcia

(\*special note - Hillary stood alone and correctly spelled every word given to her!)



June 25<sup>th</sup>, the **Annual End-of-Year field trip: Two Boots Pizza** restaurant, then to the off-Broadway show, **STOMP!** We laughed, clapped, even heckled the performers. It was fun!

**Many thanks to The Y** for their continued support of the program. The students looked forward to their nutritious hot meals daily at the after school program. **Special thanks to Michelle Hernandez and her Sarah Lawrence volunteer team** for providing homework help and sharing your love and knowledge of theatre arts with our students.

We cherished every moment with your children/our students. We have had such a pleasure working with your children these past few years in our after school and summer programs. Thank you for sharing them with us.

'Farewell' for now! We love you!



Making health a priority in schools and communities

#### Smoke Free

1. **Smoke Free Policy Statement:** Smoking is not permitted anywhere inside any property owned or managed by the Municipal Housing Authority for the City of Yonkers (MHACY) or any entity in which MHACY has a partnership or ownership interest (MHACY Properties). Anyone smoking inside a MHACY property, and/or leaning out a window to smoke, will be deemed in violation of this policy.
2. **"Smoking Defined":** "Smoking" means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, electronic nicotine delivery system" or "vaporized nicotine" product" (electronic cigarette), pipe, hookah, or any form of lighted object or device that contains tobacco and/or marijuana, including but not limited to medical marijuana.
3. **"Effective Date of Policy":** This policy is effective on January 1, 2015 for all residents, their guests, and all employees, contractors, business invitees who provide services to any MHACY Properties. The MHACY shall enforce this policy in accordance with the following timetable:
  - (a) For all property owned or managed by the MHACY or one of its affiliates that is opened for occupancy after January 1, 2015, the enforcement provisions of this policy shall be effective immediately;
  - (b) The enforcement provisions of this policy shall be effective at all MHACY sites six (6) months after its effective date, on July 1, 2015;
4. **Enforcement Provisions:** Failure of any resident and/or his/her guests or visitors to follow the smoke-free policy will constitute a serious and material lease violation and will subject the Tenant to a termination of his/her lease. Before MHACY commences any eviction proceeding under this policy, the Authority shall first issue warnings, as follows:
  - (a) 1st violation – the tenant shall receive a verbal warning, which shall be documented in the tenant's file, and cessation materials shall be distributed to the tenant;
  - (b) 2nd violation – the tenant shall receive a written warning and a referral to the Resident Services Coordinator;
  - (c) 3rd violation – the tenant shall receive a termination notice as provided for in MHACY's lease.
5. **Signs:** MHACY will post "No Smoking" signs outside and inside of all MHACY buildings. Residents will be responsible for informing their guests and visitors that their apartment is smoke free and that their housing may be affected by violators.
6. **Designated Smoking Areas:** Where the Executive Director approves, in his/her sole and absolute discretion, smoking may be permitted in a specified outside area on a property by property basis. Where an outside area on a site has been designated, smoking outside on that site is only permitted in that area. Under no circumstances shall outside smoking be permitted on MHACY property within 25 feet from any entrance or window, or building. MHACY will give each resident a site map that indicates the specific locations, and designated smoking areas shall be clearly posted. Where an area has been designated for outside smoking, MHACY shall provide cigarette disposal receptacles.
7. **Complaints:** Complaints about prohibited smoking and/or smoke migrating into a residential unit or common area should be made promptly to the site manager. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location and suspected source of migrating smoke. Complaints may be made anonymously. Complaint forms shall be made available by the MHACY at all sites, and complaint forms shall also be available on MHACY's website at [www.MHACY.org](http://www.MHACY.org).
8. **Complaint Investigations:** In circumstances where smoking is smelt or observed by staff, and /or reported by any person, MHACY will seek the specific source of the smoke and take appropriate action consistent with the enforcement provisions of this policy, as set forth in paragraph 4. Residents are encouraged to promptly notify MHACY staff of any incident where smoke is discernible in prohibited areas on MHACY property.
9. **Policy Distribution:** Upon adoption of this policy, all current residents of properties covered by this policy will be given two copies of the policy. After review, the resident will sign one copy and return the executed copy to his/her site manager within seven (7) days after its distribution. The signed copy will be placed in the resident's file. New residents will be given two (2) copies of the smoking policy at the time they execute their lease. After review, the resident will sign one copy and return the executed copy to MHACY's Main Office. The signed copy will be placed in the resident's file.

The Municipal Housing Authority for the City Yonkers, in order to promote the safety, security and well-being of all MHACY residents, employees and other persons who have a legitimate purpose on a MHACY property, has implemented a Bar-Out Policy and list. Drug dealing, gang-related activities, disorderly and/or lewd conduct, and/or violent criminal activities all have a profoundly negative impact on public safety and the quality of life in MHACY housing. The enactment of this bar-out policy enables MHACY to deny non-residents who have engaged in such serious criminal conduct access to MHACY properties.

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

**MHACY BAR OUT LIST**

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

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



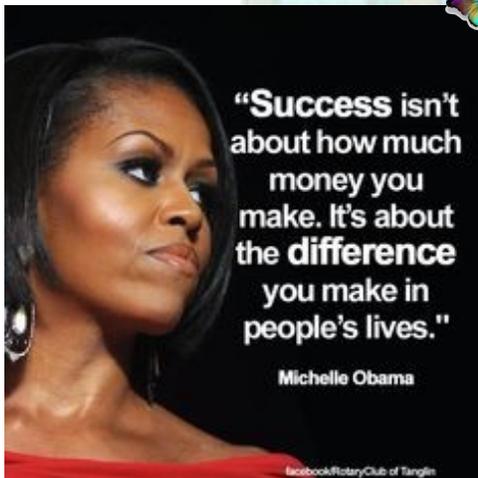
*If you have any problems in your unit, please contact the Work Center at (914) 793-8707 Si tiene algun problema en su unidad, por favor de llamar al Centro del Trabajo al (914) 793-8707*

# MHACY RESIDENT NEWSLETTER

A SUGGESTION BOX WILL BE LOCATED IN EACH MANAGEMENT OFFICE FOR RESIDENTS

Municipal Housing Authority  
for the City of Yonkers  
1511 Central Park Avenue P,O Box 39  
Yonkers, New York 10710  
Phone:# (914) 793-8400  
Fax # (914) 793-9117  
TDD/TPPY # (800) 545-1833 ext.766  
Email: publichousing@mhacy.org  
Website: [www.mhacy.org](http://www.mhacy.org)

**MHACY HAS GONE GREEN WITH  
AUTOMATIC RENT PAYMENTS**  
See your site manager



YPD Anonymous tip line: (914) 377-TIPS  
MHACY Central Office: (914)793-8400 ext. 150,151 or 143  
Madison Security Dispatch (914) 239-0136  
Schroeder Street Security (914) 793-8483  
Calcagno (School St.) Security (914) 793-8445  
Walsh Road Security (914) 793-8483  
Flynn Manor Security (914) 968-0680

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

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

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

### Calcagno Homes (School Street)

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

### Cottage Place Gardens

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

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

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

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

### Monsignor Troy Manor (Willow St)

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

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

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

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

Donna Adams - Site Manager \_\_\_\_\_ 793-8433  
Audrey Diaz -Housing Assistant \_\_\_\_\_ 793-8432  
**Security** \_\_\_\_\_ **793-8445**

### Administration Office

Ebony Jefferson -Central Office Manager \_\_\_\_\_ 793-8400

### Work Center

Monday- Friday 8:30AM-4:30PM  
914 793-8707

**Emergencies Only Maintenance  
Work Center**

**Weekdays 4:30PM-8:30AM &  
Weekends 914 476-5800**



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

## MHACY LEASING OFFICE

Located at the rear of  
10 Kenmore Street

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



LaChonne Clark-Admission Manager \_\_\_\_\_ 793-8499  
Crystal Estrada—Housing Assistant \_\_\_\_\_ 793-8497