

# Neighborhood UPDATE



APRIL 2020

## MHACY Announces New President and CEO

The Municipal Housing Authority for the City of Yonkers (MHACY) is proud to welcome Wilson Kimball as its new President and CEO starting April 13. "I cannot think of anyone more qualified or more suited to lead MHACY than Wilson Kimball," said retiring MHACY Executive Director Joseph Shuldiner. "Not only does she have an impressive record as the City of Yonkers Commissioner of Planning and Development, but she is a remarkable person. I leave you all in very capable hands."



**Wilson Kimball**  
President and CEO  
MHACY

Kimball has served as Commissioner of Planning and Development for the City of Yonkers since 2013. Under her leadership, the city has undergone a remarkable economic renaissance with more than \$4 billion in private investment, more than 10,000 renovated, rehabbed or new apartments including over 3,000 affordable units and more than 500 new hotel rooms. Yonkers has also won 26 grants valued at more than \$20.7 million for crucial capital projects such as the Saw Mill River Daylighting Phase 1, 2 and 3, the Ashburton Avenue corridor and Putnam Rail Trail.

Prior to her tenure as Yonkers Planning Commissioner, Kimball served as Senior Vice President of Operations for the Hugh L. Carey Battery Park City Authority in New York City. She has also served as Counsel to First Lady Libby Pataki advising her on policy issues including economic development, women and children's health and tourism.

"I look forward to working with an incredible team of people at the Municipal Housing Authority for the City of Yonkers, including the Chairman of the Board, Jim Landy, and the Deputy Executive Director, Carlos Laboy. In the past eight years, working with Mayor Mike Spano, I have learned how important affordable housing is to the City of Yonkers. I am eager to get to work and roll up my sleeves as we work to provide more affordable housing in the City of Gracious living," said Kimball.

As part of the leadership transition at MHACY, it was also announced that Carlos Laboy, who has served as Deputy Executive Director of MHACY since 2014, has been named Chief Operating Officer. Prior to joining MHACY, Laboy served as Executive Vice President for Operations for the New York Housing Authority (NYCHA). Laboy, who is a Yonkers resident, has nearly 30 years of experience in public housing operations including serving as Executive Director of Puerto Rico Public Housing Administration in San Juan.

"On behalf of the Board of Commissioners of MHACY, I am delighted to welcome Wilson Kimball as our new President and CEO, and Carlos Laboy as Chief Operating Officer. Wilson brings to this important position a wealth of knowledge and experience through her many years as the city's Planning Commissioner as well as Senior Vice President of Operations at Battery Park City.

Carlos has excellently served MHACY for the past six years and brings extensive experience in public housing operations. This is a great team and we look forward to their leadership especially during these difficult times," said James J. Landy, Chairman of the MHACY Board. "I would also like to sincerely thank Joe Shuldiner for his many years of dedicated leadership of MHACY. He leaves a great legacy of accomplishment. Joe will be missed by everyone who has had the pleasure of working with him," he added.

Yonkers Mayor Mike Spano said, "Wilson is a perfect choice to head up MHACY. She helped lead Yonkers' unprecedented economic development growth the last seven years and I know her passion and expertise will translate well in providing quality affordable housing to our residents. I also want to extend my deep appreciation to former Executive Director Joe Shuldiner for his wisdom in spearheading the city's largest affordable housing renovation in over 50 years—we wish him the best as he embarks on his well-deserved retirement."

Shuldiner is retiring from MHACY after 13 years as Executive Director. He has had a remarkable career and is recognized as a national leader in the field of affordable housing, having heading three of the largest public housing agencies in the nation: New York City, Los Angeles, and Chicago. He was also in charge of the program on the national level as Assistant Secretary of Housing and Urban Development (HUD).

Shuldiner was recently presented with the Clara Fox Award for Lifetime Achievement at the Annual New York Housing Conference luncheon held December 4 in New York City. At MHACY, Shuldiner was responsible for mounting a massive renovation program to rehabilitate 1,800 units of affordable housing across the city which involved a complex and unique funding plan combining public and private funding. The three year program is nearly complete with the renovation of more than 1,300 units either in progress or finished.

"First and foremost, I would like to say that it has been my honor to serve as Executive Director of the Municipal Housing Authority for the City of Yonkers and to get to know the residents here," said Shuldiner. "I am so proud of the hard work of our dedicated staff and of the major improvements we have made to the living conditions here at MHACY. We have achieved so much. I will miss you all."

Dear MHACY Residents,

When I first started at MHACY in January 2007, I was 61 and planned to stay about three to five years and then retire. Instead, I have stayed thirteen years. Obviously, I found MHACY a good place to work. I have especially enjoyed my relationship with you, the residents. I have tried to attend every Resident Advisory Board meeting that I could. I have attended local resident council meetings at every site as often as I could. And I think our relationship has paid off. We have been able to successfully stage the redevelopment of Cottage Gardens so that many residents were able to move directly from their old unit to one of the new units. But more importantly, when we embarked on the conversion of our public housing units to project based voucher units, we did not experience the opposition and disruption that occurred at many other housing authorities.

And look what we accomplished. With your support, the Authority was able to obtain almost \$500 million in funding to rehabilitate every single apartment. Yes, we at last have obtained funding for Calcagno and Loehr. Work will begin there once the present emergency subsidies. This means that by the end of next year all of our 1,800 units not in Cottage will have been rehabilitated. And remember, work only started in December of 2017 (our first closing was in November 2017). Further, when phase four at Cottage is completed later this year, there will be more units at Cottage than were on site before the redevelopment started, 350 (290 new and 56 old) compared with the 256 apartments we had at the beginning.

I want to thank the staff who had to carry out all the new initiatives and changes. It is really difficult to work in a constantly changing environment. But people work at a housing authority not just because it pays well, but because they feel good knowing that they are helping people who need help.

I also want to thank my Board of Commissioners. I have served under three chairmen, former police chief Don Christopher, former judge, Mike Doran and now Jim Landy. This Board took a great leap of faith by supporting the conversion to project-based vouchers at a time when few authorities were doing so. It took strength of character and a real commitment to our residents.

Much of our success is due to the strong support we have had from Mayor Mike Spano and the Yonkers City Council. City agencies processed our requests quickly because they knew the Mayor was committed to our success. And a special shoutout to Senators Andrea Stewart-Cousins and Shelley Mayer who helped with the funding.

Lastly, I want to welcome our new President and CEO Wilson Kimball and congratulate our Deputy Executive Director Carlos Laboy on his new position as Chief Operating Officer. Please extend to them both the warmth and support you have shown me. With that support, I know they will be successful.

Sincerely,

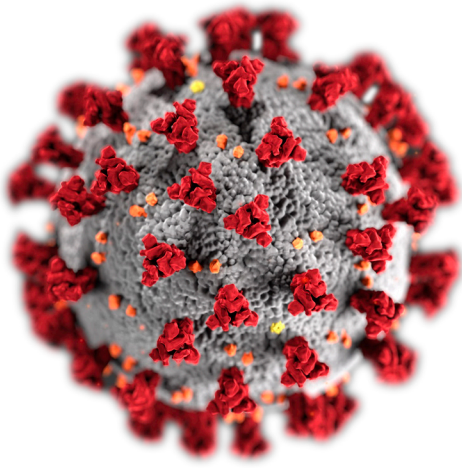
Joseph Shuldiner, Executive Director, MHACY



## Notice to Residents:

Your health and well-being is our most important mission in these challenging times. But we need your cooperation. The Authority does not have the power to enforce this at all sites, so we are relying on you to voluntarily comply. Do not congregate in groups, practice social distancing. In furtherance of this, we have cancelled all public meetings such as the monthly tenant meetings. Even our Board of Commissioners meeting was held by conference call. We have closed community rooms and need to limit occupancy in the laundry room. We all must do our part to limit the spread of this deadly virus. Below are some recommendations from the CDC. These should be posted at your site and can be found on our website [www.mhacy.org](http://www.mhacy.org).

**Stay Safe, Be Healthy**



# What We're Doing to Prevent Spread of the Coronavirus

The Municipal Housing Authority for the City of Yonkers (MHACY) places the highest priority on our residents' safety and has taken many steps to prevent the spread of the coronavirus in our developments.

## Measures taken by MHACY so far include:

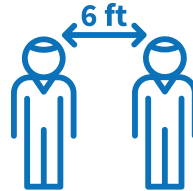
- 1** To minimize the potential spread of coronavirus (COVID-19), and following the mayor's and governor's orders, MHACY's offices are closed to walk-in traffic until further notice.
- 2** Residents are asked to submit their rent payment online or by mail. Any inquiries should be made by phone to your management office or 914-793-8400.
- 3** MHACY staff are prohibited from entering any occupied apartment unless there is an emergency.
- 4** Common areas are regularly sanitized and garbage collection continues. All other work at the housing complexes is suspended in order to minimize community transmission of the illness.
- 5** A process is underway to identify residents who can act as liaisons in the event that the pandemic becomes so severe that MHACY cannot send staff to a complex.
- 6** Several letters have been sent to staff reminding them that if they are feeling ill they are not to report to work.
- 7** Fliers and other communications have been posted at all MHACY complexes to remind residents about social distancing and preventive hygiene.
- 8** If you have a maintenance emergency please call 914-476-5800.
- 9** Please note that call volume may be higher than usual. We appreciate your patience as we work through this together.

MHACY is also considering other measures, such as limiting or banning non-residents from the complexes until the state's shelter-at-home directives are lifted.

**Everyone should follow these common sense rules:**



**Be mindful of who you bring into our community.** Whether it's a visitor or a family member (particularly if they need to fly to get here), consider whether the visit or the task can be deferred to a happier time.



**Follow the CDC guidelines on social distancing.** Most of the MHACY's elevators are not large enough to allow for proper social distancing, which is a minimum of six feet apart. Therefore, we suggest that people ride the elevators alone. It's better to lose a few minutes waiting for another elevator than losing weeks feeling sick.



**Do not allow door-to-door sellers or solicitors into our buildings.** If they knock on your doors, do not open your doors.



**Wash your hands** frequently, especially before and after walking through common areas of our developments.

**Do not ask a MHACY employee to come into your apartment.** Our staff is only entering residences in cases of emergencies.



**Avoid touching your eyes, nose or mouth.** Viruses infect the body by entering through the eyes, nose and mouth.

If you have questions on where to access services (i.e., food, childcare, etc.) **please call 211.**

If you are experiencing symptoms of coronavirus, **please call your healthcare provider or 211 for more information.**

Please make sure that MHACY has your current e-mail address so we can communicate more effectively.

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