

## GREENBURGH HOUSING AUTHORITY NEWSLETTER:

### NEWS IN BRIEF:

Rent payments can be mailed to the GHA office or left in one of the locked boxes outside the GHA office. The remittance address for mailing rent payments is 9 Maple Street, White Plains, NY 10603. Return payment envelopes are enclosed with rent statements.

As part of our efforts to go green, the GHA newsletters will only be accessible online at the GHA website:  
[www.greenburghhousing.org](http://www.greenburghhousing.org)

The Greenburgh Housing Authority office will be closed on:

- Tuesday, November 4<sup>th</sup>, 2025, in observance of the Election Day Holiday.
- Tuesday, November 11<sup>th</sup>, 2025, in observance of the Veteran's Day Holiday.
- Thursday and Friday, November 27<sup>th</sup> and November 28<sup>th</sup>, 2025, in observance of the Thanksgiving Day Holiday.

Please contact the answering service for any maintenance emergencies: (914)227-2712.

Greenburgh Housing Authority's development team is working on the design for the Maple Street residence project.

### November 2025:

#### MEETINGS:

The GHA Work Session will be held on Wednesday, November 12<sup>th</sup>, 2025, at 5:30pm in the conference room at 9 Maple Street.

There will not be a GHA Board Meeting scheduled for the month of November 2025.

#### SPECIAL INTERESTS:

To have an illegally parked vehicle removed from your assigned parking space, please contact the following:

- GHA Office (Monday-Friday): (914)946-2110 - (8:30am-4:30pm)
- GHA Security: Mr. H. Tucker (914)527-0062, Mr. D. Clark (914)362-5338 – (5pm-12am)
- GHA Answering Service: (914)227-2712 – (all other times)

Parking on GHA property is at your own risk. GHA is not responsible for vehicle damage or vandalism while on the premises. If your vehicle is damaged by another vehicle, involved in an accident, or vandalized, please contact the police to fill out a police report and investigate. We are unable to intervene in legal or criminal matters. As a reminder, please park your car in your assigned space to prevent it being towed or booted by GHA Staff without notice at the owner's expense.

Access to the GHA administration office is by appointment only. Please wear a mask while inside the building. COVID cases are increasing.

Greenburgh Housing Authority's Senior Luncheon will be held on Thursday, November 20<sup>th</sup>, 2025. Packaged meals will be delivered to senior residents.

Greenburgh Housing Authority's Broadband access passwords were shared with residents.

Residents: To place work orders for the maintenance department, please contact the GHA front desk: (914)946-2110 x100.

## PUBLIC HOUSING:

Tenants are strongly encouraged to purchase renters' insurance to protect your personal property.

**INCOME VERIFICATION** – Please note as per your lease, all income needs to be disclosed to GHA. All income generated from tenant business activities on GHA property needs GHA approval and disclosure. Failure to do so will be construed as FRAUD and will be prosecuted.

**Dogs** - Please note that all dogs must be registered with GHA, unregistered dogs are a breach of our policy, and all dogs are always to be on a leash while on GHA property. Please pick up after your dog litters the ground, violators will be fined by housing. If you see an unattended dog on GHA property, please contact the Greenburgh Police Department at (914) 989-1700. **PLEASE DO NOT FEED CATS OR BIRDS ON THE PROPERTY.**

All paperwork requests for the housing department (letters, shelter verifications, lease copies, etc.) will be mailed within 48 hours. Any tenant that wants paperwork to be emailed/faxed must provide the recipient's information (email address, fax number).

Any tenant who will suffer a significant income change going forward in their household, please contact the Public Housing/Section Eight departments at once and provide supporting documentation to determine if an adjustment is applicable.

## MAINTENANCE:

Tenants who wish to be home during maintenance repairs must give 2 days' advance notice along with a 4-hour window of availability for maintenance when contacting the office for the work order request. Pest control requests can continue to be called in, as necessary.

Tenants are responsible for any work order fees. For any questions regarding charges associated with work orders, please contact Mr. Marcus Stokes: Maintenance Department at (914) 946-2110, Ext. 102. **\*\*FOR STATE SITE & GREENBURGH HEIGHTS TENANTS:** Please note that GHA charges \$10 for each replacement mailbox key. If you already have an extra key you can go to Home Depot to get a copy made, the maintenance department will no longer go unless you have no key.

**CONSERVATION:** Please conserve our valuable resources. Water is a valuable and expensive resource, do not waste it. Please turn your electrical appliances off when not in use, these include TVs, lights, laptops, computers, etc. We appreciate your cooperation.

Use of propane tanks is prohibited on GHA property and in the units. All Propane tanks and propane grills will be confiscated and disposed of without notice.

### MAINTENANCE:

To avoid sewer backups, it is imperative that all tenants follow GHA's policy regarding flushing unacceptable items (wipes, feminine hygiene products, paper towels, diapers, etc.) down the toilet. PLEASE DO NOT POUR GREASE DOWN THE KITCHEN SINK OR FLUSH IT DOWN THE TOILET. IT IS IMPERATIVE THAT ALL RESIDENTS COOPERATE ON THIS MATTER.

Please dispose of your garbage properly. Do not leave garbage in the shared areas. Tenants are requested to place all garbage in dumpsters carefully to avoid having litter on the ground in the garbage shed. This will also help prevent unwanted pests from being in the area. We request all tenants to follow this policy to keep the environment healthy and safe. Your cooperation is appreciated.

### Monthly Extermination Schedule:

Please note that the monthly extermination service is a mandatory requirement for all residents. The exterminator who will be accompanied by maintenance staff, comes once a month on Thursdays. Please review the schedule below for the day the extermination service is scheduled for your building.

- 1<sup>st</sup> Thursday of each month – 1, 2, & 3 Oak Street Buildings.
- 2<sup>nd</sup> Thursday of each month – 1, 2, & 4 Beech Street along with 7 Maple Street Buildings.
- 3<sup>rd</sup> Thursday of each month – 1, 3, & 5 Maple Street Buildings.
- 4<sup>th</sup> Thursday of each month – All Greenburgh Heights sites, along with 101 Manhattan Avenue.

To access the product labels used by NuBorn Pest Control in our units, please visit:

<https://www.nubornpest.com/labels-sds>

\*Any residents unable to access the labels at the above link online for NuBorn Pest Control, please request in writing to Greenburgh Housing Authority, to provide the labels used in our units.

\*Please note, not all labels on NuBorn's website are used in our units. We will only provide labels for products that are used in our units.

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*"Our mission is to provide and develop safe, affordable and quality housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization ..."*

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### Helpful Numbers:

Answering Service (Maintenance Emergencies): (914)227-2712

Security Officers (5pm-12am):

- H. Tucker (914) 527-0062,
- D. Clark (914) 362-5338

GHA Office: (914) 946-2110,2111

Greenburgh Police Department: (914) 989-1700

Fairview Fire Department: (914) 949-5600

Greenburgh Town Hall: (914) 989-1500

Theodore Young Community Center: (914) 989-3600

Greenburgh Animal Control (Greenburgh Police Department): (914) 989-1700

Greenburgh Health Center: (914) 989-7600

Human Society of Westchester: (914) 632-2925

Towing Company: Certified Towing and Transport (Only to retrieve your vehicle after it was towed, or to have a boot removed if one was put on your vehicle).

## EMERGENCY SOLUTIONS GRANT (ESG)

### RAPID RE-HOUSING & HOMELESSNESS PREVENTION SERVICES

#### Eligible Activities:

Rapid Re-Housing (homeless) & Homelessness Prevention (facing homelessness)

#### Eligible Recipients:

- Must meet Emergency Solutions Grant eligibility requirements.
- Must reside in or became homeless in Westchester County (excluding Yonkers, NY)
- Must be at or below 30% of Westchester County Area Median Incomes (AMI)

#### 2025 Maximum Income Guidelines at 30% AMI as established by HUD

| 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person |
|----------|----------|----------|----------|----------|----------|
| \$35,700 | \$40,800 | \$45,900 | \$51,000 | \$55,100 | \$59,150 |

#### Contact information for Homelessness Prevention or Rapid Re-Housing Services:

| AGENCY                                                 | CONTACT                              | SERVICES OFFERED        |                                                                                   |
|--------------------------------------------------------|--------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| CHOICE of New Rochelle, Inc.                           | Lauren Feliz<br>914-727-2630         | Homelessness Prevention | Rental & Utility arrears<br>First month's rent                                    |
| CLUSTER, Inc.                                          | Jon Shenk<br>914-963-6440 x264       | Homelessness Prevention | Rental & Utility arrears<br>First month's rent                                    |
| Human Development Services of Westchester, Inc. (HDSW) | Arly Arno<br>914-939-2005            | Homelessness Prevention | Rental arrears                                                                    |
| Lifting Up Westchester, Inc.                           | Jessica Timms<br>914-949-3098 x 9737 | Rapid Re-Housing        | Rental application fees<br>Security deposit<br>First month's rent<br>Moving costs |

Note: Program guidelines, Income Limits and Eligible Communities subject to change.  
Subject to funding availability.

## SUBVENCIÓN PARA EL PROGRAMA SOLUCIONES DE EMERGENCIA (Emergency Solutions Grant)

### SERVICIOS DE REALOJAMIENTO RÁPIDO Y PREVENCIÓN DE LA INDIGENCIA

#### Actividades elegibles:

Reubicación rápida (personas sin hogar) y prevención de la falta de vivienda (enfrentándose a la falta de vivienda)

#### Destinatarios elegibles:

- Debe cumplir con los requisitos de elegibilidad de la Subvención para Soluciones de Emergencia.
- Debe residir o haberse quedado sin hogar en el condado de Westchester (excluyendo Yonkers, NY)
- Debe ser igual o inferior al 30 % del ingreso medio del área del condado de Westchester (AMI)

Directrices de ingresos máximos de 2025 al 30 % del AMI según lo establecido por HUD

| 1 persona | 2 personas | 3 personas | 4 personas | 5 personas | 6 personas |
|-----------|------------|------------|------------|------------|------------|
| \$35,700  | \$40,800   | \$45,900   | \$51,000   | \$55,100   | \$59,150   |

#### Información de contacto para servicios de prevención de la falta de vivienda o de realojamiento rápido:

| AGENCIA                                          | CONTACTO                             | SERVICIOS OFRECIDOS                |                                                                                                                   |
|--------------------------------------------------|--------------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Choice of New Rochelle, Inc.                     | Lauren Feliz<br>914-727-2630         | Prevención de la falta de vivienda | . Atrasos en el pago de alquileres y servicios públicos<br>. Alquiler del primer mes                              |
| CLUSTER, Inc.                                    | Jon Shenk<br>914-963-6440<br>x264    | Prevención de la falta de vivienda | . Atrasos en el pago de alquileres y servicios públicos<br>. Alquiler del primer mes                              |
| Human Development Services of Westchester (HDSW) | Arly Arno<br>914-939-2005            | Prevención de la falta de vivienda | Atrasos en el alquiler                                                                                            |
| Lifting Up Westchester, Inc.                     | Jessica Timms<br>914-949-3098 x 9737 | Realojamiento rápido               | . Tarifas de solicitud de alquiler<br>. Depósito de seguridad<br>. Alquiler del primer mes<br>. Costos de mudanza |

Nota: Las pautas del programa, los límites de ingresos y las comunidades elegibles están sujetos a cambios. Sujeto a disponibilidad de fondos.

# 2026 PHADA SCHOLARSHIP PROGRAM



Scholarships for high school seniors living in public or assisted housing at a PHADA member agency

Applications are due to PHADA by:  
**January 23, 2026**

## Three Scholarships Will Be Awarded

|                                                     |                 |
|-----------------------------------------------------|-----------------|
| <b>Stephen J. Bollinger Memorial Scholarship</b>    | <b>\$10,000</b> |
| <b>Civil Rights and Social Justice Scholarship*</b> | <b>\$5,000</b>  |
| <b>Nan McKay Pathway to Achievement Scholarship</b> | <b>\$5,000</b>  |

*\*Additional Essay Required*

For the latest information, visit: [www.phada.org/Scholarship](http://www.phada.org/Scholarship)

## PHADA'S SCHOLARSHIP PROGRAM

In order to encourage academic excellence and community responsibility among high school students, PHADA has implemented a scholarship program for graduating seniors who are preparing to enter college. PHADA will award three scholarships to deserving youth currently residing in a PHADA member agency.

### **Stephen J. Bollinger Memorial Scholarship** (One scholarship available: \$10,000)

Steve Bollinger (April 11, 1948 – June 18, 1984) was a taskmaster to himself, a human dynamo to those who knew him. He was a natural leader, a person who could rally people around him with wit, satire, and vocal exercises. Steve's knowledge of and dedication to housing those in need was never absent, especially after he was appointed Assistant Secretary for Community Planning and Development at HUD. His experience at the Columbus Metropolitan Housing Authority and the associations he had with colleagues, mayors, and others afforded him the opportunity to deal with the bureaucracy in a style that we strive to attain. To the members of PHADA, he was a friend. His belief in the housing profession motivated him to become a founding member of PHADA, for which he served as Vice President. He accomplished much in a short time and we are all thankful for his achievements. PHADA created this scholarship to memorialize Stephen J. Bollinger.

This scholarship will be formally presented at PHADA's Annual Convention & Exhibition (June 10–13, 2026, Chicago, IL). The winner will receive a trip for him/herself and one parent/guardian to attend the convention.

### **Civil Rights and Social Justice Scholarship** (One scholarship available: \$5,000)

**Additional Essay Required (see below)**

In 2005, PHADA's Board of Trustees met in Montgomery, AL. Inspired by historical sites they chose to give personal donations for the inception of a PHADA scholarship to honor the work of Rosa Parks and the achievements of the civil rights movement.

To be considered for the Civil Rights and Social Justice Scholarship, include an additional personal essay (350–500 words) demonstrating your efforts, and involvement in furthering the values of the civil rights and social justice movements. Explain why these causes are relevant today and how they relate to your educational goals. Include any relevant volunteer experiences and involvement related to advancing the causes of civil rights and social justice.

### **Nan McKay Pathway to Achievement Scholarship** (One scholarship available: \$5,000)

Nan McKay has offered significant financial support to PHADA's scholarship program and has elected to reward one deserving youth with a \$5,000 scholarship. PHADA appreciates their commitment to serving the needs of public housing residents and the community.

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The scholarship fund will be administered by the PHADA Scholarship Committee. The money will go directly to the school that the recipient will be attending. The school will deposit the money into the student's account. The money may only be used to pay for tuition, books, and activities directly related to the student's education. If the student discontinues his or her education, the unused portion of the scholarship will be returned to PHADA. For more information, contact Samara Dinkins at: [sdinkins@phada.org](mailto:sdinkins@phada.org), or 202-546-5445.

## REQUIREMENTS CHECKLIST

Submit the following documents to the Executive Director of your housing authority. All documents must be typewritten in English. Please do not fold or staple documents.

### ☐ 1. APPLICATION

Visit [www.phada.org/Scholarship](http://www.phada.org/Scholarship) to access the online application. Include the printed application in the packet of materials that you submit to your Executive Director.

### ☐ 2. VERIFICATION PAGE (see page 4)

- **Grade Point Average Verification** (must be completed by your school counselor).
- **Certification** (sign this portion of the document before submitting it to your Executive Director).

### ☐ 3. SCHOOL TRANSCRIPT

You must provide an original and official copy of your high school transcript by mail.

### ☐ 4. TWO LETTERS OF RECOMMENDATION

You must submit one teacher or guidance counselor recommendation and one personal, NON-Family, recommendation.

### ☐ 5. ESSAY

You must submit a typewritten essay in English addressing the following topic: How my community and high school experiences have influenced my life. (350–500 words).

#### ☐ Additional Essay for the Civil Rights and Social Justice Scholarship

To be considered for the Civil Rights and Social Justice Scholarship, include an additional personal essay (350–500 words) demonstrating your efforts and achievements in furthering the values of the civil rights movement. The full requirements are on page 2.

### ☐ 6. EXECUTIVE DIRECTOR RESPONSIBILITIES

Applications and supporting documents must be in typewritten English and may be submitted in single PDF format via email to: [scholarship@phada.org](mailto:scholarship@phada.org).

- a. Student must be recommended by the Executive Director of the housing authority in a letter signed by the Executive Director for the application to be considered complete.
- b. The Executive Director is responsible for verifying all application requirements.
- c. Application Fee – **A \$25 non-refundable application fee is required** and must be paid by the sponsoring housing authority. All proceeds from the fee will be added to the scholarship award. Check should be made payable to PHADA. **All application fees and official transcripts MUST be mailed to: PHADA Scholarship Committee, 511 Capitol Court, NE, Washington, DC 20002-4931.**
- d. Deadline – **ALL application materials must be received by PHADA no later than January 23, 2026.**
- e. Local promotion of the scholarship program is the responsibility of the housing authority. Each housing authority may submit up to two applications.

*Note: One scholarship awarded per student. Winner (and parent) will be required to sign a "Scholarship Agreement Contract" prior to receiving scholarship.*

**Applications must be completed in their entirety. Incomplete applications will not be considered.**

## ELIGIBILITY CHECKLIST

- ☐ **STATUS** – Applicant must be a high school senior and reside in a PHADA member agency owned or managed unit throughout his/her entire senior year. Public housing residents, Section 8 participants or other low-income housing residents are eligible, as long as the agency at which they reside is a PHADA member.

- ☐ **MINIMUM GRADE POINT AVERAGE** – Student must have at least a "B" average (or 3.0 GPA) on his/her school's applicable scale during his/her high school career, cumulatively, to be considered for the scholarship.  
*Note: School counselor must complete the Grade Point Average Verification form on the verification page of this application.*

**Applications due to PHADA by January 23, 2026. NO EXCEPTIONS!**

Handwritten or faxed applications, and scanned transcripts will NOT be accepted. For additional information, please contact Samara Dinkins at: [sdinkins@phada.org](mailto:sdinkins@phada.org), or 202-546-5445.

(Must be completed by school counselor)

Counselor Name \_\_\_\_\_ Phone \_\_\_\_\_

Type of Grading Scale\* used by school (ex. 4 pt., 6 pt., 100 pt., etc.) \_\_\_\_\_

*\*Please convert GPA to 4.0 scale or 100 point system when completing the section below:*

9th Grade \_\_\_\_\_ 11th Grade \_\_\_\_\_ Cumulative GPA \_\_\_\_\_

10th Grade \_\_\_\_\_ 12th Grade \_\_\_\_\_

**The student's official and original transcript must also be submitted with the application.**

(Must be signed by student and Executive Director)

*EXECUTIVE DIRECTOR: Please verify all information is provided. Incomplete applications will be rejected.*

I certify that all information is true and correct to the best of my knowledge. I further certify the application is complete and contains all items from the "Requirements Checklist," including the Housing Authority's non-refundable \$25 application fee.

Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Student Executive Director

Date \_\_\_\_\_ Date \_\_\_\_\_