



Troy Housing Authority  
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# NEIGHBORHOODS

Troyhousing.org

February 2018

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## READ YOUR LEASE

Your lease provides you with important information about living in a Troy Housing Authority apartment.

Knowing what is in your lease and following it will make everyone's life easier.

Questions about your lease can be answered by the Site Manager where you live. Thank you for your on-going cooperation.

## Troy Housing Authority Selects New Executive Director

The Board of Commissioners of the Troy Housing Authority today unanimously appointed Deborah A. Witkowski Executive Director of the Troy Housing Authority. Ms. Witkowski has served as the THA Comptroller since 2010. Prior to that, she was Comptroller and Assistant Personnel Director for the City of Troy from 1998 to 2010. In addition to holding a Master's Degree in Business Administration from The Sage Colleges, she has earned several housing professional certifications including that of Housing Choice Voucher Executive Management.

"Deborah has the institutional knowledge and skills to lead the Troy Housing Authority into a new, exciting phase of providing safe, affordable housing in Troy. The Board conducted a thorough and widespread search that interested a number of qualified applicants. In the end, it turned out the best candidate was here all along," according to Susan J. W. Steele, Chairperson of the Troy Housing Authority Board of Commissioners.

"I am truly honored to be selected as the new Executive Director of the Troy Housing Authority and will immediately begin working with the board and staff to fully implement the goals and objectives of the organization," stated Ms. Witkowski.

The Troy Housing Authority employs 80 staff and manages 1,273 units of Low Income Public Housing, 791 Tenant-based Housing Choice Vouchers, and 162 Project-based Vouchers. The Troy Housing Authority is also the managing partner for two Low Income Housing Tax Credit (LIHTC) properties (Kennedy Towers and Martin Luther King Phase I). Presently, the Troy Housing Authority is undergoing a full portfolio conversion of its low income public housing under the U.S. Department of Housing and Urban Development's (HUD's) Rental Assistance Demonstration (RAD) Program.

Ms. Witkowski replaces Daniel P. Crawley who retired on December 31, 2017 after working for the Troy Housing Authority since 2011.

## Conversion to RAD Expected Soon

Within the next few months the Troy Housing Authority will be participating in HUD's Rental Assistance Demonstration (RAD) Program at all of our sites. As a RAD Program, all of our units will transition from Public Housing to a Section 8 Project Based Voucher.

Under RAD tenants will not be rescreened and in most cases the portion of rent paid by tenants will continue to be 30% of adjusted gross income. However, tenants paying a Public Housing Flat Rent may have to gradually pay more over time. In these limited cases, if the rent increase is more than 10% or \$25 per month the rent increase will be phased in over three years.

Additionally, the RAD Project Based Voucher Program offers more options for tenants. Under RAD, after tenants have lived in a RAD apartment for at least one year they have the option to take their rental assistance anywhere in the country that also has a Section 8 Program.

## From the desk of the Executive Director

*Deborah A. Witkowski*



I was truly honored when the Board of Commissioners selected me as Executive Director of the Troy Housing Authority. I take this responsibility very seriously and want to work with residents, staff, the board and the community to make the Troy Housing Authority the best that it can be.

For eight years my responsibilities have included managing the finances and the personnel practices of the Troy Housing Authority. Prior to that I had similar duties at the City of Troy for twelve years. These responsibilities have prepared me will for this new venture in my life.

Of course I know I cannot do it alone. Fortunately, the Troy Housing Authority also has very competent employees. This includes maintenance workers that you see at your site every day; the office staff at each site where people apply for housing, recertify, pay their rent, let us know about maintenance issues or other concerns; our

public safety and lease enforcement staff who assure that all people and property affiliated with the Troy Housing Authority are safe; our asset management and tenant services workers who operate homework clubs during the school year and nutrition and recreation programs in the summer; and those working behind the scenes in our central office.

Equally as important are our residents. Without our residents we would not be in business. Therefore, we want to assure that you are satisfied with our apartments and the services we offer. If you have a concern bring it to the attention of your site office. Our staff will do our best to get you the help you need. If it is not something we can help with we may suggest other community agencies that can help.

Beyond that, our Commissioners are also very interested in hearing from our residents. On page three of this edition of Neighborhoods you will see a schedule of

dates when the Quality of Life Committee of our board will be at various sites to hear from our residents. Also, at each board meeting, the schedule is also on page 3, the public is invited to share input on any agenda item prior to the meeting and on any topic later in the meeting. The board agenda for each meeting is available in your site office a few days before each meeting.

In conclusion, I just want to say again that I am grateful to have this opportunity to make the Troy Housing Authority the best that it can be.

*Deborah A. Witkowski,*  
Executive Director

## MARTIN LUTHER KING APARTMENTS RENOVATIONS UPDATE

Three buildings at Martin Luther King Apartments have been renovated and are now occupied. Work on the remaining buildings in Phase I is well underway. Funding for Phase I has come from NYS Homes and Community Renewal and is

expected to be awarded for Phase II this year. Martin Luther King Apartments is the first Troy Housing Authority site to undergo conversion to RAD, the Rental Assistance Demonstration Program, of the U. S. Department of Housing and Urban

Renewal (HUD). Other THA sites will be converting to RAD later this year. Check with your site staff for more information.

## DO YOU WANT TO RUN FOR TENANT COMMISSIONER?

Nominating Petitions for candidates for the upcoming tenant commissioner term can be obtained on or after **May 1, 2018** from any site office. Completed nominating petitions must be returned to the Troy Housing Authority (any site) by 4:00PM on **June 15, 2018**.

To be eligible to nominate a candidate, to become a candidate or to vote, tenants must have their name listed on the lease, live in an apartment owned or managed by the Troy Housing Authority (including Section 8 participants and residents of Kennedy Towers) on **May 1, 2018** and be 18 years old or over on the date of the election, August 29, 2018.

Fifty signatures of qualified residents are needed to have a candidate placed on the ballot. An eligible voter may sign up to 2 nominating petitions.

Elections will be by secret ballot. Polling places will be located in the community rooms of housing sites for voting on the day of the election. Section 8 participants will vote at Taylor Apartments. The election will be monitored by staff of Troy Housing Authority,

Tenant Commissioners of Troy Housing Authority also serve on the Board of the Kennedy Towers Housing Development Fund Corporation and other affiliated corporations of the Troy Housing Authority.



## TROY HOUSING AUTHORITY BOARD OF COMMISSIONERS

The Board of Commissioners is the governing board of the Troy Housing Authority. The Commissioners establish the strategic vision for the Housing Authority and set the policies and procedures of the organization. The board operates in accordance with our mission statement and the rules and regulations of the U.S. Department of Housing and Urban Development (HUD).

The Board of Commissioners holds regular meetings and schedules special meetings and committee meetings as needed. At the annual meeting held in January the board votes to elect a Chairperson and a Vice Chairperson. The meeting schedule of the board of commissioners is noted below and available on our website and in the offices at all of our locations.

### Tell Us What You Think About the Troy Housing Authority

**We want to hear what you like, what you don't like, and your ideas about how we can improve.**

(Including, but not limited to, your apartment, the buildings, the grounds, your rent, our staff, community activities, ... anything we can do to improve our operations).

**During 2018 members of the Quality of Life Committee of the Board of Commissioners will be available to hear from residents. Any resident can attend any meeting at any site. \***

**February 26, 2018, Monday at 5:30PM – Griswold Heights**

**March 15, 2018, Thursday at 10:30AM – Kane Apartments**

**April 16, 2018, Monday at 5:30PM – Taylor Apartments**

**May 21, 2018, Monday at 5:30PM – Corliss Park**

**June 14, 2018 Thursday at 10:30AM – Kennedy Towers**

**July 16, 2018, Monday at 5:30PM – Martin Luther King Apts.**

**August 13, 2018, Monday at 5:30PM – Phelan Court**

**September 13, 2018 Thursday at 2:00PM – Conway Court**

**October 15, 2018, Monday at 5:30PM – Taylor Apartments**

**November 19, 2018, Monday at 5:30PM – Fallon Apartments**

**This is your chance to tell us what you think.**

### 2018 Meeting Schedule Board of Commissioners

**All Meetings will be held on Thursdays at 4:30PM unless noted otherwise. \***

**1/11/18 Martin Luther King Apartments**

**2/22/18 Kane Apartments**

**4/5/18 Taylor Apartments**

**5/17/18 Griswold Heights**

**6/28/18 Fallon Apartments**

**8/9/18 Conway Court**

**9/20/18 Corliss Park**

**11/1/18 Kennedy Towers**

**12/13/18 Martin Luther King Apartments  
(Friday at 12:NOON)**

**At each meeting there are two opportunities for public input. Prior to the meeting the public is invited to comment on any item on the agenda. During the Old & New Business portion of the meeting comments are welcome on any topic.**

**\* Any changes to the schedule of these meetings will be posted on our website and at all site offices**

## TROY HOUSING AUTHORITY MISSION STATEMENT

The Troy Housing Authority strives to improve the quality of life within the City of Troy by providing decent, safe and sanitary homes to the families and individuals who choose to live in our settings; increasing the availability of economic opportunities and affordable housing to promote self-sufficiency & homeownership; and assuring equal access to fair housing for everyone in the community.

Recognizing that efficient operations are essential in order to continue to perform the vital role that we play in the community, we commit ourselves to open communication, professionalism and fiscal responsibility as we develop partnerships with others to best meet the needs of our residents, whom we recognize as our most valuable asset.



Troy Housing Authority  
One Eddy's Lane  
Troy, NY 12180



## Connect with THA



Troy Housing Authority on Facebook  
@Troy\_Housing on Twitter  
and at troyhousing.org  
For latest news and information

Deborah A. Witkowski, Executive Director

### THA BOARD OF COMMISSIONERS

Susan J.W. Steele, Chair  
Rev. George William Whitfield, Vice Chair  
Debora Jackson  
Steven Sanders  
Luz Marquez Benbow  
Daryl Freedman, Tenant Commissioner  
Leonard Watkins, Tenant Commissioner

# Kids: Keep Your Playground Ship-shape. Be a Captain of Safety!



Troy Housing Authority (THA)  
in partnership with  
Housing Authority Insurance (HAI)  
is encouraging children  
in all our apartments to participate  
in the 2018 Playground Safety Poster and Essay Contest.



THA will award 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Place prizes (\$25, \$15, \$10) for a Poster and Essay Contest  
in 3 age categories (8 and Under, 9-11 and 12-14 year olds).

All local 1<sup>st</sup> Place winners will be submitted to HAI for the  
National Competition to compete for more prizes

Each poster or essay should reflect the national theme:  
**Keep Your Playground Ship-shape.  
Be a Captain of Safety!**

All posters and essays are due to your site office by Thursday, March 29, 2018  
and must have the participant's full name, age, and address clearly written on the back.

Posters should be on 22" x 28" poster board or smaller.

Local winners will be announced at a ceremony during Playground Safety Week (April 23-27, 2018)

For information contact your Tenant Association or Site Manager.