



Troy Housing Authority
Administrative Offices
1 Eddy's Lane
Troy, New York 12180
(518)273-3600

NEIGHBORHOODS

Troyhousing.org

February 2022

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Board Meeting Schedule 2022

Meetings are Wednesdays at 4:30PM unless otherwise noted and will be held by Zoom until it is safe to meet in person.

3/2/22 at Taylor
4/13/22 at Kane
5/25/22 at Phelan
7/6/22 at Corliss
8/17/22 at Kennedy
9/28/22 at Griswold
11/9/22 at Conway
12/16/22 on Friday at 11:00AM at Martin Luther King

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 Old & New Business comments are welcome on any topic.

To obtain Zoom log in email info@troyhousing.org or call 518-273-3600 ext. 401.

* any change to the schedule of meetings will be posted on our website and at all site offices.

2022 Troy Housing Authority Tenant Commissioner Elections

The Troy Housing Authority is governed by a seven-member board of commissioners. Every two years there is an election during which two tenants are elected by tenants to become tenant commissioners. The other five members of the board are appointed for five-year terms by the city government.

The commissioners serve as the Housing Authority governing officers. Some of the responsibilities are to provide leadership and advocate for public housing; set the policies that will govern the Housing Authority's operations and chart the direction of current and future programs.

The Board of Commissioners also establishes policies to prevent fraud, abuse, mismanagement, all forms of discrimination and ensure that the Housing Authority acts legally and with integrity.

The election will be held **August 31, 2022**. To obtain a Nominating Petition or ask questions about the election see your site manager or contact:

Tom Hulihan, Clerk of Election
Troy Housing Authority
One Eddy's Lane
Troy, New York 12180

Phone: (518) 273-3600 ext. 421
E-mail: info@troyhousing.org

The election will decide the two persons to serve as Tenant Commissioners from January 1, 2023 to December 31, 2024. Elections will be by paper ballot. Polling places will be in the offices of housing sites for voting on the day of the election. Section 8 participants may vote at Taylor Apartments. The election will be monitored by Troy Housing Authority.

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

THA Tenant Commissioner Elections Rules Regarding Nominations & Elections

Nominating Petitions for the tenant commissioner election can be obtained on or after **April 29, 2022** at site offices. All completed nominating petitions must be returned to a site office by **4:00PM on June 15, 2022**.

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, 2022** and be 18 years old or over on the election date (**August 31, 2022**).

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 in the offices of housing sites for voting on the day of the election.

Section 8 participants will vote at the Taylor Apartments. The election will be monitored by Troy Housing Authority staff.

Tenant Commissioners of Troy Housing Authority also serve on the Board of other affiliate organizations of the Troy Housing Authority.

From the desk of the Executive Director

Deborah A. Witkowski



Living through the Covid-19 pandemic and overseeing the operations of the Troy Housing Authority has been an experience I did not expect when I became Executive Director. We had to change the way we do things by take extra safety precautions (like wearing masks, socially distancing, and using hand sanitizer and disinfectants).

Through all of this the staff, residents and partner organizations of the Troy Housing Authority have consistently exceeded my expectations. When materials like masks and hand sanitizer were in short supply our staff found ways to get these materials. This included one of our board members taking time to sew face masks when none were initially available. Disinfecting work was immediately added to our day to day activities and continues to today. We have learned to do things differently that will continue into the future.

When schools had to close down, and kids were going without the breakfast and lunch programs they had at school, the Boys and Girls Club of the Capital Area began providing meals to kids at all of our sites along with educational resources. Our partners at The Ark and YMCA also provided outreach educational activities. Our senior citizens were not forgotten as the Regional Food Bank of Northeastern New York and other community agencies began Pop Up Pantries and home delivered groceries for those who were homebound or too vulnerable to go to the supermarket.

When vaccines became available our friends at St. Peter’s Health Partners, Rensselaer County and several local drug stores began having vaccine clinics at our sites. We recently offered booster shots with help from John McDonald at Marra’s Pharmacy.

Through all this Troy Housing Authority never slowed down in our efforts to give our tenants the best housing possible. Even during the pandemic we were able to complete renovations at the Martin Luther King Apartments. Improvements were also made at Kennedy Towers and Kane Apartments, Work is now being planned for Conway Court, Taylor Apartments, Fallon Apartments, Griswold Heights, Corliss Park, Grand Street Apartments, Phelan Court and Sweeney Apartments. You can read about this work elsewhere in this newsletter.

I hope that you are as impressed as I am in all of the accomplishments of our staff and partners as you read this newsletter.

Deborah A. Witkowski,
Executive Director

Martin Luther King Apartments Renovations Are Completed

With the help of Beacon Communities, and an impressive design team led by RIDA Architecture, the transformation of the Martin Luther King Apartments has been completed. All apartments and building exteriors were renovated and a new community center, The Lodge, was built with state of the art features. Rather than tell you about it we decided to impress you with a photo collage. We hope you like it. You can also read about our other renovation projects on page 3.



Updates on Renovations and Redevelopment Activities

Kane and Conway

Over the past year all of the apartments at Kane Apartments were upgraded with new kitchen cabinets, bathroom fixtures and flooring. Each apartment took 2 to 3 days to complete. Tenants were provided temporary accommodations and their belongings were professionally moved and returned so that all the work could be completed. The process went very smoothly and everyone was satisfied with the results. Plans are now in place for similar work to begin at Conway Court.

Kennedy Towers

New carpeting and flooring has been installed in hallways and common areas throughout the building. New walking paths, seating areas and gardening areas were created on the Terrace level. The gardening program was significantly expanded and now includes many gardeners. Raised flower beds were added so that everyone could participate.

Taylor Apartments

Work with Pennrose, LLC has been continuing. Many meetings with tenants and the broader community have taken place. Funding has been received to tear down Taylor 1 & 2. Designs for a new building on the site have been developed. The new building will have enough apartments so that tenants from Taylor 3 & 4 can move to the new building. The ground floor of the new building will have a community room, fitness room, individual tenant storage and offices. Each apartment will have washers and dryers, dishwashers and tenant controlled heating and cooling. After the tenants have moved into the new building Taylor 3 & 4 will be taken down and new buildings will be built. Taylor redevelopment is expected to occur around the same time as changes to the Congress Street Bridge. This will involve removal of the on and off ramps and creating a more traditional street corner. This will extend River Street and the Downtown business district further south. Better access to the river will also be accomplished with expanded parks and trails.

Fallon Apartments

Plans are also being developed with Beacon Communities to redevelop the Fallon Apartments. Beacon Communities had recently worked with us on the revitalization of Martin Luther King Apartments. This included reducing the number of apartments at Martin Luther King. Eight Apartments were relocated to become the Guenette Apartments. Twenty-one additional apartments will be included in the redevelopment of Fallon Apartments. Current plans involve demolishing the existing apartments and creating new buildings that better match the positive features of the surrounding neighborhood. Improved outdoor space will include more greenspace, a new playground, access to a bike and walking trail that will run north to south along the Hudson River and parking closer to the apartment buildings. Upgrades will also be made to the Fallon Apartments Community Center which is used by the tenants of Fallon Apartments and the broader community.

Plans are being developed this Spring and will include meetings with the Fallon Apartments tenants and the broader community. An application for funding will be issued later this year and, if successful, work will begin next year.

Tenants will receive notices of all meetings and they will be posted on the Community Engagement page of the Troy Housing Authority website. To request information email info@troyhousing.org.

Our Other Sites

Griswold Heights, Corliss Park, Grand Street Apartments, Phelan Court and Sweeney Apartments have not been left out of our revitalization efforts. In 2021 Troy Housing Authority was awarded a New York State Preservation Opportunity Program (NYSPOP) grant through Enterprise Community Partners.

The grant provided us with consultants from Duvernay + Brooks & Calogero Partners that helped us to develop a new master plan for funding renovations at the remaining sites in our portfolio. Since then we have engaged MDG Real Estate Partners to work with us on the redevelopment of these sites.

Presently, preliminary evaluation and testing, along with a thorough analysis of existing conditions is being completed with funds provided through the NYSPOP grant. Once the analysis is completed staff from MDG and their design team will begin drafting preliminary plans for the renovations. These plans will then be presented to our residents and the broader community for review and comment.

We expect to apply for funding later this year and begin to make improvements to the apartments, buildings and ground at Griswold Heights, Corliss Park, Grand Street Apartments, Phelan Court and Sweeney Apartments once the funds are received.



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One Eddy's Lane
Troy, NY 12180



Connect with THA



Troy Housing Authority is on Facebook
and at troyhousing.org
For the latest news and information

Deborah A. Witkowski, Executive Director

THA BOARD OF COMMISSIONERS

Susan J.W. Steele, Chair

Steven Sanders, Vice Chair

Debora Jackson

Elizabeth Rodriguez

Justin Relf

Walter Howard, Tenant Commissioner

Wildelia "Nancy" Roman, Tenant Commissioner

The 2022 Playground Safety Poster and Essay Contest

EXPLORE YOUR PLAYGROUND FOR HIDDEN DANGERS

Troy Housing Authority (THA) and Housing Authority Insurance (HAI) Group are encouraging children in all our apartments to participate in this contest.

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

1st Place winners will be submitted to HAI for the National Competition to

Each poster or essay should reflect the national theme:

EXPLORE YOUR PLAYGROUND FOR HIDDEN DANGERS

All posters and essays are due by **April 10, 2022** and must have the participant's full name, age, address and phone number clearly written on the back.

Local winners will be announced at a ceremony the week of April 25, 2022.

For information contact your Tenant Association or Site Manager.

