



Troy Housing Authority
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NEIGHBORHOODS

Troyhousing.org

August 2022

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What Do The Commissioners Do

The Board of Commissioners is the governing board of the Troy Housing Authority. The Board establishes the strategic vision for the Troy Housing Authority and sets the policies the Troy Housing Authority staff will follow. These policies must be comply with the rules and regulations of the U.S. Department of Housing and Urban Development (HUD).

Board members do not get involved in the day to day work being done by staff of the Troy Housing Authority. The daily operations of the Troy Housing Authority are done by staff members who report to the Executive Director.

The Board of Commissioners hold regular meetings every six weeks in accordance with the schedule posted at all sites and on the website of the Troy Housing Authority.

2022 Tenant Commissioner Elections Declared

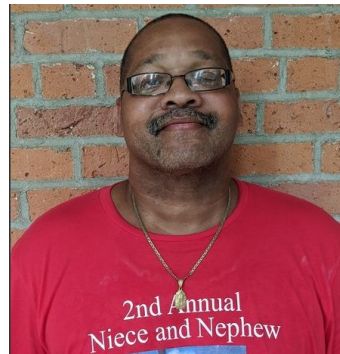
The Tenant Commissioner elections for 2022 are concluded. Only two tenants submitted nominating petitions. They are incumbent Walter Howard and incumbent Wildelia "Nancy" Roman. These two candidates will be Tenant Commissioners for the term of January 1, 2023 to December 31, 2024.

Tenant Commissioner Walter Howard will continue to serve Troy Housing Authority tenants through December 31, 2024. Mr. Howard has been on the Board since January 1, 2018 when he was first elected as a Tenant Commissioner.

Mr. Howard has been a tenant of Troy Housing Authority for 22 years. He has mainly lived at Martin Luther King Apartments, but was temporarily relocated to Griswold Heights during Phase I of the renovations at the Martin Luther King Apartments. He is now back at Martin Luther King and loves his new apartment.

Mr. Howard is retired from a career that included nursing and cooking. He comes from a very large family and is presently raising two great nephews. He feels his experiences at work and in life will continue to serve him well as a Commissioner for the Tenants. He looks forward to listening to all the tenants and helping them to improve the community.

He looks forward to all the improvements being made at all Troy Housing Authority in the coming years.



Tenant Commissioner Wildelia "Nancy" Roman will also continue to serve Troy Housing Authority tenants through December 31, 2024. Ms. Roman has been on the Board since January 1, 2021 when she was first elected as a Tenant Commissioner during a Special Election.

Ms. Roman, was born in Puerto Rico and raised in the Bronx where she worked as a Doctor's Assistant. She came to Troy 51 years ago, raising her family in North Troy while working as an Assistant Teacher for 32 years at the Commissioner on Economic Opportunity (CEO).

Even though she is retired, Ms. Roman continues to serve as volunteer in CEO's Foster Grandparent Program. Her love of teaching was passed on to one of her two sons who is a Teacher in the Lansingburgh School District while living in Clifton Park. Ms. Roman also has four grandchildren.

Ms. Roman expects that her years of working with families at CEO will help in her duties as Tenant Commissioner. She is able to speak English as well as Spanish and this will help her to connect with all of the tenants at the Troy Housing Authority.

As a tenant of the Troy Housing Authority for the past 9 years, at Kennedy Towers, Ms. Roman has found the staff to be helpful, the buildings to be clean and the rents to be reasonable.

Pictured above are Tenant Commissioner Walter Howard, Tenant Commissioner Wildelia "Nancy" Roman and a sample picture of the new carpeting recently installed at the Kennedy Towers Apartments.

From the desk of the Executive Director

Deborah A. Witkowski



Things never seem to slow down here at the Troy Housing Authority. We just finished all of the renovations at Martin Luther King Apartments and I have to say the site, buildings and apartments look great. It's wonderful to see so many kids enjoying the playground and open spaces. These improvements were made possible with the help of our friends at Beacon Development and RIDA Architecture.

With a desire to keep things moving and make even more improvements at our other sites we are working with Pennrose Development at Taylor Apartments and Beacon Development again with RIDA Architecture at Fallon Apartments. See the articles below for more details. We are also working with MDG Real Estate Partners on Griswold Heights, Corliss Park, Phelan Court, Sweeney Apartments and Grand Street Apartments. There is an article about that on page 3 of this edition of Neighborhoods.

Beyond that we are planning for major improvements at Conway Court similar to the work we just completed at Kane Apartments. RIDA Architecture is again working with us on this project and is also involved in a renewable energy study of Kennedy Towers, Conway Court, Kane Apartments and the Peter M. Guenette Apartments. The renewable energy study is led by Earthkind Energy Consulting in collaboration with Duncan Barrett.

Our hope is that the renewable energy study will lead to creative approaches to heating and cooling our apartments and reduce our energy costs while continuing to provide comfort to our tenants. We are beginning this study at our senior citizen complexes but will likely extend it to our family complexes in the near future. More information will be shared in this newsletter as it becomes available.

In summary, all of us at the Troy Housing Authority are working hard to make improvements at all of our sites. Our desire is to continue to provide high quality affordable housing to our tenants while also being recognized as an asset to our community.

We hope our efforts are appreciated. You can also find out more information on our website (www.troyhousing.org) which includes opportunities to make comments. You can also stop by your site office to share your thoughts and ideas.

Sincerely,

Deborah A. Witkowski

Executive Director

Taylor Apartments Update

Demolition of Taylor Buildings 1 & 2 will soon be underway. This will be followed by construction of a new building to begin occupancy in 2024. Tenants from Taylor Buildings 3 & 4 will be given preference during leasing for the new building.



Simultaneously, we will be applying for funds to demolish Taylor 3 & 4 so that we can rebuild at that location. This will complete the transformation of this site in collaboration with Pennrose which will take several years. The Troy Housing Authority's efforts at Taylor Apartments are part of a larger City of Troy initiative to improve the Historic Downtown and create more ways to access the waterfront.

The Troy Housing Authority and Pennrose are very proud to be part of this effort by providing high quality affordable housing which will ensure that persons of all income ranges can live, work, and play in Troy's vibrant downtown.

Major funding for the demolition of Taylor 1 & 2 came from the City of Troy through an American Rescue Plan grant. The Taylor Apartments redevelopment was also included in the City of Troy's Downtown Revitalization Initiative.

Fallon Apartments Plans

The Troy Housing Authority continues to work with Beacon Communities, LLC and RIDA Architecture on plans for Fallon Apartments. Soon there will be meetings again with the residents and the broader community about potential redesigns on this site that will create homes that are designed to meet the needs of today's families and the buildings that will enhance the charm of the neighborhood.

The Troy Housing Authority and our partners recognize that the affordable housing we provide is a vital resource to the North Central community. We are taking our time to make sure that the transformation at Fallon occurs in the best way possible.

We continue to provide housing to many families at The Fallon Apartments and programs at the Fallon Apartments Rainbow Center run by The Ark, Inc.



What’s Happening at Griswold Heights, Corliss Park, Phelan Court, Sweeney Apartments and Grand Street Apartments

The Troy Housing Authority (THA) has selected MDG Real Estate Partners LLC (MDG) as our co-developer partner to work with us on the redevelopment of Griswold Heights, Corliss Park, Phelan Court, Sweeney Apartments and Grand Street Apartments. If you live at one of these sites, or visited recently, you may have seen THA & MDG staff, along with design team consultants, inspecting various in-unit and site locations, taking measurements, and evaluating exiting conditions. This is all part of the pre-construction process to develop a scope of work to preserve and revitalize each specific community.

In the coming months THA & MDG will be holding resident meetings to talk about in-unit, building system, community space, and site renovations that we expect will begin in 2023. Residents at each community will receive updates about the redevelopment plan through resident meetings and by visiting the redevelopment’s website (www.thapreservation.org). Resident input during these regular meetings will be an import factor in finalizing the scope of work for your community..

Presently, the tentative scope of work calls for In-Unit Improvements (New LED Lighting, New Flooring, Renovated Kitchens with New Appliances, New Bathrooms, ...), Building System Upgrades, Exterior/Site Improvements, and more. THA & MDG’s tentative plan is for residents to remain in place and only have to leave their unit during the day while construction takes place in their unit. Existing residents will be provided the option to utilize a Hospitality Suite during the day while construction takes place in their unit. More information will be provided at future resident meetings. Examples of MDG’s previously completed work can be seen in these pictures.



MDG Completed Bathroom



MDG Staff reviewing finishes with residents



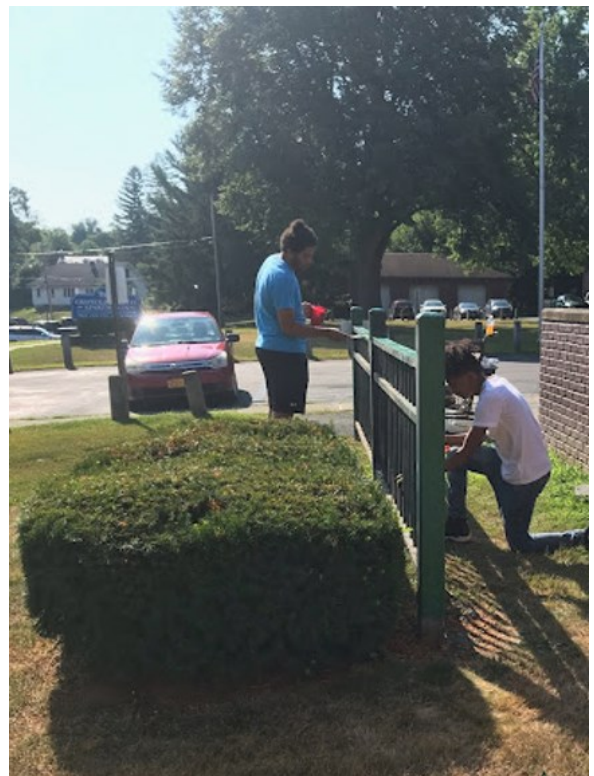
MDG Completed Kitchen

Summer Youth Employees Working Hard

You may have noticed several new faces working around our sites. Approximately 20 youth have been hired to work in several different programs over the summer. Pictured on the right are two youth repainting fences at Griswold Heights. Other youth are also performing maintenance work at other sites while others work in youth programs or in our offices. Pictured below are summer youth employees at Martin Luther King Apartments watching a move with kids attending the summer nutrition and recreation program.

Most of the youth are hired through the Rensselaer County Summer Youth Employment Program and others are hired directly by the Troy Housing Authority.

In addition to working 20 to 25 hours per week these youth receive valuable training and experience that will help them secure future employment.





Troy Housing Authority
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

Site Based Tenant Associations

The U.S. Department of Housing and Urban Development (HUD) and the Troy Housing Authority encourages all residents to form and participate in Site Based Tenant Associations for the purpose of addressing issues related to their living environment, which includes the terms and conditions of their tenancy as well as activities related to housing and community development. Check with your site office to see if your site has an active Tenant Association. If it does, we encourage you to get involved; if it does not, we encourage you to help start one.

A Site Based Tenant Association needs to be established by the residents of the site, it must meet regularly, operates democratically, be representative of all the residents in the site, and be independent of the management and their representatives. The Troy Housing Authority provides space to run meetings and can assist with initial organization (e.g. providing sampled By Laws).

Pictured below are members of the Taylor Apartments Tenants Association leading an outdoor summer activity for children at Taylor Apartments.



REACT, Inc. (Resident Empowered Action Council of Troy) is the City-wide Resident Organization for all Troy Housing Authority tenants. REACT, Inc. supports site based tenant associations and also serves as the Resident Advisory Board to Troy Housing Authority when we are making plans or setting policies that will have an impact on tenants. REACT also advocates on behalf of all tenants of the Troy Housing Authority.

As a recognized not-for-profit organization REACT raises funds to help support programs and services to tenants of the Troy Housing Authority. REACT provides supplies for Homework Clubs and Summer Nutrition and Recreation Programs available at Troy Housing Authority locations.

REACT operates a Food Pantry for Troy Housing Authority tenants. The Food Pantry is on Grand Street. Tenants needing food should call REACT at 518-272-8974.

You will need to provide your name, address and the age of everyone on your lease to make an appointment. You also need to bring a current Shelter Verification form to pick up your food.

Feel free to call REACT if you have any questions.