



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



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at troyhousing.org
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Deborah A. Witkowski, Executive Director

THA BOARD OF COMMISSIONERS

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THA Locations

Administration
One Eddy's Lane
Troy, NY 12180

Corliss Park
1450 Corliss Park
Troy, NY 12182

Taylor Apartments
125 River Street
Troy, NY 12180

Fallon Apartments
847 River Street
Troy, NY 12180

Sweeney Apartments
4th & Trenton Street
Troy, NY 12180

Griswold Heights
100 Griswold Heights
Troy, NY 12180

Phelan Apartments
17 Hopkins Street
Troy, NY 12180

Kane Apartments
5 115th Street
Troy, NY 12182

Grand Street Apts.
521 Grand Street
Troy, NY 12180

Conway Court
12 Conway Court
Troy, NY 12180

Martin Luther King
One Eddy's Lane
Troy, NY 12180

Kennedy Towers
2100 6th Avenue
Troy, NY 12180

**SFC Peter M. Guenette
Apartments**
6-8 115 Street
Troy, New York

Section 8 Program
125 River Street
Troy, NY 12180



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

NEIGHBORHOODS

Troyhousing.org

July 2023

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What Do The Commissioners

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.

Be A Playground Superhero Poster & Essay Contest 2023

According to the **Housing Authority Insurance (HAI) Group** "Playgrounds are wonderful places that help young residents make new friends, develop social, cognitive and physical skills and burn off energy." In order to keep our playgrounds enjoyable, we need heroes to keep them safe" says the HAI Group.

As part of a mission to teach kids about playing safe and avoiding dangers on the playground, the **Troy Housing Authority (THA)** and the HAI group conducted two separate contests to highlight National Playground Safety Week. The contests encouraged kids ranging from 6 – 14 years old to use their creative skills to develop a superhero-themed poster or essay to highlight acts of playground heroism **without showing weapons or violence**. Staff at the THA are proud of all participants of the 2023 Playground Safety Poster and Essay Contest.

The Lodge, located in the center of the Martin Luther King Apartments in Troy New York, is open from 3pm – 6pm for kids to stop in after school. "There are about 20-25 students who attend on a daily basis" says Shanika, the program advisor. "Please call me Miss Tiki, that's what everyone and the kids love to call me."

Kids ages 6 to 14 years old attend The Lodge to wind down, play and participate in activities and games. They can watch music videos in the lounge area complete with a seating area, TV and games.

There are four round tables where they can do homework, draw or eat snacks and enjoy a cool juice, lemonade, water or soda.



Caption: The Lodge @ MLK Apartments



Caption: Inside View of The Lodge at MLK Apartments

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 the initial organization (e.g. providing sampled By Laws).



Caption: Members of the Taylor Apartments Tenants Association leading an outdoor 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.

Be A Playground Superhero Poster & Essay Contest 2023

There is a park next door for the kids to enjoy some outdoor fun. They have even created a cozy tree-house behind the Lodge, if you dare climbing that steep hill. I was invited to join them but pictured my 5'11 tall out-of-shape self, tumbling back down the hill had I accepted the invitation.

There were about 15 students from the Lodge who submitted drawings to the 2023 Playground Safety Poster and Essay Contest. "We finished in two days" said Clashwan Caldwell when asked how long did it take to finish his drawing.

Shanell Regal agreed, "We had 2 days to think of and draw what we wanted." "It was fun and interesting to create a character or superhero" says Clash. Shanell found inspiration from family and friends in creating her drawing. When asked why she added other words and comments to her superhero character, Shanell said "The words were to add JAZZ and encourage SAFETY to anyone who sees my drawing".

Shanell is an 11-year-old student at Troy Middle School and a resident of the THA's Martin Luther King Apartments.

Shanell loves to draw, dance, create Tic Toc videos, play basketball, run track and has previously been involved in Cheerleading. Aalivia Regal, a contest participant and sister to Shanell says "Shanell is very creative and loves to shine".

THA is proud of all the participants in the 2023 Playground Safety Poster and Essay Contest.

THA is honored to personally congratulate Shanell Regal for winning 1st place in the THA Playground Safety Contest.

Shanell's 1st place win motivated THA to submit her drawing to the HAI Groups' National Playground Safety Contest in which Shanell walked away again with the 1st Place win.

Ayyyyyyecccc... Ayyyyyyecccc... 2x for the Super Safety Superhero Shanell!

Congratulations from your peers, family and everyone here at Troy Housing Authority!!!

THA Poster & Essay Winners

The Troy Housing Authority gave prizes of \$30 to the 1st place winners in each category; \$20 to the 2nd place winners in each category; and \$10 to the 3rd place winners in each category.

6 to 8 year olds:

- First Place: Johan Graham
- Second Place: Anthony Welsh/Ana Welsh
- Third Place: Cayden DiBlasi

9 to 11 year olds:

- First Place: Shanell Regal
- Second Place: Nalani Howard
- Third Place: Aalivia Regal

12 to 14 year olds:

- First Place: Jamari Graham






Caption: Winning Drawing Caption: Shanell Regal

In addition, Shanell Regal won 1st place Nationally in the 9 to 11 year olds.

FAMILY SELF SUFFICIENCY PROGRAM

IMAGINE THE POSSIBILITIES



Get a better paying job...
Own your own home...
Continue your education...
Improve your credit...
Purchase a vehicle...
And
Earn an escrow while reaching goals

LIPH FAMILY SELF SUFFICIENCY PROGRAM

We have limited slots available and they are filling quickly.

HOW DOES IT WORK

You will need to meet with the FSS Coordinator to establish and work on goals.

EARN ESCROW

Once you begin working, or your earned income increases, you begin to earn an escrow. Every time your rent increases due to earned income, the difference in your new tenant payment is placed into an interest bearing escrow account. You receive these monies when you reach your goals and successfully complete your contract.

Eileen Blais
THA Residents FSS Coordinator
(518) 273-3600 Ext. 426
Eileen.blais@trohousing.org

Or

Amy Hunziker
Section 8 Residents FSS Coordinator
(518) 874-1005 Ext. 101
Amy.hunziker@trohousing.org

TROY HOUSING AUTHORITY CALENDAR

- June 28, 2023** - Troy Housing Authority Board Meeting **4:30PM** @ TBD Location
- August 16, 2023** - Troy Housing Authority Board Meeting **4:30PM** @ TBD Location
- September 27, 2023** - Troy Housing Authority Board Meeting **4:30PM** @ TBD Location
- November 8, 2023** - Troy Housing Authority Board Meeting **4:30PM** @ TBD Location
- December 22, 2023** - Troy Housing Authority Board Meeting **11:00AM** @ TBD Location

Information about current events can also be found on the Community Engagement page of our website www.trohousing.org

Griswold Heights Renovation Question and Answer Sessions

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. 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 existing conditions. This is all part of the pre-construction process to develop a scope of work to preserve and revitalize each specific community.

On June 22nd, 2023 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 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 important 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. See you on June 22!!



MDG Completed Bathroom



MDG Staff reviewing finishes with residents



MDG Completed Kitchen

New Employees at T.H.A Administration Bldg

You may have noticed a few new faces working around Troy Housing Authority. THA has hired new personnel who are vital to what we do in the Administration Building.

Selena Skiba, Neil Tasselmeier, and ShaQuanna VanNess (ShaQ) ; we are excited about their arrival.

Selena Skiba—Director of Finances & Human Resources

Started in early 2023 and comes to us with an extensive background and experience including: As Director of Finance and Human Resources, Selena will supervise the fiscal affairs of the organization and its subsidiaries; Oversee and Manage the organizations Human Resources activities; Performs Executive Administration functions; Prepares monthly and annual financial reports for the THA Board and Executive Director . Manages employee Benefits

Neil Tasselmeier - Superintendent of Building and Grounds

Starts on June 26th and comes to us with an extensive background and experience including: 20+ years in facilities management and maintenance; HVAC, Electrical, and other Building Systems Expertise; Pest Management; Grounds and Landscape Maintenance; Procurement of vendors; Budgeting; Capital Improvement & Work Order Management; Implementation of Preventative Maintenance Plans; and Supervision of multiple subordinate staff.

ShaQuanna VanNess (SHAQ) - Communications Specialist

Started in early June and comes with an extensive background in Print, News, Web and Social Media Management.

ShaQ will be handling our Website, Media and T.H.A Newsletter.

ShaQ is very creative and has experience in many areas including Photography, Writing, Social Media, Computers, Data Entry, Dispatching, Customer Service, Community Development and Public Transportation.

ShaQ loves people of all ages, family, singing, karaoke and sports.

WELCOME!!!

From the desk of the Executive Director

Deborah A. Witkowski



Things never seem to slow down here at the Troy Housing Authority. Renovations at Martin Luther King Apartments are complete 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.

We are also working with MDG Real Estate Partners Griswold Heights, Corliss Park, Phelan Court, Sweeney Apartments and Grand Street Apartments.

Beyond that we are planning for major improvements at the Conway Court Apartments.

RIDA Architecture is again working with us on that project. Anticipated renovations include upgraded mechanicals, new kitchens, bathrooms, flooring, fixtures, LED lighting, a new trash compactor, parking lot resurfacing and many other upgrades.

In addition, we continue to consider renewable energy for all of our projects. Our hope is that renewable energy will lead to creative approaches to heating and cooling our apartments and reduce energy costs while continuing to provide comfort to our tenants.

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.

Find out more information on our website (www.troyhousing.org).

or
Stop by your site office to share your thoughts and ideas.

Sincerely,

Deborah A. Witkowski

Executive Director

Taylor Construction Update

Taylor Buildings 1 & 2 have been demolished. Construction of a new building is underway. The elevator shaft is almost completely installed, once this step has been completed, crews can begin working on the shell of the building.

Tenants from Taylor Buildings 3 & 4 will be given preference during the leasing for the new building. We will be applying for funds to demolish Taylor 3 & 4 so that we can rebuild at that location. The rebuild of buildings 3 & 4 will complete the transformation of this site in collaboration with Pennrose.

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.

The Taylor Apartments redevelopment was also included in the City of Troy's Downtown Revitalization Initiative.



Caption: Photos taken from Congress & River St

Information about current projects can also be found on the Community Engagement page of our website www.troyhousing.org