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Administrative Offices

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## RESIDENT ADVISORY BOARD (RAB) MEETING

COMMENTS FROM MEETING ON SEPTEMBER 21, 2023

### Meeting Participants

PRESENT	REPRESENTING
Virginia Clark	REACT President, Taylor Apartments Resident
Deborah Ward	REACT Vice President, Griswold Heights Resident
Darlene Gentry	REACT Secretary/Treasurer, Griswold Heights Resident, Conway Court Employee
Nancy Edwards	REACT Director, former Corliss Park Resident
Reine Parker	Conway Court Resident
Susan Wells	Conway Court Resident
Marisol Candelario	Conway, Kane, and Grand Asset Manager
Deborah Witkowski	THA Executive Director
Shaquanna VanNess	THA Communications Specialist

\* REACT, Inc. (The Resident Empowered Action Council of Troy) is the Citywide Resident Organization for all residents.

The meeting of the Resident Advisory Board was called to order by Ms. Virginia Clark, REACT President at 1:00 p.m. All REACT Board members were present. THA staff that were also present included Deborah Witkowski, Executive Director, Marisol Candelario, Asset Manager, and Shaquanna VanNess, Communications Specialist. Other THA residents that were present included Reine Parker and Susan Wells, both of whom reside at Conway Court Apartments.

Ms. Clark turned the meeting over to Deborah Witkowski, Executive Director to present information on the 2024 Draft Agency Plan, the Draft Section 8 Administrative Plan Changes, Status of the THA Capital Fund Program, and updates regarding THA's redevelopment efforts.

- **2024 Agency Plan** – RAB members were in favor of all elements of the plan documents discussed. Executive Director Witkowski indicated that the plan documents were available for review under the Board & Administration tab on the THA Website. The 2024 agency plan did not have any further initiatives that were not articulated in the 2023 agency plan except for the Taylor 1 & 2 building demolition and commencement of the new Taylor 141-unit building.
- **2023-2027 Capital Fund Plan** – RAB members understood that because the THA is now fully converted to RAD and is a Section 8 only agency, we will no longer receive funds through the Capital Fund Program. A final 2023 Grant Year allocation of \$436,705 is currently pending from HUD. If THA is approved to receive the \$436,705 the funds will be used across all THA sites for operations and immediate capital needs improvements.

- **Section 8 Administrative Plan Changes** – RAB members were advised that changes to the Administration Plan were necessary due to regulatory changes approved by Congress to go into effect on January 1, 2024, because of the Housing Opportunities Through Modernization Act (HOTMA). In addition, the THA was adding a new chapter to its Administrative Plan as it relates to the 21 Emergency Housing Vouchers that the THA now administers.

Ms. Edwards asked if THA would be receiving any more than the 21 EHV vouchers and Ms. Witkowski responded that the 24 was the final award to THA and we did not anticipate receiving any more in the future.

- **Redevelopment Updates** – RAB members appreciated the work completed and the work underway or planned at our sites.

Specifically:

- Martin Luther King and Kane Apartments – renovations completed and fully leased up.
- Taylor Apartments – demolition of Taylor I and II was completed in early 2023 and construction of the new building is currently underway.
- Fallon Apartments – renovation plans are underway, and the THA Administration will be submitting a 9% funding application to HCR at the end of 2023 for this project.
- Conway Court – renovations plans are underway, and the THA Administration is currently working with the Community Preservation Corporation on a funding application for this project.
- Griswold Heights renovations plans are underway and expects to be funded in late 2023. Once funding is approved, construction (renovations) will commence soon after.
- Corliss Park, Phelan Court, Sweeney Apartments and Grand Street Apartments funding applications will be submitted to HCR in 2024 and upon approval the tenant meetings will soon start.
  - This work will involve meeting the requirements of the Americans with Disabilities Act of having 5% of units at each site adapted to meet the needs of mobility impaired individuals and 2% of the units at each site adapted to meet the needs of the hearing or visually impaired.
  - At Grand Street this will involve using the space currently occupied by REACT as this is the only suitable space for this purpose at this site. This will likely occur in late 2024 at the earliest and RAB members were assured that the Housing Authority would work with REACT on a plan to move the Food Pantry to another convenient location.

**Ms. Witkowski also introduced Shaquanna (Shaq) VanNess, THA Communications Specialist and the efforts made to increase THA's Public Relations through social media, the website, attending meetings and THA resident and social functions.**

**Ms. Edwards welcomed Shaq and thanked everyone for attending.**

**The meeting of the Resident Advisory Board was adjourned by Ms. Virginia Clark, REACT President at 1:30 p.m. and seconded by Darlene Gentry, REACT Secretary/Treasurer.**