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**Serving The Community Since 1944**

AGENDA FOR THE REMOTE MEETING OF THE  
MEMBERS OF THE TROY HOUSING AUTHORITY  
TO BE HELD ON

**Wednesday, November 13, 2024 @ 4:30PM**

*The meeting will be held remotely. Public Comments may be submitted in advance, in writing, through the Rent Collection boxes at all locations or by email to [info@troyhousing.org](mailto:info@troyhousing.org). All such comments must be submitted no later than 3:00 pm on Tuesday, November 12, 2024. All public comments submitted will be shared with the Board of Commissioners prior to the start of the meeting and will become part of the record. The Public is invited to join to the meeting live through Zoom by requesting the link and/or call in number by calling 518-273-3600 ext. 412 or emailing [info@troyhousing.org](mailto:info@troyhousing.org)., no later than 3:00 pm on Tuesday, November 12, 2024. Except during Public Comment periods, anyone joining the meeting or calling in, will be muted and/or asked to remain in listen only mode during the meeting. Additional information about the resolution can be obtained at the Martin Luther King Administrative Office during normal business hours or by making a request by calling 518-273-3600 ext. 412 or emailing [info@troyhousing.org](mailto:info@troyhousing.org)*

**RES. # 24-18 A Resolution authorizing the approval of the minutes of the remote meeting of the Troy Housing Authority Board of Commissioners held on Wednesday, October 2, 2024.**

**RES. # 24-19 A Resolution accepting and approving the Troy Housing Authority's Audited Financial Statements for fiscal year-ending December 31, 2024.**

**RES. # 24-20 A Resolution approving amendments and additions to the Troy Housing Authority Section 8 Administrative Plan.**

**RES. # 24-21 A Resolution to approve the Federal Home Loan Bank Affordable Housing Program and RAD rehab assistance payments funding for the John P. Taylor Apartments Buildings 1 and 2.**

**OTHER BUSINESS**

**A) Discussion of any Old/New business**

Hybrid Board meetings starting in January 2025  
Board IPAD update

**B) Executive Director's Report**

*APARTMENTS UNDER MANAGEMENT: Conway Court ♦ Corliss Park ♦ Arnold E. Fallon  
Grand Street ♦ Griswold Heights ♦ Edward A. Kane ♦ John F. Kennedy ♦ Martin Luther King  
Margaret W. Phelan ♦ Catherine M. Sweeney ♦ John P. Taylor ♦ Section 8 Rental Assistance*

**RESOLUTION DESCRIPTIONS**  
**BOARD MEETING**  
**Wednesday, November 13, 2024**

**RESOLUTIONS**

**RES. # 24-18 A Resolution authorizing the approval of the minutes of the remote meeting of the Troy Housing Authority Board of Commissioners held on Wednesday, October 2, 2024.**

Minutes will be reviewed by board members, modified if needed, and then approved by the Board.

**RES. # 24-19 A Resolution accepting and approving the Troy Housing Authority's Audited Financial Statements for fiscal year-ending December 31, 2024.** At the conclusion of each fiscal year, the Troy Housing Authority, submits its unaudited financial statements to HUD for review and approval. Upon HUD's review and approval, the reports are then submitted to the approved independent CPA firm for audit. Once completed, the audited reports are required to be sent to HUD no later than nine-months after the close of the fiscal year. Upon approval by HUD, the reports are reviewed by the Board of Commissioners finance committee and submitted to the full board for acceptance and approval.

**RES. # 24-20 A Resolution approving amendments and additions to the Troy Housing Authority Section 8 Administrative Plan.** Updates to the Section 8 Administrative Plan are being proposed for review and approval by the Board. The updates include amendments regarding gender and occupancy; amendments to the VAWA and Reasonable Accommodation move requests; mandated changes to the Section 8 mainstream voucher program; amendments to the PBV-TBV ratio for pulling from the waiting list; and FSS Action Plan amendments including the addition of the Rights and Responsibilities form.

**RES. # 24-21 A Resolution to approve the Federal Home Loan Bank Affordable Housing Program and RAD rehab assistance payments funding for the John P. Taylor Apartments Buildings 1 and 2.** The Taylor 1 project was awarded \$1,392,132 of Affordable Housing Program funds by the Federal Home Loan Bank of New York pursuant to an Affordable Housing Program General Fund Direct Subsidy Agreement between THA, as sponsor; Pioneer Bank, as member bank; and FHLB in connection with the conversion of the Project from public housing assistance to Section 8 project based voucher assistance under the U.S. Department of Housing and Urban Development Rental Assistance Demonstration program,. Additionally, the Project was eligible for \$558 per month per 28 RAD units of HUD approved Rehab Assistance Payments during construction. In an effort to facilitate the use of the AHP Funds and RAP Funds, THA intends to receive the AHP Funds, as sponsor, and make a capital contribution or grant to the HDPC of the AHP Funds and the RAP Funds which will in turn make a capital contribution to Pennrose NY, LLC, the Managing Member for the Taylor 1 Project.