



NEIGHBORHOODS

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

TROYHOUSING.ORG - CHECK OUT OUR NEWLY UPDATED WEBSITE!!!

1ST QUARTER 2025

Inside this issue:

<i>Taylor I Completed</i>	1
<i>Wonder Women of Troy Housing Authority</i>	2
<i>From the desk of the Executive Director</i>	3
<i>Troy Preservation begins Bundle 2</i>	3
<i>Board of Commissioners</i>	4
<i>2025 Board Meeting Schedule</i>	4
<i>THA Food Pantries</i>	5
<i>CPR, First Aid & AED Staff Training</i>	6

Board of 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. Dept. 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 Dir. 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.

Troy Housing Authority & Pennrose Announce: Completion of Taylor Apartments Building #1

In late January, Pennrose and the Troy Housing Authority announced the successful completion of the first phase of the revitalization of Taylor Apartments. The newly renovated Taylor Apartment Building #1 is located at 150 River Street sitting on the corner of Congress Street just prior to the bridge connecting Troy to Watervliet.

The brand new 141 unit, 7 story apartment building includes 46 one-bedrooms, 87 two-bedrooms and 8 three-bedrooms apartment layouts. The ground floor contains a fitness center, a community room and retail space. The new Taylor development features modern kitchens with a dishwasher, washer and dryer in every apartment, spacious closets and Central A/C.

All 141 units will be leased from the Troy Housing Authority waiting list. Preference will be given to the existing residents of Taylor 3 & 4 for the initial lease up.

According to the Pennrose website, the new community will be 100% supported by Project Based Vouchers issued by THA. 28 units will be leased RAD rents and 113 units will be leased at full PBV rents equal to 110% of Fair Market Rent.

For more information, make sure you are on the waiting list by filling out an application for the Taylor Apartments.

Online at www.troyhousing.org

Call (518)663-6803

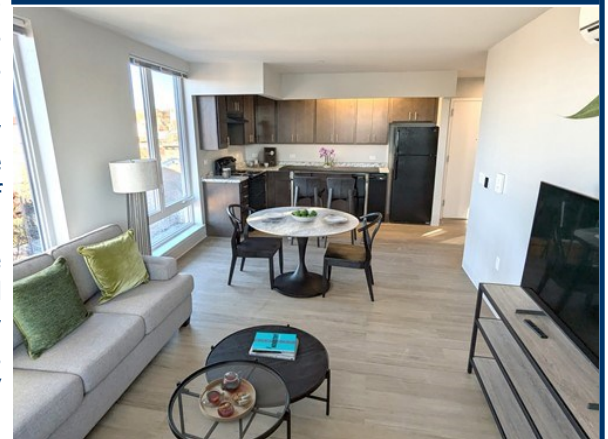
Email: Taylorapts@pennrose.com



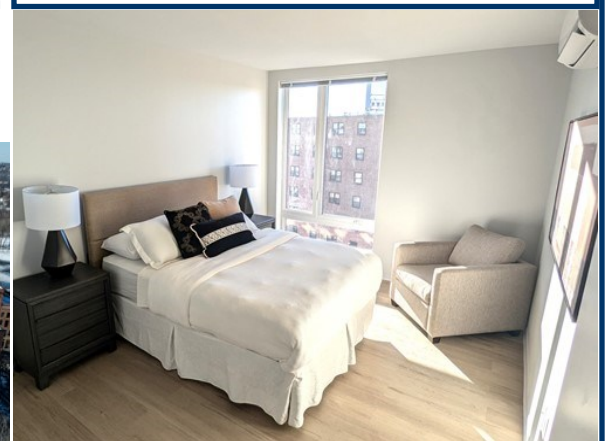
Taylor I Apartments (External View)



Taylor I Apartments (Living Room & Kitchen View)



Taylor I Apartments (Bedroom View)





INTERNATIONAL WOMEN'S DAY: Motivation from THA Staff & Board



International Women's Day, was celebrated all over the world in early March. This year's theme "**Accelerate Action**" celebrates women's social, cultural, economic and political achievements.

In this issue of *THA Neighborhoods*, we would like to recognize some of the unique women behind the scenes here at Troy Housing Authority. From Board members to Maintenance, there are some interesting power house figures who work hard in the daily operations and administration of the Troy Housing Authority. Since its establishment in 1944, Troy Housing Authority has been known for its vital role in increasing economic opportunities, providing affordable housing and assuring equal access to fair housing, education & employment opportunities as well as access to leadership and decision-making spaces. **Deborah Witkowski**, Executive Director of THA, has many responsibilities from implementing policies, executing contracts, administering affairs in accordance with the operational, fiscal, personnel, and more. Deb keeps the ship sailing at the right direction and speed. "*Deb is a good leader she is very supportive and open to diversity*", says **Florence Ryan**, Senior Asset Manager. Florence boasts that at the beginning of her 26 year career there were only a couple of people with diverse backgrounds to now with employees from various cultures and also members of the LGBTQ+ community. "*I try to be fair with people and I do care, it's not easy but you have to be firm and empower your employees to make sure tasks are getting completed*" Deb admits. Deb's favorite motivational message—*I've got the attitude and ability to get things done*. It's a quote Deb remembers from a Dale Carnegie class that reminds her to work hard, stay positive and encourage others.

Florence, a strong woman of faith has always been driven and motivated. "*You have to be open to*

learn new things, have empathy, patience and compassion" says Florence. **Jewel Evans** contributes her inspiration to her Mom Florence, "*she really inspired me to be passionate, vocal and to just try, the worst thing that could happen is a no*".

THA Board Chair **Susan Steele** agrees, "*don't sell yourself short, you have to put your best foot forward and try*". Steele has served on the THA Board for over 10 consecutive years and currently serves on the Troy City Council as president. Steele who previously served two terms as Leader of District 3, loves putting boots on the ground to get to the bottom of issues. "*It's challenging and rewarding to tackle problems to come up with solutions*", says Steele.

Lorrie Sheeran, Asset Manager for Corliss Park has been with THA for 14 years. "*Give it your all and accept the challenges*" Lorrie recommends when asked how to navigate through challenges. "*You definitely need patience, communication and the ability to multitask*". Lori also gives credit to Deb Witkowski for being supportive, encouraging and the ideal role model. Lori herself has been credited for helping to mold, encourage and help employees who work for her. **Cheyenne Brown** states "*Lori watched me be young and immature, she chose to give advice about the job and life in general. Her advice really helped me grow into who I am now*", says Cheyanne. Cheyanne spent four years in maintenance at Corliss Park and has recently accepted a promotion to work at Kane under guidance of long-time maintenance woman Henrietta Edge and Asset Manager Marisol Candelario.

"*To be a great leader you have to have a good work ethic and learn from those who have done the job long before you came onboard*" says **Henrietta Edge**. Etta is a 31 year veteran of THA Maintenance.

"*I have always worked with men, usually as the only woman*" says Etta. "*I learned by watching and asking questions, the young generation barely come to work, you see them always on the phone and think they will climb to the top quick... most of the time it doesn't work that way.*"

Etta adds she loves to cook and enjoy time with friends and family, and "*I treat the residents and my coworkers like I want to be treated, with respect*". **Nancy Roman** a 13 year resident of Kennedy Towers, agrees, "*when you are caring and good to people, it can make a difference*", says Roman. Roman has also served as a tenant commissioner on THA Board for 4 years. Roman retired after working for CEO for 32 years but still volunteers as a Foster Grandmother for the CEO Foster Grandparent program. "*I've learned to be patient with people, and remind myself that some of the kids I work with don't have love at home... their parents are too busy working or into their cellphones*".

When asked what steps taken to get motivated in their career and life journey, the women of THA had very valuable responses. **Marisol Candelario** has worked 11 years at THA "*Believe you can and you are halfway there*". Candelario began her THA career as a Clerk (Spanish Speaking) and has worked her way up to Caseworker and recently Asset Manager of Kane, Conway and PMGA THA locations. "*I try to do what is right, not what is easy or popular*". Marisol described her passionate and vocal personality "*I'm the one who will get called into the principals office. I believe in right and wrong, don't expect me to sugar coat anything, because I tell it like it is. Many families rely on translation services Marisol is able to provide.*"

Liza Rodriguez, four year THA Board member, suggests being realistic. "*Being realistic and not overpromising helps you to be more*

efficient". Rodriguez has also worked at TAP for 39 years in the field of Architecture. "*Be nimble. Everything you do and love to do is valuable*" says Liza. She believes talent and interests will eventually come into play.

THA Board member **Deb Jackson** also encourages people to believe in what they are doing. "*You have to do something you have a passion for*" says Jackson. Jackson, a freelance graphic artist and designer was stuck in a NYC subway on 9/11 underneath the towers. Jackson remembers "*They shut the whole transit system down and forgot we were there.*" Authorities rescued Jackson and other passengers from the underground train just before the Towers collapsed. Jackson credits the urge to give back and passion in remembering that tragic day for leading her groundbreaking work on the 9/11 Memorial in Brooklyn, "*It's the only 9/11 Memorial with portraits of all 417 First Responders*". Jackson believes the events of 9/11 has changed her path in life.

Jesenia Scott Housing Choice Voucher Program Manager knows first hand about travelling a different path. "*If at first you don't succeed dust yourself off and try again,*" Jesenia attributes song lyrics by Aaliyah to helping her. "*I can remember being homeless when I moved here from Puerto Rico at 5 years old*", says Jesenia. The loss of her grandmother soon after also inspired her not to give up. "*My mother was a strong woman and my Grandmother was the Queen of the Empire*", adds Jesenia. "*Both give me the strength I need to succeed*".

THA Staff and Board would like to remind women in our **THA Neighborhoods Community** and within **Troy Housing Authority**; your trailblazing contributions and everyday presence makes us all better.

YOU ARE APPRECIATED

Visit the Website for **MORE** featuring **THA Staff, Board & International Women's Day 2025**

From the desk of the Executive Director

Deborah A. Witkowski



I am extremely excited to report that our construction partner MDG Construction has successfully completed 96 percent of the units within the Griswold Heights revitalization project.

Over the next several months, renovations will be wrapping up at **Griswold Heights**. All units will have updated renovations to the buildings including roofs, sidewalks, landscaping, playgrounds, the Community Center and much more!

There will be a brand new Computer Lab within the GH Community Center that will feature 10+ computer stations for the students to use for afterschool help. Upgrades will also feature a modernized Gym Area with new flooring, basketball features and enhancement of the boxing program with all new gym supplies.

The Troy Housing Authority and MDG

Construction have begun renovations for “**Bundle 2**” which includes **Corliss Park, Margaret Phelan, Catherine Sweeney, and Grand Street** apartments.

Like the Griswold Heights revitalization project, our goal with “**Bundle 2**” is to upgrade the buildings mechanical systems, site landscaping, social activity spaces, and renovate all apartment units.

In late January 2025, construction on the Taylor I apartment building was completed by our partners at Pennrose. All 141 units will be leased from the Troy Housing Authority waiting list. For more information or to submit an application for any unit within our Troy Housing Authority Portfolio please visit our website at: www.troyhousing.org

Along with the excitement surrounding the redevelopment projects, THA is

excited about various contests, scholarships and educational opportunities to assist residents, staff and encourage growth and development within our Communities and in the City of Troy.

As the Executive Director of the Troy Housing Authority, it is a priority to assist residents and staff with finding opportunities to further their education.

Finally, I am excited to announce Troy Housing Authority Board Meetings have moved to a hybrid format. THA Board members and the public have the opportunity to attend meetings in person or via Zoom for our monthly meetings.

PLEASE STAY TUNED FOR UPDATES

Sincerely,

Deborah A. Witkowski

Troy Preservation Corp begins construction on Bundle 2



Bundle 2 - all of Bundle 2 renovations are actively underway!

Catherine M. Sweeney Apartments

At this time, MDG construction crews are completing in-unit work for Catherine M. Sweeney Buildings 3 & 4.

Corliss Heights Renovation

All units within 4 buildings at Corliss Park are completed. Renovations are continuing to the remaining buildings at Corliss Park.

Grand Street Apartments

All of Grand Streets' 501 & 503 in unit renovations are completed.

Margaret W. Phelan Apartments

The MDG Construction team has fully mobilized to begin renovations at Phelan Apartments.



Corliss Park Apartments (Aerial View)

For updated information and photos on Troy Housing Authority renovations or how to apply visit us at: www.troyhousing.org.

Visit us online @ www.troyhousing.org

Troy Housing Authority Board of Commissioners

Organizational Decisions in the First Meeting of 2025

The Troy Housing Authority Board of Commissioners will move from Zoom only meetings to a new hybrid format. In person meetings will be held at the brand new Martin Luther King Administration Building Annex Conference Room located at One Eddy's Lane Troy, NY 12180. If you are unable to attend the in person meeting, don't worry THA will still provide access to the meetings live via Zoom.

Staff at THA realize that it is hard to attend meetings in person with a busy schedule. Many of the members of the THA Board serve in other organizations from nonprofit to government agencies and more.

Executive Deb Witkowski understands the need to meet in person as well as via video:

"We want to give everyone a chance to attend in a way that is convenient to their scheduling needs" says Witkowski.



The hybrid meeting format seems to be successful, allowing members to meet in person to discuss important issues within the organization.

During the first Board Meeting of 2025 on January 29th, the Board focused on Organizational decisions.

Commissioners Susan Steele, Steve Sanders, Debora Jackson, Wildelia "Nancy" Roman, and Richard Mason were able to approve all of the 2025 Board Meeting Dates (*shown below*).

Deb Witkowski, Executive Director of THA, received nominations for the election of the Chair and Vice Chair of the Troy Housing Authority Board of Commissioners.

Commissioner Steven Sanders nominated Susan Steele for Chair and she accepted the nomination after no further nominations. Prior to this nomination, Ms. Steele has served 10 years on the THA Board of Commissioners, 9 of the 10 years Ms. Steele has served as the Chair. Chair Susan Steele nominated Commissioner Steven Sanders as Vice Chair, he accepted after no further nominations. Both Steele and Sanders were unanimously elected as Chair and Vice Chair by the Board when put to a vote.

The Board of Commissioners for the Troy Housing Authority also received updates to ongoing renovation projects. Its rewarding to the Board and staff of THA to transform the portfolio of THA and improve the living conditions of those in public housing and the surrounding communities.

Congratulations Sue and Steve!

Website: <https://troyhousing.org/board-info/>

2025 BOARD MEETING SCHEDULE

April 23rd, 2025 - Board Meeting: 4:30 PM @ MLK ADMIN ANNEX Conf. Room

May 28th, 2025 - Board Meeting: 4:30 PM @ MLK ADMIN ANNEX Conf. Room

July 9th, 2025 - Board Meeting: 4:30 PM @ MLK ADMIN ANNEX Conf. Room

August 20th, 2025 - Board Meeting: 4:30 PM @ MLK ADMIN ANNEX Conf. Room

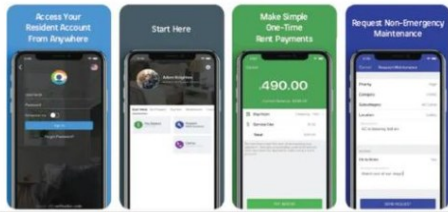
September 24th, 2025 - Board Meeting: 4:30 PM @ MLK ADMIN ANNEX Conf. Room

November 5th, 2025 - Board Meeting: 4:30 PM @ MLK ADMIN ANNEX Conf. Room

December 19th, 2025 - Board Meeting: 11:00 AM @ MLK ADMIN ANNEX Conf. Room

THA APP

Want to pay rent, or submit a maintenance request?
There's an app for that.

**TROY HOUSING AUTHORITY**

Has contracted Yardi Software to give all our tenants Access to "RENT CAFÉ" an online portal that will allow Families to:

PAY RENT
REQUEST RENT CHANGES
REQUEST MAINTENANCE
SEE YOUR TENANT LEDGER

Please list your Email in the space below and return to your site management office.

To get your registration code electronically when we GO LIVE !!

Tenant Name: _____ Apt# _____
E-mail: _____

*please print clearly *

EVENTS

**Capital Roots
Food Truck Fridays
@ Conway Courts
10:45am-11:30am
(518)274-8685**

or

Email:
mobilemarkets@capitalroots.org

**Newsletter or Social
Media Story Ideas?**

**Chat w/ ShaQ
(518)273-3600**

or

Email
info@troyhousing.org

FAMILY SELF SUFFICIENCY PROGRAM

**Cherelle Willett
THA Residents FSS Coordinator
(518) 279-7881 Ext. 162
Cherelle.willett@troyhousing.org**

Or

**Jewel Evans
Section 8 Residents FSS Coordinator
(518) 271-8353 Ext. 205
Jewel.evans@troyhousing.org**

**Photos
Old & New Photos of
THA Staff or Buildings
(518)273-3600
info@troyhousing.org**

R.E.A.C.T FOOD PANTRY

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 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.

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.

KANE FOOD PANTRY 2025

For residents of Kane Apartments only:

April 18th	May 16th
June 20th	July 18th
August 15th	September 19th
October 17th	November 21st
December 19th	

Dates are subject to change

CONWAY FOOD PANTRY 2025

For residents of Conway Court Apartments only:

April 4th	May 2nd
June 6th	July 11th
August 1st	September 5th
October 3rd	November 7th
December 5th	

Dates are subject to change

Visit us online at www.troyhousing.org



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



Connect with T.H.A



Visit **Troy Housing Authority** website 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
Richard Mason

Walter Howard, Tenant Commissioner
Wildelia "Nancy" Roman, Tenant Commissioner

THA LOCATIONS

THA Administration

One Eddy's Lane
Troy, NY 12180

THA SITES

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

CPR, FIRST AID & AED TRAINING A SUCCESS

Troy Housing Authority (THA), would like to thank the **Adirondack Health and Wellness** team for their excellent training and certification in **CPR, First Aid & AED**! Kristen Pommenville (MSN, RN), visited our Kennedy Towers location to provide staff with training and hands on learning!!! CPR training is crucial. It empowers those to act swiftly and effectively in emergencies, potentially saving lives by providing immediate assistance until professional help arrives. CPR increases the chances of survival for cardiac arrest victims.

ADKHW Instructor Kristen began the four hour class asking who has learned CPR. She then asked have you ever performed it? As a previously certified CPR, First Aid & AED student, I have taken the course in New York State and in Massachusetts. Honestly, I was expecting the same old boring four hours. It's a fight to stay awake but very rewarding at the end as it comes with a HeartSaver First Aid CPR AED Certification from the American Heart Association as well as knowledge needed to help save a life. Kristen kept every participant alert and responsive to the training, as soon as class began. Kristen embodied the teach, confirm and repeat technique of teaching. Giving knowledge, asking the class to repeat what is taught and repeating again really drove home the lesson. It was clear she had previous experience in the medical field before revealing she is a registered nurse and has worked in a Capital Region hospital for many years. The four hour class was filled with information and opportunities to practice hands on. Kristen made sure there were laughs to prepare for a potentially stressful situation. THA staff are more than prepared to follow the 30:2 and other important guidelines highlighted in the training.



Thank You!!!

Kristen Pommenville MSN, RN (518)886-8251
www.adkhw.com

