



# NEIGHBORHOODS

**Troy Housing Authority**  
Administrative Offices  
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info@troyhousing.org

TROYHOUSING.ORG - CHECK OUT OUR WEBSITE!!!

AUGUST 2025

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## 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. 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 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.

## Griswold Heights Ribbon Cutting & Carnival

Griswold Heights was jumping during the Resident Carnival & Ribbon Cutting on July 10th 2025. Before we get to the bounce house jumping lets launch from the beginning.

The day started off with the Executive Director of the Troy Housing Authority, *Deb Witkowski* and partners for a ceremony located just outside the Griswold Heights Community Center under a huge white tent with seating for guests attending the ceremony.

*John Larounis* of MDG Construction started the ceremony by thanking *Witkowski* for her “determination and leadership” to be able to close on 2 projects within 9 months making way for a record breaking renovation project starting with Griswold Heights and continuing with a few more THA Properties in what is called Bundle 2. Larounis spoke from the heart stating “Deb powered this project with LOVE, she was instrumental in organizing and keeping the team on the same page. Larounis also thanked THA Maintenance for working in coordination with the construction teams to provide access and support. Larounis gave credit to *Florence Ryan* for attending every meeting and providing assistance as well as making sure staff were all in sync with operations and efficiency.

*Mayor Carmella Mantello* agreed that “collaborating as a partnership has given Griswold Heights and the Hills Heights Community a chance to be renewed and reimagined.” Mayor Carmella continued “Its really great to see such improvement in this area, as the daughter of a cop I am very familiar to this area and many other areas in the City of Troy. The renovations indoor and outdoors provides a much needed facelift to uplift the neighborhood.”

*John McDonald* of the NYS Assembly voiced “Its quite remarkable to take something old and make it new”. Larounis admits that bringing something from old and historic to life is not an easy task in construction. Larounis adds “I’d like to thank *Olivia B.* for her input with the updating of sites built as early as 1860.” *Olivia B* is from the National Parks, Recreation and Historic Preservation. One of the most vibrant speakers of the ribbon cutting ceremony was



Deb Witkowski, John Larounis and Mayor Carmella Mantello



Griswold Heights (Aerial View)



# Griswold Heights Ribbon Cutting & Carnival

Ruth Anne Visnaukas of NYS Homes & Community Renewal. Visnaukas boasted with excitement about the bounce house present for the Resident Carnival as well as improvements to Griswold Heights, Taylor I Apartments and more. "Its not often you see major improvements that include modern updates to kitchens, bathrooms with new appliances, the Troy Housing Authority has really gone above and beyond to better for its residents and the community". Visnaukas stated "They even have a bouncy house thingy over there, my kids would have loved to be here." Other participants in the ribbon cutting ceremony include the following list who are also pictured below.

## RIBBON CUTTING CEREMONY ATTENDEES:

Troy Housing Authority, Deb Witkowski,  
MDG: John Larounis, Jonathan Heller

Rensselaer County Executive: Steve McLaughlin

National Parks & Recreation Services Historic Preservation: Olivia Brazee

Troy City Council: Susan Steele

THA Board of Commissioners: Liza Rodriguez, Buddy McAvoy

NYS Homes & Community Renewal: Ruth Anne Visnaukas

JPMorganChase: Jane Silverman

City of Troy Police Department

THA Public Safety

THA Maintenance

NYS Assemblymember John McDonald

City of Troy: Mayor Carmella Mantello, Kevin Pryor

US Housing and Urban Development: Jason Loughran



At the conclusion of the official ribbon cutting in front of a model/staged apartment, the resident carnival and festivities began. Families enjoyed lots of activities such as the bounce house, face painting, an acrobatics show, balloon animals, a snack popcorn station and three food trucks positioned to give approximately 900 meals to the resident families who attended the resident carnival. There was plenty of excitement in the air at the resident carnival and most of all, the residents were pleased about the apartment, community center and landscape renovations.

The completion of Griswold heights only marks the beginning of such partnerships to modernize and renovate apartments and communities within the Troy Housing Authority Portfolio. THA, MDG & NYS have partnered on Bundle 2, view more information on page 3 of the **THA Neighborhoods Newsletter / AUGUST 2025**.

Visit us on social media or [www.troyhousing.org/tharevitalizationupdate/](http://www.troyhousing.org/tharevitalizationupdate/) for more updates and pictures.

## KANE FOOD PANTRY 2025

For residents of Kane Apartments only:

September 19th

October 17th

November 21st

December 19th

*Dates are subject to change*

## CONWAY FOOD PANTRY 2025

For residents of Conway Court Apartments only:

September 5th

October 3rd

November 7th

December 5th

*Dates are subject to change*

Visit us online at [www.troyhousing.org](http://www.troyhousing.org)



# Griswold Heights Transformation & Timeline

## June 22 2023

Resident Meeting held at Griswold Heights Community Center to inform residents about upcoming plans to redevelop Griswold Heights Apartment Complex. 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 of all units, buildings, roofs, sidewalks, landscaping, playgrounds, the Community Center and much more! Input, Comments and Questions from the residents of Griswold were received by members of MDG and THA Staff.

## October 11 2023

The Troy Housing Authority (THA) along with our development partner, **MDG Real Estate Partners LLC (MDG)**, successfully closed on funding for the Griswold Heights revitalization project.

## October 24 2023

Resident Meeting held at Griswold Heights Community Center to update residents about the closing on funding for the proposed Griswold Heights Revitalization Project. MDG provided sample materials and a construction schedule that previewed how renovations would be completed over a 24-month span. MDG introduced residents to staff liaisons brought on to assist MDG and THA with resident support. The staff liaisons between the construction teams and residents, conducted individual needs assessments for each resident. The goal of the staff liaisons were to be in contact with construction teams and provide access to resident apartments in order for renovations to take place during business hours while residents remained in place. Input, Comments and Questions from the residents of Griswold were received by members of MDG and THA Staff.

## November 2023

Construction Job Fair held at Griswold Heights by members of the MDG Real Estate and Construction Teams. The goal of the job fair was to provide employment opportunities to the residents and the surrounding community.

## November 2023

Renovation work began in November 2023 with construction teams focused on completing updates to roofing and tearing down outdated fixtures to the outside of buildings like clothes lines and other visible eye sores.

## March 2024

First Model Apartment completed, staged and photographed by MDG.

## June 2024

MDG Construction Project Resident Hiring Job Fair @ Griswold Heights Community Center. MDG & THA hosted a job fair specifically for residents interested in working on the MDG Construction Project. Attendees met with hiring managers, and learned about available positions.

## January 2025

Griswold Offices Undergo Renovations

## May 2025

Griswold Community Center Undergoes Renovations

## July 10 2025

Griswold Heights **Ribbon Cutting & Resident Carnival** to mark the conclusion of the 2 year construction project to renovate the Griswold Heights Apartments and Community. After the ribbon cutting, attendees were able to walk through a Mock Apartment see pictures are below.



Visit the [www.troyhousingauthority.org](http://www.troyhousingauthority.org) for more information, pictures and updates of THA Renovation Projects.

# Troy Preservation Corp begins construction on Bundle 2



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

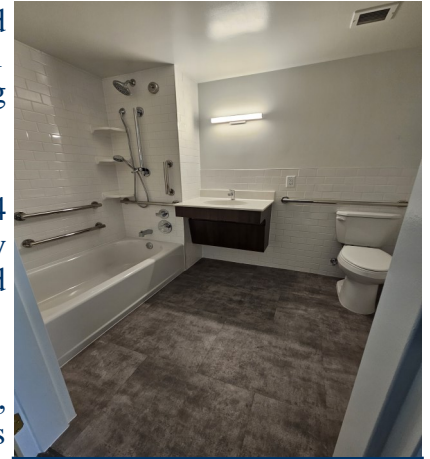
The Troy Portfolio Preservation Bundle 2 Project is the formal name used for the revitalization of four (4) scattered sites containing a total of 341 affordable housing development apartments within the Troy Housing Authority's portfolio. They are located at:

### CORLISS PARK

Includes: 4 – 1 Bedroom, 106 – 2 Bedroom, 36 – 3 Bedroom, and 38 – 4 Bedroom apartments. Within the site, 10 units are set aside as mobility accessible, and 4 units are designed as accommodation for the audio and visually impaired.

### MARGARET PHELAN

Includes: 1 – Studio, 35 – 1 Bedroom, 17 – 2 Bedroom, 27 – 3 Bedroom, and 10 – 4 Bedroom apartments. Within the site, 5 units are set aside as mobility accessible, and 2 are designed as accommodation for the audio and visually impaired.



Phelan ADA Bath



Sweeney Exterior

### CATHERINE SWEENEY

Includes: 2 – 1 Bedroom, 18 – 3 Bedroom, and 4 – 4 Bedroom apartments. Within the site, 2 units are set aside as mobility accessible, and 1 unit is designated as accommodation for the audio and visually impaired.

### GRAND STREET

Includes: 3 – Studio, 23 – 1 Bedroom, 14 – 2 Bedroom, and 2 – 3 Bedroom apartments. Within the site, 3 units are mobility accessible, and 1 unit is designed as an accommodation for the audio-visually impaired.

The Troy Portfolio Preservation Bundle 2 revitalization project is a comprehensive scope of work and includes building system upgrades, in-unit renovations, and exterior improvements. In general and across all four sites as applicable, the improvements include building façade repairs, new roofs, new windows, new doors, new water distribution and sewer lines, new garbage enclosures, new energy efficient HVAC systems, new front and exterior LED lighting, fully renovated kitchens including new cabinets, stone countertops, stainless steel energy efficient appliances, new flooring, new bathrooms, living room ceiling fans, repaired sidewalks, enhanced landscaping, new lighting and camera security measures, new mailbox and bus shelter structures, outdoor amenities including playgrounds (where feasible), parking area repairs and much, much more.



Grand Street Interior

**For updates and photos of the Bundle 2 project please visit:**

**<https://troyhousing.org/troy-housing-authority/troy-preservation-plan-bundle2/>**



## BOARD OF COMMISSIONERS

### New Member & Vice Chair Nominated to THA Board



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.

The Troy Housing Authority Board of Commissioners confirmed Steven Standers as the new Chair while Elizabeth Rodriguez was nominated and confirmed as the Vice Chair. Board and staff also welcomed newest Board member Richard (Buddy) McAvoy to the Troy Housing Authority. McAvoy hopes to bring his extensive experience with the City of Troy Police department to the THA community. The Executive Directors Report was

filled with exciting updates to ongoing renovation projects at Corliss Park, Grand Street, Phelan & Sweeney. 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.

## 2025 BOARD MEETING SCHEDULE

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

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

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

[www.troyhousing.org](http://www.troyhousing.org)

## 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 the Griswold Heights revitalization project. All interior units at Griswold Heights have been updated as well as repairs to the roofs, sidewalks, landscaping, playgrounds, Community Center and more! A brand new Computer Lab within the GH Community Center features 10+ computer stations for the students to use for afterschool help. Upgrades include 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.

Construction on the Taylor I apartment building was completed by our partners at Pennrose. All 141 units are 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](http://www.troyhousing.org)

Along with the excitement surrounding the redevelopment projects, THA is excited about various partnerships with local organizations such as Capital Roots, CEO, Rensselaer County Summer Food Program to benefit 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. From personal growth, education, job postings, programs providing food assistance and encouraging the seniors residents at Conway Court to fuel their passion in gardening and plant life, we are committed to providing safe homes and communities to thrive in.

I plead with residents to take advantage of the opportunities through these partnerships and work together to keep the community clean and strong. Being respectful to each other and to our communities will help THA flourish for years to come.

**PLEASE STAY TUNED FOR UPDATES**

Sincerely,

*Deborah A. Witkowski*



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



## Connect with T.H.A



Visit **Troy Housing Authority** website at  
**[troyhousing.org](http://troyhousing.org)**

For the latest news and information

Deborah A. Witkowski, Executive Director

### THA BOARD OF COMMISSIONERS

Steven Sanders, Chair  
Elizabeth Rodriguez, Vice Chair

Debora Jackson

Richard (Buddy) McAvoy

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

### 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

12 Congress Street  
Troy, NY 12180

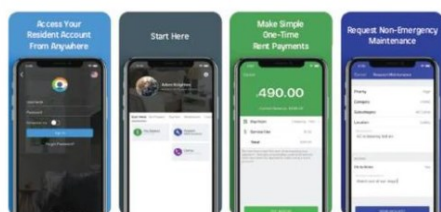
### Taylor Apartments

150 River Street  
Troy, NY 12180

### THA APP

Want to pay rent, or submit a maintenance request?

**There's an app for that.**



TROY HOUSING AUTHORITY



### EVENTS

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

or

Email:

[mobilemarkets@capitalroots.org](mailto:mobilemarkets@capitalroots.org)

**Newsletter or Social**  
**Media Story Ideas?**

**Chat w/ ShaQ**

**(518)273-3600**

or

Email

[info@troyhousing.org](mailto:info@troyhousing.org)

### FAMILY SELF SUFFICIENCY PROGRAM

### Ahzhane Lynch

**THA Residents FSS Coordinator**

**(518) 279-7881 Ext. 168**

[Ahzhane.Lynch@troyhousing.org](mailto:Ahzhane.Lynch@troyhousing.org)

Or

### Jewel Evans

**Section 8 Residents FSS Coordinator**

**(518) 271-8353 Ext. 205**

[Jewel.evans@troyhousing.org](mailto:Jewel.evans@troyhousing.org)

### Photos

**Old & New Photos of**  
**THA Staff or Buildings**

**(518)273-3600**

[info@troyhousing.org](mailto:info@troyhousing.org)

### TROY HOUSING AUTHORITY MAINTENANCE DEPARTMENT

Hours: 7:30AM - 4PM

**(518)273-3600**

<https://myportal.troyhousing.org/>

**After Hours/On-Call (518)274-7887**