



Administrative Offices  
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**AGENDA FOR THE REGULAR MEETING OF THE MEMBERS OF  
THE TROY HOUSING AUTHORITY TO BE HELD IN-PERSON AT THE  
MARTIN LUTHER KING ADMINISTRATION OFFICE ANNEX CONFERENCE ROOM  
AND REMOTELY VIA ZOOM ON FRIDAY, DECEMBER 19, 2025, AT 11:00 AM**

*The meeting will be held in-person at the MLK Administration Office Annex Conference Room and via zoom 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 the Tuesday prior to the scheduled Board meeting. 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 the meeting in-person at the MLK Administration Office Annex Conference Room or live through Zoom by requesting the link no later than 3:00 pm on the Tuesday prior to the scheduled Board meeting. The link can be requested by calling 518-273-3600 ext. 412 or emailing [info@troyhousing.org](mailto:info@troyhousing.org).*

**Resolution: 25-23** A Resolution authorizing the approval of the minutes of the in-person/remote regular meeting of the Troy Housing Authority held on Wednesday, November 5, 2025.

**Resolution: 25-24** A Resolution authorizing the approval of amendments and additions to the Troy Housing Authority Section 8 Administrative Plan and the FSS Action Plan.

**Resolution: 25-25** A Resolution authorizing the approval of the 2026 Troy Housing Authority budgets for all RAD site locations, the Central Office Cost Center, Section 8, and Kennedy Towers.

**Resolution 25-26** A Resolution authorizing the Executive Director to write off the outstanding balances of vacated residents accounts receivable balances that have been deemed uncollectable as of December 31, 2025.

**OLD/NEW BUSINESS**

- A. Discussion of any Old/ New business
- B. Executive Director's Report

## RESOLUTION DESCRIPTIONS

**Res. 25-23: A Resolution authorizing the approval of the minutes of the in-person/remote meeting of the Troy Housing Authority held on Wednesday, November 5, 2025.**

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

**Res. 25-24: A Resolution approving amendments and additions to the Troy Housing Authority Section 8 Administrative Plan and the FSS Action Plan.** Updates to the Section 8 Administrative Plan and the FSS Action Plan are being proposed for review and approval by the Board. These updates include amendments including but not limited to regulatory revisions regarding acronyms, definitions, occupancy standards, and HOTMA. HOTMA (Housing Opportunity Through Modernization ACT) includes changes to Annual Reexamination and interim rent change processes and acceptable verifications and interim rent change processes and acceptable verifications, some of which was mandated with a July 1, 2025, effective date. Additionally, the Administration is recommending updates to the FSS Action Plan to better serve our residents, increase the success of participants reaching their goals, and increasing the number of FSS participants.

**Res. 25-25: A Resolution authorizing the approval of the 2026 Troy Housing Authority budgets for all RAD site locations, the Central Office Cost Center, Section 8, and Kennedy Towers.**

The THA budgets for 2026 have been established based on anticipated fixed and estimated costs for personnel, benefits, contracts, insurance, supplies, and materials. The budgets were discussed and approved by the THA Board Finance Committee and are now being brought to the full Board of Commissioners for a vote.

**Res. 25-26: A Resolution authorizing the Executive Director to write off the outstanding balances of vacated residents accounts receivable balances that have been deemed uncollectable as of December 31, 2025.** At least once a year, under GAAP accounting procedures, it is advised that the Authority write off the outstanding balances of vacated tenants as of the fiscal year-end. Despite the write-offs from the books of the Authority, THA continues due diligence to collect on these old debts by posting them on the HUD Old Debt database as well as other public housing databases set up to address these debts.