

Executive Director Report – June 3, 2026

1. Vacancy Statistics: as of June 3, 2026, vacancies per site are as follows:

Troy Portfolio Preservation (Griswold Heights): 13/392
Troy Portfolio Preservation B2 (Corliss Park, Sweeney, Phelan Court, & Grand Street): 9/341
Conway Court: 4/40
Edward Kane: 1/60
Peter Guenette: 0/8
MLK Phase I: 1/46
MLK Phase II: 0/37
Kennedy Towers: 3/135
Arnold Fallon: 4/40

2. Financials:

The attached Income Statements are through May 31, 2026, (Profit/Loss) and are summarized as follows:

Troy Portfolio Preservation Bundle 1 (Griswold Heights): \$823,003
Troy Portfolio Preservation Bundle 2 (C.P., Grand, P.C. & Sweeney): \$527,001
Conway Court: \$23,599
Edward Kane: \$62,251
PMGA: \$20,862
MLK Phase I: \$33,236
MLK Phase II: \$22,973
Kennedy Towers: \$210,318
Arnold Fallon: \$29,573

3. Maintenance and Procurement Contracts:

- Plans for upgrades to the Electrical Panels at Conway Court and Edward Kane apartments are underway. Invitation For Bid (IFB) is being prepared by RIDA Architecture and Electrical Engineering subcontractor.
- Griswold Heights Building 7 Fire Repair Update.

4. Other:

- Playground Safety Contest winners and Pizza Parties were announced on June 3rd and June 4th at MLK and Griswold Heights Community Centers. One of our children won second place in the 12- to 14-year-old National Contest sponsored by the Housing Authority Insurance Group.
- SEMAP score received by HUD for 2025 fiscal year end – 96%!
- Tenant Commissioners Election