



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 WEBSITE!!!

SECOND QUARTER 2026

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Board of Commissioners

The Board of Commissioners serves as the governing board of the Troy Housing Authority, providing strategic leadership and establishing policies that guide the Authority's operations. All policies adopted by the Board are developed in compliance with the rules and regulations of the U.S. Department of Housing and Urban Development (HUD).

While the Board is responsible for setting the Authority's vision and policy direction, it does not participate in the day-to-day administration of the organization. Daily operations are managed by the Authority's staff under the leadership of the Executive Director.

In accordance with the Troy Housing Authority's bylaws, the Board of Commissioners meets regularly every six weeks. The meeting schedule is posted at all Authority locations and is available on the Authority's website.

2026 PLAYGROUND SAFETY CONTEST



The Troy Housing Authority partnered with the HAI Group to participate in the 2026 Playground Safety Poster & Essay Contest. This annual contest promotes playground safety by encouraging kids to express their ideas through artwork and essays focused on ways to keep safe while playing at the playground. This year's theme, "Safety Makes a Splash", encouraged participants to incorporate ocean related items into their creations, including ocean water, sea animals, sand, coral coves, sea dragons, reefs and more.

The contest was open to children residing at all THA locations between the ages of 6 and 14 years old. A total of



15 children submitted posters for the 2026 contest. Four children participated through the MLK Homework Club, and eleven children participated through the Griswold Heights Homework Club.

The Troy Housing Authority awarded prizes of \$50 to the 1st Place winners in each age group; \$30 to the 2nd Place winners in each age group; and \$20 to the 3rd Place in each age group. (6-8 years, 9-11 years, 12-14 years).

Congratulations to all 7 winners selected by the THA Administration Staff:

Rose Bailey, Aahrya Campbell, Tymeer Battiste, Cayden DiBlasi, Sebastian DiBlasi, Kristopher Gordon and Anthony Holmes.

To celebrate the participants and recognize their achievements, pizza parties were held in early June at both the MLK Homework Club and the Griswold Heights Homework Club. The pizza parties were open to all children who are registered at the Homework Club and their parents. THA is proud of all the participants in the 2026 Playground Safety Poster and Essay Contest. All 1st place posters were submitted to the HAI Group's national competition, where they competed against entries from housing authorities across the country for additional prizes. We are especially proud to announce that Tymeer Battiste, a 1st Place winner in the THA contest, earned 2nd Place in the HAI Group National Contest.

Congratulations to Tymeer and to all of the 2026 Playground Safety Contest participants. The THA Board of Commissioners and staff commend each student for their creativity, hard work and commitment to promoting playground safety!!!

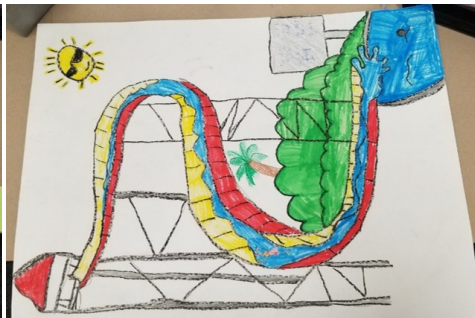
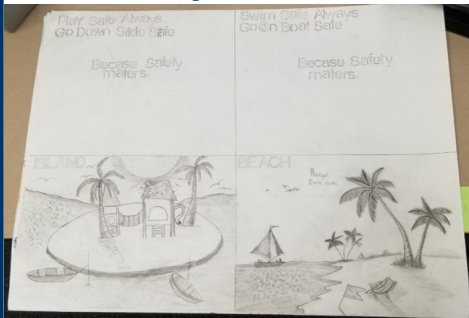
2026 Playground Safety - 1st Place Winners



Tymeer Battiste
Age Group: 12 – 14 years
THA Contest: **1st Place**
HAI Group Contest: **2nd Place**

Aahrya Campbell
Age Group: 9 – 11 years
THA Contest: **1st Place**

Rose Bailey
Age Group: 6 – 8 years
THA Contest: **1st Place**



**SAFETY MAKES
A SPLASH!**

Visit us online at www.troyhousing.org

THA Implements New Key Control and Access Policy

The Troy Housing Authority has adopted a new Key Control and Access Policy to strengthen security and accountability throughout the organization. The policy establishes standardized procedures for the issuance, use, tracking and return of all THA keys. The policy is designed to enhance the safety and security of residents, staff, facilities and THA Property.

Key provisions of the policy include:

- ⇒ Authorized employee access based on job responsibilities.
- ⇒ Restricted access to residential units, offices, maintenance areas and utility rooms.
- ⇒ Centralized key issuance and tracking logs.
- ⇒ Immediate reporting of lost or stolen keys.



The policy is effective immediately and applies to all Troy Housing Authority employees issued keys or granted access to THA facilities. By establishing clear controls and accountability measures, the policy helps ensure a safe and secure environment for both residents and staff.

Family Self-Sufficiency Program Helps Residents Build Brighter Futures

The Troy Housing Authority's Family Self-Sufficiency (FSS) Program is helping residents turn goals into achievements by providing personalized coaching, career resources, and a unique opportunity to build savings while working toward financial independence.

The voluntary program is available to both THA residents and Housing Choice Voucher (Section 8) participants. Working one-on-one with an FSS Coordinator, participants create a personalized five-year plan focused on goals that matter most to them—from finding a better job and increasing income, to improving credit, saving money, or preparing for homeownership.

Eligibility & Goal Setting

Any current Troy Housing Authority resident or Housing Choice Voucher (Section 8) participant may apply for the voluntary FSS Program.

Applicants must meet HUD income eligibility guidelines, which are available at www.troyhousing.org/how-to-apply.

Participants work one-on-one with an FSS Coordinator to develop a personalized plan based on goals such as:

- ◇ Advancing employment or starting a new career
- ◇ Completing education or job training
- ◇ Building credit and creating a budget
- ◇ Saving for emergencies
- ◇ Securing reliable transportation or childcare
- ◇ Improving health and personal growth
- ◇ Preparing to purchase a home

To help participants succeed, THA partners with organizations such as CEO, TRIP, NACA, and other community agencies that provide employment services, financial coaching, education, homeownership counseling, and other valuable resources.

Although participants are only required to meet with their coordinator annually, assistance is available whenever it's needed.

"We're here whenever participants have questions or need guidance," says FSS Coordinator Jewel Maxwell. "Our goal is to provide coaching and encouragement that helps people stay motivated and reach their goals."

Building Wealth Along the Way

One of the program's biggest advantages is the **FSS Escrow Account**. As participants increase their earned income, the portion of rent that would normally increase is instead deposited into an interest-bearing escrow account. Those funds continue to grow throughout the program and are available to participants who successfully complete their FSS Contract of Participation. *"Seeing that escrow account grow gives participants something tangible to work toward," Maxwell says. "It's exciting because they're building financial security while improving their lives."*

Successful Results

The Family Self-Sufficiency (FSS) Program has helped participants achieve meaningful financial and personal milestones by providing individualized goal setting, case management and access to valuable community resources. Participants work closely with the FSS Coordinator to develop plans tailored to their unique goals, which may include obtaining higher-paying employment, improving credit, building savings, budgeting, pursuing education or training and preparing for homeownership.

Through the program, many participants increase their earnings, allowing them to build escrow savings while progressing toward long-term financial independence. Some participants have successfully completed homeownership education programs and used their escrow savings to purchase homes, creating lasting financial stability for themselves and their families.

"Watching participants achieve their personal milestones and financial goals is why we do this work," says FSS Coordinator Jewel Maxwell. "Success doesn't happen overnight, but with commitment, support, and the right resources, it's absolutely possible."

Ready to Get Started?

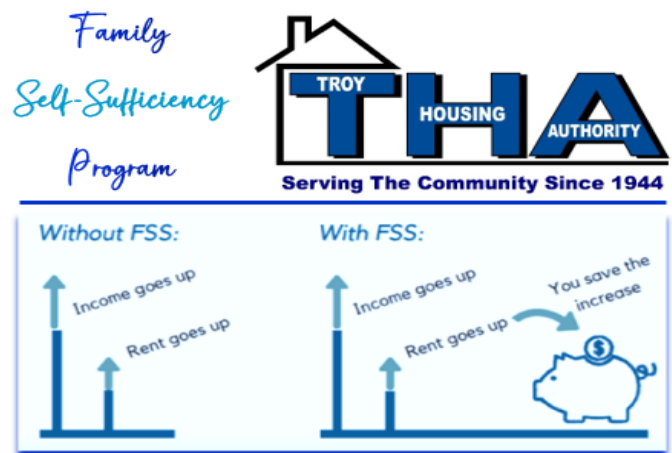
Whether your goal is earning more income, improving your financial health, or becoming a homeowner, the FSS Program provides the guidance, resources, and support to help you get there — all while giving you the opportunity to build savings every step of the way.

To learn more about the **Family Self-Sufficiency Program** or HUD income eligibility, visit www.troyhousing.org or contact a THA FSS Coordinator below.

Ahzhane Lynch
THA Residents FSS Coordinator
 (518) 279-7881 Ext. 168
Ahzhane.Lynch@troyhousing.org

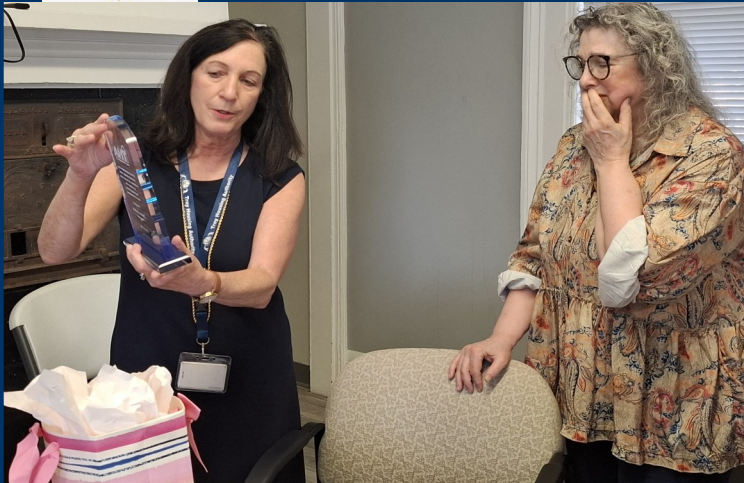
Or

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





Board of Commissioners Recognizes Debora Jackson



Troy Housing Authority (THA) Administration Staff and Board of Commissioners proudly recognized Debora (Deb) Jackson for her ten years of dedicated service as a Board Commissioner during the board meeting held on June 10th.

Born in the Bronx New York, Deb attended Suny Binghamton where she earned a degree in Anthropology. Throughout her distinguished career, she has worked as a freelance graphic artist and designer and previously served as a conservator at the Brooklyn Museum.

THA Board recognizes Debora Jackson

Deb's commitment to public service extends beyond her professional accomplishments. Following the events of September 11, 2001 she served as a community organizer for the Brooklyn 9/11 Memorial. Reflecting on that day, Deb shared "I was in the subway when the first plane hit and was stranded beneath the towers until dispatch realized we were there. I wanted to do what I could to honor those who did not make it home by helping design the 9/11 Memorial in Brooklyn".

Among her many notable achievements, Deb contributed to the design of the 25th Anniversary Vietnam Veterans Memorial commemorative project in Washington DC and the Jewish Chaplains Monument at Arlington National Cemetery.

During her decade of service on the THA Board of Commissioners, Deb witnessed and supported significant growth and transformation throughout the Troy Housing Authority Portfolio. In recognition of her unwavering dedication, valued contributions and ten years of exemplary service, Debora Jackson was presented with an award of appreciation by the Troy Housing Authority.



Brooklyn 9/11 Memorial

Deb has been a valued member of the THA Family and a pleasure to work alongside. Her insight, commitment and presence at the Board of Commissioners meetings will be greatly missed.

On behalf of the entire Troy Housing Authority, we extend our sincere gratitude and best wishes to Deb as she begins the next chapter of her journey.

Thank You Debora

Board Of Commissioners

TENANT COMMISSIONER ELECTION UPDATE:

Don't forget to VOTE!

Date: Friday, August 28, 2026

Time: 2:00 PM – 6:00 PM

Voting will be conducted by secret ballot at the following management office locations:

**Conway Court
Corliss Park
Griswold Heights
Kane Apartments
Kennedy Towers
Martin Luther King
Phelan Court**

Section 8 Administrative Office

Your vote is important! Tenant Commissioners serve as a voice for residents and help represent the interests of the Troy Housing Authority community.

Elected Tenant Commissioners will serve a two-year term from January 1, 2027, through December 31, 2028.

BOARD MEETING UPDATE:

- ◇ At the **April 2026**, Board Meeting six of the seven Commissioners were present to welcome newly appointed Commissioner John (Jack) Mahoney, who was appointed by the Mayor of the City of Troy to the Board of Commissioners. Commissioner Mahoney introduced himself and provided an overview of his professional background, highlighting his experience with the Troy Housing Authority, City of Troy and the Troy Police Department.
- ◇ At the **June 2026** Board Meeting, the Board approved a new contract Interior LED Light Upgrades at Kennedy Towers, reaffirming its commitment to the ongoing maintenance and enhancement of Troy Housing Authority properties. The board also approved two new employee policies which will be incorporated into the Troy Housing Authority's existing Policies and Procedures framework.

See the below chart for the next Board of Commissioners meeting.

2026 Board Meeting Schedule

August 19th, 2026 - Board Meeting: 4:30 PM @ MLK ADMIN ANNEX & ZOOM
September 30th, 2026 - Board Meeting: 4:30 PM @ MLK ADMIN ANNEX & ZOOM
November 12th, 2026 - Board Meeting: 4:30 PM @ MLK ADMIN ANNEX & ZOOM
December 18th, 2026 - Board Meeting: 11:00 AM @ MLK ADMIN ANNEX & ZOOM



From The Desk Of The Executive Director



As we continue our work to provide decent, safe, affordable and quality housing opportunities, I would like to take a moment to thank our residents, staff, board members and community partners for their continued support and commitment to our mission.

At the Troy Housing Authority, we recognize that housing is more than just a place to live — it is the foundation for stable families, thriving communities and opportunities for growth.

This year, we have continued to focus on enhancing our communities through property improvements, resident engagement initiatives and partnerships that expand access to valuable resources. Whether through our current and future planned redevelopment projects, family self-sufficiency programs, employment

opportunities and supportive services, our goal remains the same: to create environments where residents can succeed and feel proud to call home.

We are also committed to maintaining open communication and transparency. Your feedback helps guide our efforts and allows us to better serve our community. I encourage residents to participate in resident events, activities and meetings as we work together to strengthen our neighborhoods. By supporting one another and taking pride in our neighborhoods, we can ensure the continued success of the Troy Housing Authority.

As we look ahead, we remain dedicated to continuous improvement to our sites and programs and excellent service to our residents. While challenges remain, I am confident that through collaboration, innovation and

a shared commitment to our mission, we will continue to make meaningful progress.

Thank you for being an important part of the THA community.

For updates or to submit an application for housing within our Troy Housing Authority Portfolio, please visit us online at www.troyhousing.org

I would like to congratulate all participants in the **2026 Playground Safety Poster Contest**. We encourage all young residents to take advantage of the opportunities made available by the Troy Housing Authority through various contests and scholarships.

PLEASE STAY TUNED FOR UPDATES

Sincerely,

Deborah A. Witkowski



Troy Housing Authority
Administration Building
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

Steven Sanders, Chair

Elizabeth Rodriguez, Vice Chair

John (Jack) Mahoney

Richard (Buddy) McAvoy

Richard Mason

Walter Howard, Tenant Commissioner

Wildelia "Nancy" Roman, Tenant Commissioner

THA LOCATIONS

THA SITES

Corliss Park

1450 Corliss Park
Troy, NY 12182

Arnold Fallon Apts.

847 River Street
Troy, NY 12180

Catherine Sweeney Apts.

4th & Trenton Street
Troy, NY 12180

Griswold Heights

100 Griswold Heights
Troy, NY 12180

Margaret Phelan Apts.

17 Hopkins Street
Troy, NY 12180

Edward Kane Apts.

5 115th Street
Troy, NY 12182

THA SITES

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 Apts.

6-8 115 Street
Troy, New York

Section 8 Program

12 Congress Street
Troy, NY 12180

EVENTS

Capital Roots Veggie Truck

Tuesdays @ Kane Apts
11:15am -11:45am

Fridays @ Conway Court
10:45am -11:30am

Open to all THA residents

Food on the veggie truck must be
purchased, while supplies last.

Capital Roots may on occasion
provide free brown bags which
include limited ingredients and
recipe cards.

Email:
mobilemarkets@capitalroots.org

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New Applicant Portal

**Apply, Track and Update
your THA application online**

myportal.troyhousing.org

TROY HOUSING AUTHORITY MAINTENANCE DEPARTMENT

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

[THAWorkOrderProcessviaPortal.pdf](#) - Available on www.troyhousing.org