

Executive Director Report – September 30, 2026

1. Vacancy Statistics: as of September 23, 2026, vacancies per site are as follows:

Troy Portfolio Preservation (Griswold Heights): 9/392 (1 Fire Unit under construction; 3 pending HQS inspection; 1 ready to be leased up; 4 under unit-turn over work).

Troy Portfolio Preservation B2 (Corliss Park, Sweeney, Phelan Court, & Grand Street): 10/341(All units vacant are at Corliss Park; pending unit turn over, inspections, and lease up).

Conway Court: 1/40 (An applicant has been approved to lease up)

Edward Kane: 1/60 (An applicant has been approved to lease up)

Peter Guenette: 0/8

MLK Phase I: 1/46 (Ready to rent; Applications and Interviews for the unit are currently being conducted).

MLK Phase II: 0/37

Kennedy Towers: 1/135 (Vacated early September – under unit turn-over)

Arnold Fallon: 4/40 (1 unit being held per DEC; 1 unit – applicant has been approved for lease up; 1 unit under unit-turn over; 1 unit vacated within the past 7 days).

2. Financials:

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

Troy Portfolio Preservation Bundle 1 (Griswold Heights): \$1,248,272

Troy Portfolio Preservation Bundle 2 (C.P., Grand, P.C. & Sweeney): \$309,669

Conway Court: \$25,471

Edward Kane: \$100,101

PMGA: \$33,694

MLK Phase I: \$58,590

MLK Phase II: \$51,322

Kennedy Towers: \$431,168

Arnold Fallon: \$31,820

3. Maintenance and Procurement Contracts:

Conway Court and Edward Kane Apartments Electrical Panel Upgrades Sealed Bids to be Received on September 30, 2026. The Board will be updated via email on the contractor selected for the work. The Board will approve by resolution the selection and authorizing the Executive Director to enter into a contract with them.

4. Other:

Troy Portfolio Preservation B2 Ribbon Cutting was held on Tuesday, September 22, 2026. Elected Officials, Development Partners, and Distinguished guests attended and participated. Another successful milestone for the Troy Housing Authority.