

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# Troy Housing Authority Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

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THA PLAN DRAFTED FOR SUBMISSION BY 12/01/99

HUD 50075

OMB Approval No: 2577-0226

Expires: 03/31/2002

**PHA Plan  
Agency Identification**

**PHA Name:** Troy Housing Authority

**PHA Number:** NY012

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/1999

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)**

- Main administrative office of the PHA: One Eddy's Lane, Troy, New York 12180
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA: One Eddy's Lane, Troy, New York 12180
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA: One Eddy's Lane, Troy, New York 12180
- PHA development management offices
- Other (list below)



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**

[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here):

The Troy Housing Authority strives to improve the quality of life within the City of Troy by providing decent, safe and sanitary homes to the families and individuals who choose to live in our settings; increasing the availability of economic opportunities and affordable housing to promote self-sufficiency and homeownership; and assuring equal access to fair housing for everyone in the community.

Recognizing that efficient operations are essential in order to continue to perform the vital role that we play in the community, we commit ourselves to open communication, professionalism and fiscal responsibility as we develop partnerships with others to best meet the needs of our residents, whom we recognize as our most valuable asset.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAs **ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, & affordable housing.**

- PHA Goal: Expand the supply of assisted housing to the fullest extent needed.
- Objectives:
- Apply for additional rental vouchers
  - Reduce public housing vacancies
  - Leverage private or other public funds to create additional housing opportunities
  - Acquire or build units or developments
  - Other (list below)

Commission a housing needs assessment to guide the activities noted above by determining the most suitable mix of public housing and tenant based assistance to meet the needs of the community.

- PHA Goal: Improve the quality of assisted housing
  - Objectives:
    - Improve public housing management: (PHAS score) by at least 10%.
    - Improve voucher management: (SEMAP score) by at least 10%
    - Increase customer satisfaction: as indicated on proscribed surveys by promoting a “we care” attitude toward our residents.
    - Concentrate on efforts to improve specific management functions: (e.g., centralization of management offices and/or technological interfacing of all departments and services while retaining sufficient site based support)
    - Renovate or modernize public housing units: Taylor Apts. (12-2) and others as needed
    - Demolish or dispose of obsolete public housing: Ahern Apts (NY12-3)
    - Provide replacement public housing: for all units taken out of service.
    - Provide replacement vouchers: when this is the most suitable option.
    - Other: (list below) Consistently maintain outstanding PHAS Scores (80+)

- PHA Goal: Increase assisted housing choices
  - Objectives:
    - Provide voucher mobility counseling:
    - Conduct outreach efforts to potential voucher landlords
    - Increase voucher payment standards
    - Implement voucher homeownership program:
    - Implement public housing or other homeownership programs:
    - Implement public housing site-based waiting lists:
    - Convert public housing to vouchers: conduct assessments to determine need or desire to convert.
    - Other: (list below)
      - In lieu of site based waiting lists, continue to offer prospective tenants 3 apartment choices which do not include sites they have already declined based on site location. This approach seems to offer the most flexibility while retaining an ability to address concentration and income mixing concerns.

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
  - Objectives:
    - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
    - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
    - Implement and/or continue public housing security improvements.
    - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

- Other: (list below): Explore starting a Good Tenant/Neighbor Training Program

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families: by at least 10%.
  - Provide or attract supportive services to improve assistance recipients' employability: transportation, day care, education, job training, etc.  
Includes an Employability Fair with reps from HVCC, EOC and other providers
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)Assist in the development of a coordinated, citywide system of resources, services and activities that promote self-sufficiency and asset development.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

Provide all staff with sensitivity training so that they can effectively relate to all persons without regard to race, color, religion national origin, sex, familial status, sexual preferences and disability.

**Other PHA Goals and Objectives: (list below)**

# Annual PHA Plan PHA Fiscal Year 2000

[24 CFR Part 903.7]

## **i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

### **Streamlined Plan:**

- High Performing PHA**  
 **Small Agency (<250 Public Housing Units)**  
 **Administering Section 8 Only**

**Troubled Agency Plan**

## **ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Fiscal year 2000 marks the first year that the Troy Housing Authority, like all other housing authorities across the country, is submitting an Agency Plan to HUD. January 1, 2000 is the first day for both our Five-Year Plan (which outlines our Mission, Goals and Objectives) and our Annual Plan (which expresses how our operations are helping us to accomplish our Mission, Goals and Objectives). These documents were developed based on existing operations, with significant input from residents, staff and community leaders about how the Troy Housing Authority can make improvements to better serve our residents and the community.

Historically, the Troy Housing Authority has focused almost exclusively on providing good quality decent, safe and affordable apartments to persons with limited resources. This approach has served us well, as our living units are consistently found to be in outstanding condition when inspected, and our residents feel that the Troy Housing Authority provides the best housing option in the city for the price that they can reasonably afford. The incorporation of ceiling/flat rents, and other incentives to encourage resident retention as their life circumstances improve, should further bolster the Troy Housing Authority's ability to provide decent safe and affordable housing to all who choose to live in our settings.

Beyond housing, our residents have come to expect a high level of services provided or facilitated by the Troy Housing Authority. Services that the Troy Housing Authority provides directly, in addition to maintenance and grounds keeping, include public safety, drug elimination/prevention programs, recreational services and summer youth employment. The Troy Housing Authority also facilitates the provision of supportive services to the families and individuals we serve (these include Education & Job Training, Job Placement, Day & After School Care, Transportation Assistance, Homeownership Programs, Services to Seniors and Special Purpose Section 8). Comments from our residents indicate a desire for more of these

services to be provided on site and/or by the housing authority. In the months and years ahead, the Troy Housing Authority will look to ways to incorporate these programs into the array of services we provide directly to our residents.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)] Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection

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## Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

### Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (**Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY**)

### Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)  
Community Leader Comments

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X (incorporated in PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations item # 6)	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which include the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X ?	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 1981 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies on the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X Comp Grant Office	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designation of Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X REACT Offices	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHEDEP application (PHEDEP Plan)	Annual Plan: Safety and Crime Prevention
X CFO's Office	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

## **1. Statement of Housing Needs**

[24 CFR Part 903.7.9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Suppl-y	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3,745	5	4	5	5	5	5
Income >30% but <=50% of AMI	3,181	5	4	5	4	5	5
Income >50% but <80% of AMI	4,403	4	4	4	4	4	4
Elderly	5,605	4	4	4	4	4	4
Families with Disabilities	UNK.	4	4	4	4	4	4
Race/Ethnicity (black)	1,601	4	4	4	4	5	5
Race/Ethnicity (Asian)	630	3	4	4	4	5	5
Race/Ethnicity (Hispan)	353	4	4	4	4	5	5
Race/Ethnicity(Am.In.)	66	4	4	4	4	5	5
Race/Ethnicity (other)	43	4	4	4	4	5	5

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

- American Housing Survey data. Indicate year:
- Other housing market study. Indicate year:
- Other sources: (list and indicate year of information)
  - City of Troy Community Profile 1999
  - City of Troy Housing and Community Economic Development Study 1995

Table represents community in general, residents wanted it noted that THA apartments are of a better quality & better maintained than options available.

### **B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover 1998 Data
Waiting list total	291	100%	243
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	144	49%	
Elderly families			
Families with Disabilities			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	105 + 42 seniors	51%	28
2 BR	70	24%	121
3 BR	55	19%	76
4 BR	14	05%	16
5 BR	5	02%	2
5+ BR	0	00%	
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

### C. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	501		Appx. 2+ year wait
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			

<b>Housing Needs of Families on the Waiting List</b>			
Low income (>50% but <80% AMI)			
Families with children	292	58%	
Elderly families			
Families with Disabilities			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	209	41.7%	
2 BR	149	29.7%	
3 BR	111	22.2%	
4 BR	30	06.0%	
5 BR	2	00.4%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### **C. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development (as deemed appropriate)
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources (as deemed appropriate)
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program



- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance. Or at least identify same.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly (pursue conversion of state designated near elderly or disabled housing to HUD designated near elderly or disabled housing for NYS designated Kennedy Towers)
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)  
Explore developing more single floor, handicap adaptable apartments at family sites or if they must be in high rises we need at least two elevators.

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b> (based on 1999)	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund (~)	\$3,560,757	
b) Public Housing Capital Fund	2,499,166	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b> (based on 1999)	<b>Planned Uses</b>
c) HOPE VI Revitalization		
d) HOPE VI Demolition (Ahern)	720,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,757,687	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	(if reduced funding not restored) 273,240	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant (for Ahern site)	25,000	Redevelop Ahern site
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
COPS Grant (1998-2000)	75,000	Public Safety Officers
COPS Grant (1999-2002) [223,143/3]	74,381	Public Safety Officers
<b>3. Public Housing Dwelling Rental Income</b>	2,792,500	Applied toward operating expenses.
<b>4. Other income (list below)</b>		
<b>5. Non-federal sources (list below)</b>		
Reserve Fund Interest	341,257	Added to reserves &/or applied to operating exp.
<b>Total resources</b>	<b>\$13,074,607</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number):
- When families are within a certain time of being offered a unit: (state time):  
At time of apartment offering.
- Other: (describe) At time of application completion.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? – currently exploring this and other options.

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) – currently exploring this and other option.

##### **(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office - Tenant Selection Office at Taylor
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 0
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists? NA
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? NA
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? NA
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One  
 Two  
 Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

Emergencies

- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit mod. work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income) residing in a FMR apartment.

Other preferences: (select below)

- Working families and those unable to work because of age (65+) or disability not related to alcohol or other substance abuse
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction (as specified in ranking)
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.



Date and Time

Former Federal preferences:

- 1\* Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden (50% of Income in a FMR setting).

Other preferences (select all that apply)

- 1\* Working families and those unable to work because of age (65+) or disability not related to alcohol or other substance abuse
- 1\* Veterans/servicemen & veterans'/servicemens' families
- 1\* Applicants who live in Troy, New York
- 1\* Applicants who work in Troy, New York
- 1\* Applicants who live in New York State Capital Area Counties (Rensselaer, Albany, Saratoga, Schenectady, Columbia, Warren & Washington)
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s)

\* Upon implementation of our new software system (during the year 2000), an identical point system for both Public Housing and Section 8, with the six selected preferences noted above each receiving one point, will be utilized to establish initial placement on our waiting list.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list): The PHA's resident lease informational video.

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, & until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation – currently we are exploring additional screening methods.
  - More general screening than criminal & drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? - We are currently exploring this and other options.
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) - currently exploring this & other options.
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below)

We are currently exploring how we handle this information; presently we do not share it with prospective landlords.

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?  
(select all that apply)

- PHA main administrative office  
Section 8 and Tenant Selection Office at Taylor Apartments
- Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Expressed difficulty in locating a suitable unit.

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income) residing in a FMR apartment.

Other preferences: (select below)

Working families and those unable to work because of age (65+) or disability not related to alcohol or other substance abuse

- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction (as specified in ranking)
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use each number more than once, etc.

Date and Time

Former Federal preferences:

- 1\* Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (50% of Income in a FMR setting).

Other preferences (select all that apply)

- 1\* Working families and those unable to work because of age (65+) or disability not related to alcohol or other substance abuse
- 1\* Veterans/servicemen & veterans'/servicemens' families
- 1\* Applicants who live in Troy, New York
- 1\* Applicants who work in Troy, New York
- 1\* Applicants who live in New York State Capital Area Counties (Rensselaer, Albany, Saratoga, Schenectady, Columbia, Warren & Washington)
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s)

\* Upon implementation of our new software system (during the year 2000), an identical point system for both Public Housing and Section 8, with the six selected preferences noted above each receiving one point, will be utilized to establish initial placement on our waiting list.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application  
 Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD  
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers  
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan  
 Briefing sessions and written materials  
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices  
 Other (list below) Special Purpose Section 8 is administered by a subcontracting agency

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

**(1) Income Based Rent Policies**

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

3. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Ceiling rents (which will be converted to Flat Rents) have been set as follows:

One Bedroom	.....	\$414.00
Two Bedroom	.....	\$441.86
Three Bedroom	.....	\$552.32
Four Bedroom	.....	\$618.60
Five Bedroom	.....	\$711.39



d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member (100% first year, 50% second year)
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents

- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase, decrease or source change (notification must be within 10 days of change occurring)
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below): Same standards as Ceiling Rent determination.

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below): Availability of suitable apartments based on payment.

**(2) Minimum Rent**

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5 **High performing and small PHAs are not required to complete** this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		

Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

## D. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6 **High performing PHAs are not required to complete** component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### A. Public Housing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
  - PHA main administrative office
  - PHA development management offices
  - Other (list below)

### B. Section 8 Tenant-Based Assistance

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based

assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.79 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name): **CFP Annual Statement Parts I, II & III**

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name): **Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: John J. Ahern Apartments

2. Development (project) number: NY06P012-003

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway
- Demolition Plan approved, revitalization/replacement application planned.

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Taylor Apartments NY012-002 – contingent on study

John J. Ahern Apartments NY06P012-003 – to replace demolished units

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:  
Taylor Apartments NY012-002 – contingent on study

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:  
Taylor Apartments NY012-002 – study of future use options

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.) See CGP Physical Needs Assessment form relative to Ahern Apartments.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: John J. Ahern Apartments
1b. Development (project) number: NY06P012003



2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <b>approved</b> , submitted, or planned for submission: (09/10/99)
5. Number of units affected: 144
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: ASAP b. Projected end date of activity: 06/2000

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Edward A. Kane Apartments
1b. Development (project) number:	NY012-008
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation <b>approved</b> , submitted, or planned for submission:	<u>(01/78)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Previously-approved Designation Plan?
6. Number of units affected:	60
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Conway Courts Apartments
1b. Development (project) number:	NY012-011
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation <b>approved</b> , submitted, or planned for submission:	<u>(01/83)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Previously-approved Designation Plan?

7. Number of units affected: 41
7. Coverage of action (select one)
- Part of the development
- Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
- Units addressed in a pending or approved demolition application (date submitted or approved: \_\_\_\_\_)
  - Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: \_\_\_\_\_)
  - Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: \_\_\_\_\_)
  - Requirements no longer applicable: vacancy rates are less than 10 percent
  - Requirements no longer applicable: site now has less than 300 units
  - Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each

applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is

eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?  
**An agreement will be established during the year 2000.**

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
 Jointly administer programs

- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)


**(2) Family Self Sufficiency program/s NA - not required.**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]



Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

- Arnold E. Fallon Apartments
- Corliss Park Apartments
- John P. Taylor Apartments
- Martin Luther King Apartments

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

All THA developments benefit from the above referenced activities.

### **C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases (THA Officers)
- Police regularly meet with the PHA management and residents (THA Officers)
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below): THA employs own Peace Officers

3. Which developments are most affected? (list below)

All THA developments benefit from the above referenced activities.

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: The PHDEP Plan is an Attachment.  
(Attachment Filename: PHDEP PLAN)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**RESIDENTIAL DWELLING LEASE RIDER**

**PROPOSED PET POLICY**

Pursuant with U.S. Department of Housing and Urban Development, 24 CFR Part 960, Proposed Rule “Pet Ownership in Public Housing,” regulations will soon allow pet ownership in public housing projects. The Troy Housing Authority hereby proposes the following reasonable rules for keeping/owning pets in public housing projects.

- 1) Tenants may be permitted to have a common household pet.
- 2) A common household pet is defined as a smaller traditionally domesticated animal consisting exclusively of a dog, cat, bird or fish that is kept in the home for pleasure rather than commercial purposes.

- 3) Only one pet per unit will be permitted (with the exception of birds and fish, but birds must be kept caged at all times and an aquarium shall not exceed 15 gallons and must be placed on a stable base).
- 4) All pets must be registered with the Management Office before being brought to reside on the premises and registration must be updated annually. Registration must include:
  - a) A statement from a veterinarian or state/local authority indicating that the pet has received all legally required inoculation.
  - b) Proof that the pet is properly licensed pursuant to state/local law.
  - c) Proof of a personal liability insurance policy that covers any and all harm caused by the pet.
  - d) Proof of spaying or neutering of any dog or cat.
  - e) Information sufficient to identify the cat or dog (including a picture).
  - f) Name, address, telephone number and signed statement from a responsible party that will care for the pet if the owner dies, is incapacitated or otherwise unable to care for the pet.
- 5) Dogs and cats must be leashed and under the control of a responsible individual while on common areas (e.g., halls and grounds).
- 6) Pets will not be permitted in the following areas: offices, community rooms, laundries, restrooms, playgrounds and other areas designated by Management.
- 7) All residents owning pets shall prominently display a warning sign at their entranceway identifying the type of pet that they own.
- 8) Pet waste disposal is the responsibility of the pet owner. Pet wastes are not to be left in any common public area (including grounds). Pet wastes are to be placed in a plastic bag, tied tightly, and deposited in the appropriate receptacle (cat litter boxes and bird cage liners are to be completely changed at least weekly, fish tank water is to be regularly filtered or changed at least weekly).
- 9) Extermination of fleas, ticks or other animal related pests is the responsibility of the pet owner.

- 10) Pet owners must comply with all applicable state/local laws governing the care and handling of pets and take necessary steps to control any noise caused by the pet.
- 11) Any pet that is continually making noise or otherwise disturbing to other residents must be permanently removed from the premises.
- 12) Dog and cat ownership in high rise buildings will be limited to buildings with at least more than one common elevator stopping at every floor.
- 13) Residents who own pets will be required to pay a Pet Security Deposit in the amount of \$100. Management may use this deposit to pay reasonable expenses attributable to the presence of the pet in the Project. This may include, but not be limited to, apartment fumigation, the cost of repairs or replacements of damaged property, or other expenses incurred as a result of the pet.
- 14) A nominal fee will be charged to cover the reasonable operating costs (e.g., enforcing policy, patrolling areas, etc.). This fee will be non-refundable and will be in addition to the security deposit also required. The fee will be \$25 per month for a cat or dog and no fee will be charged for birds or fish. This fee may be waived for a pet that is intended to assist a disabled individual or provide companionship to a senior citizen.
- 15) Breeds deemed dangerous by local officials will not be allowed.
- 16) Pets in excess of 15 pounds when fully grown will not be allowed.
- 17) Any pet determined to constitute a nuisance or threat to the health or safety of other residents shall be removed by the appropriate community authority.
- 18) Leases of all project residents shall incorporate, by reference, the pet rules.
- 19) Violation of these rules may be grounds for removal of the pet or termination of the pet-owners tenancy, or both, in accordance with applicable regulations.
- 20) CONTENT APPROVED: \_\_\_\_\_  
Kevin G. O’Haire, Esq.  
Troy Housing Authority Attorney

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TENANT RELATIONS ASSISTANT

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TENANT

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DATE

~~~~~ END OF PET POLICY DOCUMENT ~~~~~

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? 2
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

### **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. **High performing and small PHAs are not required to complete this component.**

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.79 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) RESIDENT INPUT
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

THA Board of Commissioners actually has 2 elected Resident representatives who serve two year terms of office from 10/01/even years – 09/30/even years.

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe) Candidates producing petitions with 50 eligible signatures by end of July in an election year.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance  
 Any head of household receiving PHA assistance  
 Any adult recipient of PHA assistance (public housing only, not Section 8)  
 Any adult member of a resident or assisted family organization  
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing)  
 Representatives of all PHA resident and assisted family organizations  
 Other (list) all residents of THA public housing over age 18 as long as they occupied an apartment by 05/01 in an election year.

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here): Troy, New York



2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below) City of Troy Planning Department was represented at Community Input Meeting & Needs of the Broader Community Subcommittee

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Thoroughly addressing housing needs in the HOUSING AND COMMUNITY DEVELOPMENT STRATEGY section of this document.

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement

### Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number: NY06P012708 FFY of Grant Approval: (07/08/1999)

| Line No. | Summary by Development Account                            | Total Estimated Cost |
|----------|-----------------------------------------------------------|----------------------|
| 1        | Total Non-CGP Funds                                       |                      |
| 2        | 1406 Operations                                           |                      |
| 3        | 1408 Management Improvements                              | 5,000                |
| 4        | 1410 Administration                                       | 214,390              |
| 5        | 1411 Audit                                                |                      |
| 6        | 1415 Liquidated Damages                                   |                      |
| 7        | 1430 Fees and Costs                                       | 157,893              |
| 8        | 1440 Site Acquisition                                     |                      |
| 9        | 1450 Site Improvement                                     | 161,000              |
| 10       | 1460 Dwelling Structures                                  | 1,077,845            |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | 15,330               |
| 12       | 1470 Nondwelling Structures                               | 125,000              |
| 13       | 1475 Nondwelling Equipment                                |                      |
| 14       | 1485 Demolition                                           | 666,348              |
| 15       | 1490 Replacement Reserve                                  |                      |
| 16       | 1492 Moving to Work Demonstration                         |                      |
| 17       | 1495.1 Relocation Costs                                   |                      |
| 18       | 1498 Mod Used for Development                             |                      |
| 19       | 1502 Contingency                                          | 76,360               |
| 20       | <b>Amount of Annual Grant (Sum of lines 2-19)</b>         | <b>2,499,166</b>     |
| 21       | Amount of line 20 Related to LBP Activities               |                      |
| 22       | Amount of line 20 Related to Section 504 Compliance       |                      |
| 23       | Amount of line 20 Related to Security                     |                      |
| 24       | Amount of line 20 Related to Energy Conservation Measures |                      |

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FOR SUBMISSION BY 12/01/99

HUD 50075  
OMB Approval No: 2577-0226

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

| <b>Development Number/Name<br/>HA-Wide Activities</b> | <b>General Description of Major Work Categories</b>                            | <b>Development Account Number</b> | <b>Total Estimated Cost</b> |
|-------------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------------|-----------------------------|
|                                                       | <b><u>MANAGEMENT IMPROVEMENTS</u></b>                                          | 1408                              |                             |
| PHA-wide                                              | Hire Professional consulting firm for diversity training program for employees |                                   | 5,000                       |
|                                                       | <b><u>ADMINISTRATION</u></b>                                                   | 1410                              |                             |
| PHA-wide                                              | Salaries for Comp Grant Dept. Mod Coordinator Housing Project Manager          |                                   | 135,070                     |
|                                                       | Fringe Benefits for above                                                      |                                   | 79,320                      |
|                                                       | <b><u>A&amp;E FEES</u></b>                                                     | 1430                              |                             |
| NY12-1<br>Corliss Park                                | Additional space at Community Room for Computer Learning Center                |                                   | 8,750                       |
|                                                       | Provide vinyl stair treads                                                     |                                   | 2,610                       |
| NY12-3<br>Ahern Apartments                            | Demolish four seven story high rise buildings                                  |                                   | 50,535                      |
| NY12-4<br>Fallon/Sweeney Apartments                   | Provide Vinyl Stair Treads                                                     |                                   | 860                         |
|                                                       | Ground improvements                                                            |                                   | 12,880                      |
| NY12-9 Grand Street                                   | Rehabilitation of 17 apartments                                                |                                   | 50,258                      |

|                                     |                                                                                                                                                                                                                                                      |      |         |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------|
| NY12-12 Griswold Heights Apartments | Boiler Room modifications                                                                                                                                                                                                                            |      | 32,000  |
|                                     |                                                                                                                                                                                                                                                      |      |         |
|                                     | <b><u>SITE IMPROVEMENTS</u></b>                                                                                                                                                                                                                      | 1450 |         |
|                                     |                                                                                                                                                                                                                                                      |      |         |
| NY12-4 Sweeney Apartments           | Work will include, but not be limited to: catch basins, retaining wall, excavation, paving, guard rail                                                                                                                                               |      | 61,000  |
|                                     |                                                                                                                                                                                                                                                      |      |         |
| NY12-4 Fallon Apartments            | Re-design and construct new entranceway into project.                                                                                                                                                                                                |      | 100,000 |
|                                     | <b><u>DWELLING STRUCTURES</u></b>                                                                                                                                                                                                                    | 1460 |         |
|                                     |                                                                                                                                                                                                                                                      |      |         |
| NY12-1 Corliss Park Apartments      | Provide stair treads on interior apartment stairs to create a more safe surface on 2,410 stairs                                                                                                                                                      |      | 37,290  |
|                                     |                                                                                                                                                                                                                                                      |      |         |
| NY12-4 Fallon/Sweeney Apartments    | Provide stair treads on interior apartment stairs to create a more safe surface on 795 stairs                                                                                                                                                        |      | 12,320  |
|                                     |                                                                                                                                                                                                                                                      |      |         |
| NY12-9 Grand Street Apartments      | Additional monies required for interior apartment renovations to meet State historic preservation standards. Work includes, but is not limited to: LBP removal, ceilings, flooring, paint, electrical, plumbing, heating, kitchens for 42 apartments |      | 628,235 |
|                                     |                                                                                                                                                                                                                                                      |      |         |
| NY12-12 Griswold Heights Apartments | Boiler Room modifications including, but not limited to: Valve replacement, hot water tank removal and replacement, piping modifications, asbestos removal in 8 buildings                                                                            |      | 400,000 |
|                                     |                                                                                                                                                                                                                                                      |      |         |
|                                     | <b><u>DWELLING EQUIPMENT</u></b>                                                                                                                                                                                                                     | 1465 |         |
|                                     |                                                                                                                                                                                                                                                      |      |         |

|                                 |                                                                                                       |      |                  |
|---------------------------------|-------------------------------------------------------------------------------------------------------|------|------------------|
| NY12-11 Conway Court Apartments | Replace original refrigerators with frost-free efficient models in 42 apartments                      |      | 15,330           |
|                                 |                                                                                                       |      |                  |
|                                 | <b><u>NON-DWELLING STRUCTURES</u></b>                                                                 | 1470 |                  |
|                                 |                                                                                                       |      |                  |
| NY12-1 Corliss Park Apartments  | Provide additional space (1,000 Sq. Ft.) to present Community Room to create computer learning center |      | 125,000          |
|                                 |                                                                                                       |      |                  |
|                                 | <b><u>DEMOLITION</u></b>                                                                              | 1485 |                  |
|                                 |                                                                                                       |      |                  |
| NY12-3 Ahern Apartments         | Demolish four seven story high rise 50 year old vacant buildings                                      |      | 666,348          |
|                                 |                                                                                                       |      |                  |
|                                 | <b><u>CONTINGENCY</u></b>                                                                             | 1502 |                  |
|                                 |                                                                                                       |      |                  |
| PHA-Wide                        | Provide funds for unforeseeable changes in scope of work                                              |      | 76,360           |
|                                 |                                                                                                       |      |                  |
|                                 | <b>TOTAL</b>                                                                                          |      | <b>2,499,166</b> |

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

| Development Number/Name<br>HA-Wide Activities | All Funds Obligated<br>(Quarter Ending Date) | All Funds Expended<br>(Quarter Ending Date) |
|-----------------------------------------------|----------------------------------------------|---------------------------------------------|
|                                               |                                              |                                             |
| NY12-1                                        | 03/30/2001                                   | 03/30/2003                                  |
|                                               |                                              |                                             |
| NY12-3                                        | 03/30/2001                                   | 03/30/2003                                  |
|                                               |                                              |                                             |
| NY12-4                                        | 03/30/2001                                   | 03/30/2003                                  |
|                                               |                                              |                                             |
| NY12-9                                        | 03/30/2001                                   | 03/30/2003                                  |
|                                               |                                              |                                             |



## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables |                                        |                                                                                                                                                                                                                                                                                                  |                |                            |                                                         |                                              |
|------------------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------|---------------------------------------------------------|----------------------------------------------|
| Development Number                 | Development Name (or indicate PHAwide) | Description of Needed Physical Improvements or Management Improvements                                                                                                                                                                                                                           | # Vacant Units | % Vacancies in Development | Estimated Cost                                          | Planned Start Date (HA Fiscal Year)          |
| NY06P012001                        | Corliss Park Apts                      | Sidewalks (90LF)                                                                                                                                                                                                                                                                                 |                |                            | \$3,880                                                 | 2000                                         |
|                                    |                                        | Fencing (100 LF)                                                                                                                                                                                                                                                                                 |                |                            | 1,800                                                   | 2000                                         |
|                                    |                                        | Window Recondition (800)                                                                                                                                                                                                                                                                         |                |                            | 57,600                                                  | 2000                                         |
| NY06P012002                        | John P. Taylor Apt.<br>Building 1      | Create Office Space (1,000 SF)<br>Construct New Replacement Housing, partial funding for replacement reserve including: foundations, floors, electric, windows, grounds improvements, walls, painting, plumbing, roofs, bathrooms, kitchens, mechanical, insulation, sprinklers, ranges, refrigs |                |                            | 140,000<br>751,796<br>Funded from Replacement Reserve   | 2000                                         |
| NY06P012004                        | Fallon/Sweeney Apts                    | Retaining Wall (84 LF)<br>Security Fencing (280 LF)                                                                                                                                                                                                                                              |                |                            | 2,700                                                   | 2000                                         |
| NY06P012006                        | Mrg. W. Phelan Apts                    | Construct comm. Lrng cntr & laundry facil. (2,000 SF)                                                                                                                                                                                                                                            |                |                            | 250,000                                                 | 2000                                         |
| NY06P012007                        | Martin L. King Apts                    | Renovate adm. Space to create addl. offices (2,200 SF)<br>Siding replacement of tenant apartments (66,000 SF)<br>Remove/repair existing pavement (20,640 SF)<br>Catch Basins (4)<br>Sidewalks, curbing (200 LF)<br>Install chain link fencing (520 LF)                                           |                |                            | 98,740<br>277,200<br>55,730<br>5,280<br>15,600<br>9,360 | 2000<br>2000<br>2000<br>2000<br>2000<br>2000 |



|                                               |                                               |                                                                                                                                                                                                                                                                       |                                             |  |                  |             |
|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--|------------------|-------------|
|                                               |                                               | <b>Domestic Hot Water Insulation (124)</b>                                                                                                                                                                                                                            |                                             |  | <b>10,660</b>    | <b>2000</b> |
| <b>NY06P012008</b>                            | <b>Edw. A. Kane Apts</b>                      | <b>Replace 21 YO Roof inc. elevator roof (94 SF)</b>                                                                                                                                                                                                                  |                                             |  | <b>94,000</b>    | <b>2000</b> |
|                                               |                                               | <b>Change Btrm lighting, incandescent to fluorescent (60)</b>                                                                                                                                                                                                         |                                             |  | <b>4,320</b>     | <b>2000</b> |
| <b>NY06P012009</b>                            | <b>Grand Street Apts</b>                      |                                                                                                                                                                                                                                                                       |                                             |  |                  |             |
| <b>NY06P0120011</b>                           | <b>Conway Court Apts</b>                      | <b>Insulate domestic hot water heaters (41)</b>                                                                                                                                                                                                                       |                                             |  | <b>3,530</b>     | <b>2000</b> |
|                                               |                                               | <b>Change Btrm lighting, incandescent to fluorescent (41)</b>                                                                                                                                                                                                         |                                             |  | <b>2,950</b>     | <b>2000</b> |
| <b>NY06P0120012</b>                           | <b>Griswold Hghts Apts</b>                    | <b>Construct handicap access comm lrng ctr (3,000 SF)</b>                                                                                                                                                                                                             |                                             |  | <b>375,000</b>   | <b>2000</b> |
| <b>NY06P012002</b>                            | <b>John P. Taylor Apt. Building 1</b>         | <b>Construct New Replacement Housing, partial funding for replacement reserve including: foundations, floors, electric, windows, grounds improvements, walls, painting, plumbing, roofs, bathrooms, kitchens, mechanical, insulation, sprinklers, ranges, refrigs</b> |                                             |  | <b>2,499,166</b> | <b>2001</b> |
| <b>NY06P012002</b>                            | <b>John P. Taylor Apt. Building 1</b>         | <b>Construct New Replacement Housing, partial funding for replacement reserve including: foundations, floors, electric, windows, grounds improvements, walls, painting, plumbing, roofs, bathrooms, kitchens, mechanical, insulation, sprinklers, ranges, refrigs</b> |                                             |  | <b>2,499,166</b> | <b>2002</b> |
| <b>NY06P012002</b>                            | <b>John P. Taylor Apt. Building 1 &amp; 2</b> | <b>Construct New Replacement Housing, partial funding for replacement reserve including: foundations, floors, electric, windows, grounds improvements, walls, painting, plumbing, roofs, bathrooms, kitchens, mechanical, insulation, sprinklers, ranges, refrigs</b> |                                             |  | <b>2,499,166</b> | <b>2003</b> |
| <b>Total estimated cost over next 5 years</b> |                                               |                                                                                                                                                                                                                                                                       | <b>\$2,499,166 x 5 Years = \$12,495,830</b> |  |                  |             |

12/01/99

**Table Library**

FOR SUBMISSION BY

HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002



12/01/99

**Table Library**

FOR SUBMISSION BY

HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002

**Troy Housing Authority**

**AGENCY PLAN**

**RESIDENT INPUT**

DRAFTED

**November 1, 1999**

# AGENCY PLAN

## RESIDENT INPUT

### 1. Mission Statement (Planning)

Please share your thoughts regarding the following proposed Mission Statement:

*“The Troy Housing Authority strives to improve the quality of life for our residents by providing decent, safe and sanitary homes to the families and individuals who choose to live in our settings; increasing the availability of affordable housing and economic opportunities to promote self-sufficiency; promoting home ownership when desired; and assuring equal access to fair housing for everyone in the community, including the homeless. Recognizing that efficient operations are essential in order to continue to perform the vital role that we play in the community, we commit ourselves to open communication, professionalism and fiscal responsibility as we develop partnerships with others to best meet the needs of those we serve.”*

**INPUT: WE SHOULD ACKNOWLEDGE THE ROLE WE PLAY IN IMPROVING THE QUALITY OF LIFE IN THE CITY AS A WHOLE AND WE SHOULD RETAIN THE STATEMENT THAT OUR RESIDENTS ARE OUR MOST VALUED ASSET. WE ALSO NEED TO BECOME PROACTIVE IN DISPELLING THE STEREOTYPES ABOUT PERSONS RESIDING IN PUBLIC HOUSING. PERHAPS SOMETHING LIKE:**

*“The Troy Housing Authority strives to improve the quality of life within the City of Troy by providing decent, safe and sanitary homes to the families and individuals who choose to live in our settings; increasing the availability of affordable housing and economic opportunities to promote self-sufficiency; promoting home ownership when desired; and assuring equal access to fair housing for everyone in the community, including the homeless. Recognizing that efficient operations are essential in order to continue to perform the vital role that we play in the community, we commit ourselves to open communication, professionalism and fiscal responsibility as we develop partnerships with others to best meet the needs of our residents, who we recognize as our most valuable asset.*

## 2. Goals and Objectives (Planning)

Please share your thoughts regarding the following proposed goals & objectives:

### **HUD Strategic Goal: Increase the availability of decent, safe, & affordable housing.**

- PHA Goal: Expand the supply of assisted housing to the fullest extent needed.

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

*Commission a housing needs assessment to guide the activities noted above by determining the most suitable mix of public housing and tenant based assistance to meet the needs of the community.*

**INPUT: Seems appropriate.**

- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) by at least 10%.
- Improve voucher management: (SEMAP score) by at least 10%
- Increase customer satisfaction: as indicated on proscribed surveys.
- Concentrate on efforts to improve specific management functions: (e.g., centralization of management offices and/or technological interfacing of all departments and services)
- Renovate or modernize public housing units: Taylor Apts. (12-2) and others as needed
- Demolish or dispose of obsolete public housing: Ahern Apts (NY12-3)
- Provide replacement public housing: for all units taken out of service.
- Provide replacement vouchers: when this is the most suitable option.
- Other: (list below) Consistently maintain outstanding PHAS Scores (80+)

**INPUT:**

**If we move to centralize management offices we still need to remember the importance of retaining a presence at all sites. Even if residents knew that administrative staff would be available on a regular basis to hold office hours at each site.**

**We need to promote more of a “we care” attitude toward our residents. Persons like Chris Degnan and George Bishop could serve as role models. Maybe even have a motto that encompasses this attitude.**

- PHA Goal: Increase assisted housing choices
- Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers: conduct assessments to determine *need or desire to convert.*
  - Other: (list below)

**INPUT:**

**Participants wanted to know how we determine Fair Market Rates with regard to payment standards. It was explained that FMRs are set by HUD on an annual basis.**

**Participants questioned why we did not select site-based waiting list. It was explained that we felt that site based waiting lists could contribute to the problem of over concentration of minority or very low income families in a particular site. After careful analysis we determined that the practice of offering three choices, in three different sites, and not re-offering sites which prospective residents already ruled out, provided the most choice.**

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
- Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement and/or continue public housing security improvements.



- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**INPUT: One benefit of such deconcentration may be that the “working poor” will be more available and may serve as a role model for other residents.**

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families: by at least 10%.
  - Provide or attract supportive services to improve assistance recipients’ employability: transportation, day care, etc.
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)

**INPUT: Seems appropriate.**

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

Provide all staff with sensitivity training so that they can effectively relate to all persons without regard to race, color, religion national origin, sex, familial status, and disability.

**INPUT:**

**We need more single floor, handicap adaptable apartments. Either flats in family sites or if they must be in high rises we need at least two elevators.**

**We should add sexual preference to the list of sensitivity training areas.**

## **1. Housing Needs (Assessment)**

Our initial analysis indicates that housing needs are moderately to severely impacted (limited) based on all listed criteria (affordability, supply, quality, accessibility, size and location) for all populations we could be serving. Presently we have commissioned a study by River Street Planning to formally assess housing needs within the City of Troy. What are your thoughts about housing availability according to the following chart:

| <b>Housing Needs of Families in the Jurisdiction<br/>by Family Type</b> |         |               |        |         |               |      |          |
|-------------------------------------------------------------------------|---------|---------------|--------|---------|---------------|------|----------|
| Family Type                                                             | Overall | Affordability | Supply | Quality | Accessibility | Size | Location |
| Income <= 30% of AMI                                                    | 3,745   | 5             | 4      | 5       | 5             | 5    | 5        |
| Income >30% but <=50% of AMI                                            | 3,181   | 5             | 4      | 5       | 4             | 5    | 5        |
| Income >50% but <80% of AMI                                             | 4,403   | 4             | 4      | 4       | 4             | 4    | 4        |
| Elderly                                                                 | 5,605   | 4             | 4      | 4       | 4             | 4    | 4        |
| Families with Disabilities                                              | UNK.    | 4             | 4      | 4       | 4             | 4    | 4        |
| Race/Ethnicity (black)                                                  | 1,601   | 4             | 4      | 4       | 4             | 5    | 5        |
| Race/Ethnicity (Asian)                                                  | 630     | 3             | 4      | 4       | 4             | 5    | 5        |
| Race/Ethnicity (Hispan)                                                 | 353     | 4             | 4      | 4       | 4             | 5    | 5        |
| Race/Ethnicity(Am.In.)                                                  | 66      | 4             | 4      | 4       | 4             | 5    | 5        |
| Race/Ethnicity (other)                                                  | 43      | 4             | 4      | 4       | 4             | 5    | 5        |

Presently, we have 291 families on our public housing waiting list and we turnover approximately 243 apartments per year; this means that conceivable it takes 15 months for someone to work their way from the bottom of our wait list to the top. Likewise, we have 501

families on our Section 8 waiting list and the wait is approximately two years to begin receiving assistance.

**INPUT:**

**The above table seems reflective of the community in general, but Troy Housing Authority property is of a better quality and better maintained than most other options for the families served in the City of Troy.**

**Troy Housing Authority sites offer “real neighborhoods” in which everyone knows everyone (although they may not like everyone), whereas community neighborhoods seem to include more transients.**

Please share your thoughts about the following strategies we have selected to address the housing needs of the community:

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development (as deemed appropriate)
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources (as deemed appropriate)
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**INPUT: A definition of Lease-up Rates was requested and provided as “number of leases effectively executed through the Section 8 program.**

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance. Or at least identify same.
- Other: (list below)

**INPUT: seems appropriate.**

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**INPUT: To what extent will it be possible to exceed HUD targeting requirements for families at or below 30% of the AMI while at the same time attempting to create a mix of very poor and working poor families to promote heterogeneity and role modeling? We expressed that we intend to carefully monitor this while at the same time creating opportunities for the families at or below 30% of the AMI to improve their situation, through job training and employment programs, and remain in public housing (through rent policies that support and encourage work).**

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Other: (list below)

**INPUT: Again it seems wise to promote an environment that includes the very poor and the working poor.**

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly (pursue conversion of state designated near elderly or disabled housing to HUD designated near elderly or disabled housing for Kennedy)
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**INPUT: Anything that can be done for Kennedy towers should be considered.**

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**INPUT: Again, we need more single floor, handicap adaptable apartments. Either flats in family sites or if they must be in high rises we need at least two elevators.**

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Other: (list below)

**INPUT: Seems appropriate.**

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**INPUT: Seems appropriate.**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**INPUT: Input from the Troy Housing Authority should be used by the City of Troy as the Consolidated Plan is updated.**

**2. Financial Resources (Finance)**

Please share your thoughts regarding the following Financial Resources material:

| <b>Financial Resources: Planned Sources and Uses</b>                                  |                                              |                                                  |
|---------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------------------|
| <b>Sources</b>                                                                        | <b>Planned \$</b>                            | <b>Planned Uses</b>                              |
| <b>1. Federal Grants (FY 2000 grants)</b>                                             |                                              |                                                  |
| a) Public Housing Operating Fund (~)                                                  | \$3,560,757                                  |                                                  |
| b) Public Housing Capital Fund                                                        | 2,499,166                                    |                                                  |
| c) HOPE VI Revitalization                                                             |                                              |                                                  |
| d) HOPE VI Demolition (Ahern)                                                         | 720,000                                      |                                                  |
| e) Annual Contributions for Section 8 Tenant-Based Assistance                         | 3,757,687                                    |                                                  |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | (if reduced funding not restored)<br>273,240 |                                                  |
| g) Resident Opportunity and Self-Sufficiency Grants                                   |                                              |                                                  |
| h) Community Development Block Grant (for Ahern site)                                 | 25,000                                       | Redevelop Ahern site                             |
| i) HOME                                                                               |                                              |                                                  |
| Other Federal Grants (list below)                                                     |                                              |                                                  |
| <b>2. Prior Year Federal Grants (unobligated funds only)</b>                          |                                              |                                                  |
| COPS Grant (1998-2000)                                                                | 75,000                                       | Public Safety Officers                           |
| COPS Grant (1999-2002) [223,143/3]                                                    | 74,381                                       | Public Safety Officers                           |
| <b>3. Public Housing Dwelling Rental Income</b>                                       | 2,792,500                                    | Applied toward operating expenses.               |
| <b>4. Other income (list below)</b>                                                   |                                              |                                                  |
| <b>5. Non-federal sources (list below)</b>                                            |                                              |                                                  |
| Reserve Fund Interest                                                                 | 341,257                                      | Added to reserves &/or applied to operating exp. |
| <b>Total resources</b>                                                                | <b>\$13,074,607</b>                          |                                                  |

**INPUT: Discussed use of Reserve Fund Interest, a significant portion of which is returned to HUD and the need to make decisions soon about how to address the decrease in funds for PHDEP (will security be diminished?).**

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number):
- When families are within a certain time of being offered a unit: (state time):  
At time of apartment offering.
- Other: (describe) At time of application completion.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) – currently exploring this option.

INPUT: The Troy Housing Authority should do all that it can to effectively screen new tenants.

## **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office  
Tenant Selection Office at Taylor Apartments
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**



1. How many site-based waiting lists will the PHA operate in the coming year? 0
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists? NA
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? NA
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? NA
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

INPUT: All seems appropriate.

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

INPUT: Seems appropriate.

#### **(4) Admissions Preferences**

a. Income targeting:

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies  
 Overhoused  
 Underhoused  
 Medical justification  
 Administrative reasons determined by the PHA (e.g., to permit modernization work)  
 Resident choice: (state circumstances below)  
 Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence  
 Substandard housing  
 Homelessness  
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability  
 Veterans and veterans' families  
 Residents who live and/or work in the jurisdiction  
 Those enrolled currently in educational, training, or upward mobility programs  
 Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) Elderly or Disabled

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- 5 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans/servicemen & veterans’/servicemens’ families who are Troy residents
- 3 Veterans/servicemen & veterans’/servicemens’ families not Troy residents
- 2 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 4 Other preference(s) (list below) Elderly/Disabled

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

INPUT: The Troy Housing Authority should amend the Transfer Policy to enable good current residents to transfer to a more new apartment due to being underhoused or for a medically justified reason. The policy could include extra consideration based on history of being a good tenant, length of time residing in a housing authority apartment, and the age and sex of the children creating the underhoused situation.

The Troy Housing Authority should develop a better mechanism of transferring persons who are “overhoused” into more suitable apartments. This could involve enforcing the requirement of moving (instead of allowing persons to stay in large apartments based on “continued occupancy,” offering incentives and assuring that tenants who are moved are allowed to stay on the same site (when desired).

The Troy Housing Authority should consider adding preferences for persons looking to improve their life situation through education, training or upward mobility programs.

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list): The PHA’s resident lease informational video.

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

INPUT: Seems appropriate.

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA’s analysis of its family (general occupancy) developments determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

|                               |
|-------------------------------|
| INPUT: All seems appropriate. |
|-------------------------------|

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal & drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) We are currently exploring this option.
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below)

INPUT: Perhaps if we did more to screen Section 8 applicants we would be able to get more/better landlords.

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?  
(select all that apply)

- PHA main administrative office  
Section 8 and Tenant Selection Office at Taylor Apartments
- Other (list below)

INPUT: Seems appropriate.

### **(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Expressed difficulty in locating a suitable unit.

INPUT: seems appropriate.

### **(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Families displaced due to natural disaster.

Families living in seriously overcrowded conditions.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- 4 Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)



- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

- 3 Families displaced due to natural disaster.
- 5 Families living in seriously overcrowded conditions.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

INPUT: The Troy Housing Authority should consider adding the following preferences:

- High rent burden (rent is > 50 percent of income) & in a FMR apt.
- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below) Special Purpose Section 8 is administered by a subcontracting agency

INPUT: Seems appropriate

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25

\$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

1. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Ceiling rents (which will be converted to Flat Rents) have been set as follows:

|               |       |          |
|---------------|-------|----------|
| One Bedroom   | ..... | \$414.00 |
| Two Bedroom   | ..... | \$441.86 |
| Three Bedroom | ..... | \$552.32 |
| Four Bedroom  | ..... | \$618.60 |
| Five Bedroom  | ..... | \$711.39 |

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member (100% first year, 50% second year)
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase, decrease or source change (notification must be within 10 days of change occurring)
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)

- g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

INPUT: Seems appropriate

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
  - Survey of rents listed in local newspaper
  - Survey of similar unassisted units in the neighborhood
  - Other (list/describe below): Same standards as Ceiling Rent determination.

INPUT: Seems appropriate

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
  - 100% of FMR
  - Above 100% but at or below 110% of FMR
  - Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
  - The PHA has chosen to serve additional families by lowering the payment standard

- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below): Availability of suitable apartments based on payment.

INPUT: Seems appropriate.

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Maintenance, Operations and Management**

NOT REQUIRED OF HIGH PERFORMING HOUSING AUTHORITIES

## **6. Grievance Procedures**

NOT REQUIRED OF HIGH PERFORMING HOUSING AUTHORITIES

## 7. Capital Improvements (Finance)

Each year the Troy Housing Authority receives approximately \$2.5 million through the Comprehensive Grant Program. Please share your comments regarding how the housing authority proposes to spend these funds in FY 2000:

| CATEGORY             | DESCRIPTION                                            | ALLOCATION       |
|----------------------|--------------------------------------------------------|------------------|
| Management           | Diversity Training of Employees                        | 5,000            |
| Administration       | Staffing of Comp Grant Program                         | 214,390          |
| Architect & Engineer | Corliss Park Computer Learning Center                  | 8,750            |
| Architect & Engineer | Ahern Site Demolition / Prep for Redevelopment         | 50,535           |
| Architect & Engineer | Fallon, Sweeney Corliss Vinyl Stair Treads             | 3,470            |
| Architect & Engineer | Fallon & Sweeney Grounds Improvements                  | 12,880           |
| Architect & Engineer | Grand Street Rehab of 17 Apts.                         | 50,258           |
| Architect & Engineer | Griswold Hgts. Boiler Room modifications               | 32,000           |
| Site Improvements    | Sweeney: excavation, catch basin, wall, rail, pave ... | 61,000           |
| Site Improvements    | Fallon: entranceway redesign                           | 100,000          |
| Dwellings/Structures | Fallon, Sweeney & Corliss Stair Treads                 | 49,610           |
| Dwellings/Structures | Grand Street Historic Renovation                       | 628,235          |
| Dwellings/Structures | Griswold Boiler Room Modification                      | 400,000          |
| Dwellings/Structures | Conway Court Refrigerators                             | 15,330           |
| Dwellings/Structures | Corliss Park Computer Learning Center                  | 125,000          |
| Demolition           | Ahern 4 buildings                                      | 666,348          |
| Contingency          | Unforeseeable Changes                                  | 76,360           |
| <b>TOTAL</b>         | <b>COMPREHENSIVE GRANT PROGRAM BUDGET</b>              | <b>2,499,166</b> |

The Five-Year Action Plan for the Comprehensive Grant Program submitted for FY beginning 1999 indicates that in FY 2001-2003 our present intent is to focus on improvements of Taylor Buildings 1 & 2. This, of course, is contingent upon decisions made based on a study presently underway which should outline the ramifications of a variety of options for the Taylor site. Please share your thoughts about this plan.

### **INPUT:**

**Explained that Capital Improvement Budget was developed prior to notification of Hope VI demolition award for Ahern. Funds designated for this project will be re-allocated through budget modification.**

**General consensus was that items seemed appropriate.**

## 8. Demolition &/or Disposition (Planning)

Presently, the Troy Housing Authority is making arrangements for the demolition of Ahern Apartments, what are your thoughts about the future use of this site?

**A Centralized Family Investment and Resource Center with an auditorium, gym, pool where programs could be held for large groups of residents from various sites.**

**A Central Administration Building for the housing authority with additional space available to rent to local community organizations.**

**New public housing or sell/trade this land for property more suited to public housing.**

**Park land.**

Are there any other sites, or portions of sites, in the Troy Housing Authority stock that you think we should consider for Demolition &/or Disposition?

**Aside from Kennedy Towers and Camp Hayes (which are not under HUD's jurisdiction) it may be good to thin out some of our congested complexes (MLK, Phelan, Taylor) to allow for more greenspace and parkland. We should, however, make sure that we have the means to replace any units taken offline.**

**Hopefully, the study presently underway regarding Taylor will involve more creative thinking than up or down and all or nothing.**

**If the housing authority chooses to dispose of housing stock do we still need to offer to sell it to the residents first? We need to look into this previous HUD requirement.**

## **9. Designation of Sites for Elderly &/or Disabled (Assessment)**

The Troy Housing Authority operates two HUD sites designated for the elderly &/or disabled (Conway and Kane, Kennedy Towers is a NYS operated site); do you feel that this amount of designated housing is sufficient?

**Several areas of the city presently seem saturated with elderly housing (Lansingburgh & Central). Many elderly, however, seem to like to find housing in their existing area of the city. An elderly site in South Troy seems like a good idea.**

## **10. Conversion to Tenant-based assistance (Planning)**



Based on new regulations, HUD may identify housing authority sites or portions of sites as outdated or inadequate and may *mandate* that the housing authority convert the residents of that site from conventional public housing assistance to tenant-based assistance (Section 8) as a means to facilitate resident movement out of the site and into other apartments.

Presently, HUD has not identified any such Troy Housing Authority sites as being mandated for this conversion. However, housing authorities may also voluntarily choose to apply this conversion to sites or portions of sites that they wish to dispose of; do you feel that we should consider this for any of our sites or portions of sites?

**If we do choose to thin out existing sites this seems like the appropriate mechanism to employ, provided residents are also provided with the option of relocating to another public housing apartment.**

## **11. Homeownership Programs (Service)**

Presently the Troy Housing Authority does not administer a Homeownership Program and relies on other agencies to provide this service.

Do you know anyone who has moved from a Troy Housing Authority supported apartment (either public housing or Section 8) to purchase a home? **Yes.**

Did they access any form of assistance? **Yes**

If YES, can you name or describe the program?

**Attended 12 classes then received matching funds in savings account to be used toward home purchase.**

Can you name or describe any other Homeownership Programs available to persons in our area?

**TRIP, Pioneer Savings, Habitat for Humanity, City Hall, Russell Sage, Vanderheyden Estates and the HIP Grant all have Homeownership Programs available to residents.**

Do you think we should look into establishing our own Homeownership Program at the Troy Housing Authority?

**Housing Authority should provide information/referral and case coordination services that could link residents to existing resources.**

Why or Why Not?

**Existing resources seem adequate, we do not need to duplicate efforts.**

One Homeownership Program option involves allowing for the use Section 8 vouchers to pay a portion of their mortgage. What are your thoughts about a program like this?

**We should pursue this as long as it does not limit the amount of traditional Section 8 available.**

Presently we provide Section 8 assistance to approximately 480 participants. Do you think we should designate some of these slots for a Homeownership Program or should wait for an opportunity to pursue additional Section 8 vouchers for this purpose?

**Seek new vouchers for this type of program.**

What do you think should be included in the eligibility criteria for such a program?  
(income qualifications, geographic locations, ...)

**Commitment to program, geographic limitations, ...**

## **12. Community Service & Self Sufficiency Programs (Service)**

A new requirement of housing authorities involves establishing a cooperative agreement with the local TANF Agency to share information and establish supportive services to promote welfare-to-work guidelines.

Please describe how you think we can structure such a relationship to have the greatest positive impact on our residents? (e.g. day care, job training, GED preparation, transportation, ...).

**Arrangement for the payment of Day Care and Extended Day Care (either at a centralized center like the one proposed by Catholic Charities or through in home care). If in home care is the preferred DSS method there should be a way to train and certify providers.**

**Transportation assistance also needs to be available and this may involve connecting with CDTA about the grant they received to facilitate welfare to work through better fixed routes and other transportation assistance.**

**Again, participants felt that existing resources should be utilized to the fullest extent possible and this may involve more coordination.**

Presently the Troy Housing Authority does not administer any Self-Sufficiency Program and relies on other agencies to provide this service.

Do you think we should look into establishing our own Self-Sufficiency Program at the Troy Housing Authority?

**Yes, but we should also look for better ways to connect our residence to existing resources (like the new program established at the Virtual Learning Center).**

Why or Why Not?

New HUD guidelines allow housing authorities to promote self sufficiency through discretionary policies related to admission preferences for families engaged in training or educational programs and income disregards for employment relative to rent determination for public housing, Section 8 and Homeownership Programs do you think we should enact such policies?

Yes

Why or Why Not?

**Anything we can do to improve the quality of new residents entering our complexes should be considered.**

Presently, the Troy Housing Authority is implementing new policies and procedures relative to welfare benefit reductions that may effect rent determination. These will effect new residents on admission and current residents on reexamination. They include establishing a flat rent option, income disregards for the first two years of employment and other factors that may effect rent.

What do you think are the best methods for making residents aware of these changes? (at reexamination meetings, through Post Script, through Tenant Associations, through direct mail, through informational meetings, ...).

**All methods should be utilized, especially direct mail.**

### **13. Safety & Crime Prevention (Service)**

Please describe what you personally perceive as the Safety and Crime Prevention issues for the Troy Housing Authority.

**The housing authority should be striving to have a presence at all locations (security and project management).**

**Background checks beyond the City of Troy records should be obtained even if this requires fingerprinting all applicants, costs \$28 apiece and takes time to process. Maybe we can make it a requirement of new applicants to produce this information.**

**There also needs to be a better method of assuring that problem tenants are not allowed to return; perhaps a file system based on Social Security numbers instead of names would be more accurate.**

Which developments do you feel are most affected by Safety / Crime Prevention issues?

**Arnold Fallon is situated in a high crime neighborhood.**

**Taylor Apartments can be difficult to control/patrol due to the number of common hallways not immediately visible.**

Please describe your awareness and participation in Crime and Drug Prevention Programs sponsored by the Troy Housing Authority.

**HAD-IT and Summer Basketball are programs that promote healthy living and are really enjoyed by the kids. The adults would like something like this as well.**

**The Tenant Associations and The Ark all provide worthwhile programs.**

Please describe other activities that you feel the Troy Housing Authority should engage in to address the safety and crime/drug prevention concerns of residents.

**Activities that help residents feel good about themselves.**

**Strategic placement/movement of families.**

**A program that helps residents learn how to be good tenants and neighbors.**

**Youth groups or a teen leadership council with professional support when needed.**

**More recreation programs at Taylor to keep kids from hanging out in the hallways.**

**A policy giving residents preference for THA employment (e.g. the part-time positions available through the COPS grant).**

**Greater awareness of the option to anonymously report drug dealing activity to public safety. Perhaps a Post Script article or insert with the phone number would be useful.**

#### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

### **RESIDENTIAL DWELLING LEASE RIDER**

## **PROPOSED PET POLICY**

Pursuant with U.S. Department of Housing and Urban Development, 24 CFR Part 960, Proposed Rule “Pet Ownership in Public Housing,” regulations will soon allow pet ownership in public housing projects. The Troy Housing Authority hereby proposes the following reasonable rules for keeping/owning pets in public housing projects.

- 1) Tenants may be permitted to have a common household pet.
- 2) A common household pet is defined as a smaller domesticated animal such as a dog, cat, bird or fish that is traditionally kept in the home for pleasure rather than commercial purposes.
- 3) Only one pet per unit will be permitted (with the exception of birds and fish, but birds must be kept caged at all times and an aquarium shall not exceed 15 gallons and must be placed on a stable base).
- 4) All pets must be registered with the Management Office before being brought to reside on the premises and registration must be updated annually. Registration must include:
  - a) *A statement from a veterinarian or state/local authority indicating that the pet has received all legally required inoculation.*
  - b) Proof that the pet is properly licensed pursuant to state/local law.
  - c) *Proof of a personal liability insurance policy that covers any and all harm caused by the pet.*
  - d) *Proof of spaying or neutering of any dog or cat.*
  - e) Information sufficient to identify the cat or dog (including a picture).
  - f) Name, address, telephone number and signed statement from a responsible party that will care for the pet if the owner dies, is incapacitated or otherwise unable to care for the pet.
- 5) Dogs and cats must be leashed and under the control of a responsible individual while on common areas (e.g., halls and grounds).
- 6) Pets will not be permitted in the following areas: offices, community rooms, laundries, restrooms, playgrounds and other areas designated by Management.

- 7) All residents owning pets shall prominently display a warning sign at their entranceway identifying the type of pet that they own.
- 8) Pet waste disposal is the responsibility of the pet owner. Pet wastes are not to be left in any common public area (including grounds). Pet wastes are to be placed in a plastic bag, tied tightly, and deposited in the appropriate receptacle (cat litter boxes and bird cage liners are to be completely changed at least weekly, fish tank water is to be regularly filtered or changed at least weekly).
- 9) Extermination of fleas, ticks or other animal related pests is the responsibility of the pet owner.
- 10) Pet owners must comply with all applicable state/local laws governing the care and handling of pets and take necessary steps to control any noise caused by the pet.
- 11) Any pet that is continually making noise or otherwise disturbing to other residents must be permanently removed from the premises.
- 12) Dog and cat ownership in high rise buildings with only one common elevator will not be allowed.
- 13) Residents who own pets will be required to pay a Pet Security Deposit in the amount of \$100. Management may use this deposit to pay reasonable expenses attributable to the presence of the pet in the Project. This may include, but not be limited to, apartment fumigation, the cost of repairs or replacements of damaged property, or other expenses incurred as a result of the pet.
- 14) A nominal fee will be charged to cover the reasonable operating costs (e.g., enforcing policy, patrolling areas, etc.). This fee will be non-refundable and will be in addition to the security deposit also required. The fee will be \$25 per month for a cat or dog and no fee will be charged for birds or fish. The fee may also be waived for a dog that is intended to assist a disabled individual or provide companionship to a senior citizen.
- 15) Breeds deemed dangerous by local officials will not be allowed.
- 16) Pets in excess of 45 pounds will not be allowed in complexes housing small children.
- 17) Any pet determined to constitute a nuisance or threat to the health or safety of other residents shall be removed by the appropriate community authority.
- 18) Leases of all project residents shall incorporate, by reference, the pet rules.

19) Violation of these rules may be grounds for removal of the pet or termination of the pet-owners tenancy, or both, in accordance with applicable regulations.

20) CONTENT APPROVED: \_\_\_\_\_  
Kevin G. O’Haire, Esq.  
Troy Housing Authority Attorney

\_\_\_\_\_  
TENANT RELATIONS ASSISTANT

\_\_\_\_\_  
TENANT

\_\_\_\_\_  
DATE

~~~~~ END OF PET POLICY DOCUMENT ~~~~~

INPUT: The Troy Housing Authority should do all that it can to encourage HUD to reconsider allowing pets in family sites. If absolutely necessary we should try to restrict this as much as possible.

Item 12 – amend to: “more than one common elevator stopping at all floors” this will avoid pets in 1 & 2 of Taylor

Item 16 – drop the weight limit as low as possible “20 pounds or less when full grown.”

All of this will be for naught if we do not develop a good enforcement method.

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

INPUT: The Affirmative Action Plan drafted on 05/26/94, or a revised/updated version of this document should be formally adopted through board resolution.

## **16. Most Recent Fiscal Audit (Finance)**

The most recent fiscal audit submitted to HUD had two unresolved findings pertaining to

Fixed Assets – indicating that we did not have good property records. We are presently inventorying all THA property and anticipate being in compliance by 12/31/99.

IG Review – even though we have implemented all the recommendations of the Inspector General, these findings remain on our books for four years.

**INPUT: Can the Troy Housing Authority do anything to get the IG Review off the books sooner?**

## **17. Asset Management**

NOT REQUIRED



# AGENCY PLAN

## RESIDENT MEETINGS

| <b>Monday</b>    | <b>RESIDENT SERVICES</b>                                    |
|------------------|---|
| <b>10/18/99</b>  | 11. Homeownership Programs (Service)                        |
| <b>9:00AM</b>    | 12. Community Service & Self Sufficiency Programs (Service) |
| <b>MLK Apts.</b> | 13. Safety & Crime Prevention (Service)                     |

PARTICIPANTS: Darlene Robert (MLK), Linda Wilt (MLK), Tricene Mauzon (MLK), Janese Brown (MLK), Mary Theresa Streck (Taylor & The Ark), Dick Lewis (Grand Street & Commissioner), Nancy Edwards (Corliss Park, REACT & Commissioner), Linda Parker (MLK & Security), Rick Mason (Security), Karla Digirolamo (Unity House), Marion Terenzio (Russell Sage College), Anne Rua (Commissioner) and Tom Hulihan (Planning).

| <b>Wednesday</b> | <b>BUILDINGS AND GROUNDS ISSUES</b>                            |
|------------------|--|
| <b>10/20/99</b>  | 8. Demolition &/or Disposition (Planning)                      |
| <b>3:00 PM</b>   | 9. Designation of Sites for Elderly &/or Disabled (Assessment) |
| <b>MLK Apts</b>  | 10. Conversion to Tenant-based assistance (Planning)           |

PARTICIPANTS: Virginia Clark (Taylor), Keith Gentry Sr. (Phelan Court), Jay Murnane (Taylor & The Ark), Nancy Edwards (Corliss Park, REACT & Commissioner), Warren Brown (Comp Grant), Chris Degnan (Tenant Relations) and Tom Hulihan (Planning).

| <b>Wednesday</b> | <b>ADDRESSING THE NEEDS OF THE BROADER COMMUNITY</b> |
|------------------|--|
| <b>10/20/99</b>  | <b>FIVE YEAR PLAN</b>                                |
| <b>4:00 PM</b>   | 1. Mission Statement (Planning)                      |
| <b>MLK Apts</b>  | 2. Goals and Objectives (Planning)                   |
|                  | <b>ANNUAL PLAN</b>                                   |
|                  | 1. Housing Needs (Assessment)                        |

PARTICIPANTS: Keith Gentry Sr. (Phelan Court) Virginia Clark (Taylor), Jay Murnane (Taylor & The Ark), Nancy Edwards (Corliss Park, REACT & Commissioner), Peter Swota (City of Troy), Warren Brown (Comp Grant) and Tom Hulihan (Planning).

| <b>Wednesday</b> | <b>FINANCIAL MANAGEMENT OF THE HOUSING AUTHORITY</b> |
|------------------|--|
| <b>10/20/99</b>  | 2. Financial Resources (Finance)                     |
| <b>5:00 PM</b>   | 7. Capital Improvements (Finance)                    |
| <b>MLK Apts.</b> | 16. Most Recent Fiscal Audit (Finance)               |

PARTICIPANTS: Virginia Clark (Taylor), Jay Murnane (Taylor & The Ark), Nancy Edwards (Corliss Park, REACT & Commissioner), Bill Meissner (Accounting), Warren Brown (Comp Grant) and Tom Hulihan (Planning).

| <b>Tuesday</b>    | <b>RESIDENT RELATED POLICY ISSUES</b>                   |
|-------------------|---|
| <b>10/26/99</b>   | 3. Eligibility, Selection & Admission Policies (Policy) |
| <b>6:30 PM</b>    | 4. Rent Determination (Policy)                          |
| <b>Kane Apts.</b> | 14. Pet Ownership Policies (Policy)                     |
|                   | 15. Civil Rights Certification (Policy)                 |

PARTICIPANTS: Gertrude L. Connors (Kane), William L. Crosier (Kane), Hallie Crosier (Kane), Mary Theresa Joslin (Kane), Howard Mayotte (Kane), Charles Snyder (Kane), Peter Daniels (Kane), Nancy Edwards (Corliss Park, REACT & Commissioner), Madelene Bloomfeld (Kane) Diane Hayden (Griswold), Sherry Brower (Griswold), Jay Murnane (Taylor & The Ark), Chris Degnan (Tenant Relations) Bill Meissner (Chief Financial Officer), Anne Rua (Commissioner) and Tom Hulihan (Planning).

# AGENCY PLAN

## **COMMUNITY LEADER PARTICIPATION**

DRAFTED

November 1, 1999

# COMMUNITY MEETING RESPONSES

## **PROPOSED TROY HOUSING AUTHORITY MISSION STATEMENT**

**The Troy Housing Authority strives to improve the quality of life for our residents by providing decent, safe and sanitary homes to the families and individuals who choose to live in our settings; increasing the availability of affordable housing and economic opportunities to promote self-sufficiency; promoting home ownership when desired; and assuring equal access to fair housing for everyone in the community, including the homeless. We commit ourselves to open communication, professionalism and fiscal responsibility because we recognize that efficient operations are the surest way to assure our continued ability to perform the vital role that we play in the community.**

### COMMUNITY COMMENTS:

- Incorporate Partnership aspect with the community.
- Some aspects of the mission may involve a joint responsibility with other federal, state and municipal entities.
- We should support a reliance on natural community resources and not always assume that we have to meet all needs.

**HUD Strategic Goal: Increase the availability of decent, safe, & affordable housing.**

PHA Goal # 1: Expand the supply of assisted housing to the fullest extent needed.

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below):

Conduct or commission a housing needs assessment to guide the activities noted above by determining the most suitable mix of public housing and tenant based assistance to meet the needs of the community.

**COMMUNITY COMMENTS:**

- We should be working to collaborate more and support the private rental market.
- City of Troy plans to improve private rental housing stock through code enforcement.

**HUD Strategic Goal: Increase the availability of decent, safe, & affordable housing.**

PHA Goal # 2: Improve the quality of assisted housing

Objectives:

Improve voucher management: (SEMAP score) by at least 10%

Increase customer satisfaction: as indicated on proscribed surveys.

Concentrate on efforts to improve specific management functions:(e.g., centralization of management offices and/or technological interfacing of all departments and services)

Renovate or modernize public housing units: Taylor Apts.. (12-2) and others as needed

Demolish or dispose of obsolete public housing: Ahern Apts. (NY12-3)

Provide replacement public housing: for all units taken out of service.

Provide replacement vouchers: when this is the most suitable option.

Other: (list below) Consistently maintain outstanding PHAS Scores (80+)

**COMMUNITY COMMENTS:**

- Required surveys may or may not be useful. We should develop a method to make the information gathered useful or develop our own survey methods.
- Several surveys were recently conducted by REACT, Community Policing, ...

**HUD Strategic Goal: Increase the availability of decent, safe, & affordable housing.**

PHA Goal # 3: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Convert public housing to vouchers: conduct assessments to determine need or desire to convert.

**COMMUNITY COMMENTS:**

- What can THA do to support private landlords (increase Section 8 subsidy, conduct background checks for assisted tenants, provide supportive services and case management, ...)
- How can we assure that landlords involved in Section 8 are “good” landlords? (Owner profile, incentives for well maintained properties, ...)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Implement and/or continue public housing security improvements.

**COMMUNITY COMMENTS:**

- THA should consider establishing smaller developments that can integrate better into existing neighborhoods.
- THA should consider additional preferences for tenant selection that will promote improved income mixing.
- THA should develop a film or training program about how to be a good tenant.

**HUD Strategic Goal: Promote self-sufficiency and asset development of families & individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number/percentage of employed persons in assisted families: by at least 10%.

Provide or attract supportive services to improve assistance recipients’ employability: transportation, day care, etc.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

**COMMUNITY COMMENTS:**

- Capital Region IDA (through TRIP) has a matching funds program to promote self sufficiency.
- The City of Troy Economic Development office can assist in this area.

- CDTA recently was awarded a \$900,000 grant to promote welfare-to-work through improve fixed routes and other forms of transportation assistance.
- RCDSS has funds available that can be used by TANF recipients to pay for child care so that they can become gainfully employed; typically the child care is private in-home care and it can be used for after school care.
- We need to develop a city wide coordinated system of resources, activities and services.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

Provide all staff with sensitivity training so that they can effectively relate to all persons without regard to race, color, religion national origin, sex, familial status, and disability.

**COMMUNITY COMMENTS:**

- There does not seem to be much of a Fair Housing issue in the City of Troy.
- There should, however, be a resource who persons can turn to if they feel they have been denied fair housing.

**Statement of Housing Needs**

- Our community data indicates that there is a high to severely high need for accessible, affordable, quality housing of sufficient size and at a suitable location for all spectrums of the low income housing market and for all populations listed (page 6)
- Our waiting list data indicates that we can essentially turn over nearly all of the persons on our Public Housing Waiting List within one year.
- Turnover rates for Section 8 have not been calculated to date but we are developing mechanisms to track this information in the future.
- We presently have a waiting list of just over 500 families and we currently serve approximately 460 at any one time.

COMMUNITY COMMENTS:

- TRIP has been operating a successful Home Ownership Program for over 30 years. Approximately 50 families a year achieve home ownership through this program and many more are trained regarding homeownership



**COMMUNITY INPUT COMMITTEE**

Troy, New York 12180

**PARTICIPANTS:**

Ms. Tracey Neitzel, Executive Director  
Joseph's House  
74 Ferry Street  
Troy, New York 12180

Ms. Geraldine Fitzgerald  
Commission on Economic Opportunity  
2331 Fifth Avenue  
Troy, New York 12180

Ms. Darlene Suto  
Commission on Economic Opportunity  
2331 Fifth Avenue  
Troy, New York 12180

Dr. Marion Terenzio  
The Sage Colleges  
45 Ferry Street  
Troy, New York 12180

Hon. Mark Whitman, Police Commissioner  
Troy Police Department  
55 State Street  
Troy, New York 12180

Randy Hall, Temporary Assistance Director  
Rensselaer Co. Dept. of Social Services  
1801 6<sup>th</sup>. Avenue  
Troy, New York 12180

Peter Swota, Planning Dept.  
City of Troy  
One Monument Square  
Troy, New York 12180

Mr. Patrick Madden, Executive Director  
Troy Rehabilitation & Improvement Program  
251 River Street

**CC:**

Ms. Karen Gordon, Executive Director  
Commission on Economic Opportunity  
2331 Fifth Avenue  
Troy, New York 12180

Ms. Karen Gordon, Executive Director  
Commission on Economic Opportunity  
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Ms. Jeanne Neff, President  
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45 Ferry Street  
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Hon. John R. Beaudoin, Commissioner  
Rensselaer Co. Dept. of Social Services  
133 Bloomingrove Drive  
Troy, New York 12180

Hon. Mark P. Pattison, Mayor  
City of Troy  
One Monument Square  
Troy, New York 12180



# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

**Annual PHDEP Plan Table of Contents:**

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

**Section 1: General Information/History**

**A. Amount of PHDEP Grant \$279,984.00**

**B. Eligibility type (Indicate with an "x")** N1 \_\_\_\_\_ N2 \_\_\_\_\_ R   X  

**C. FFY in which funding is requested 1999**

**D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

Through the FY1999 PHDEP Funding, the Troy Housing Authority will continue to utilize a comprehensive, multi-modal approach to eliminating drug activity and the problems associated with drug activity in and around our public housing setting. PHDEP funds will be used to retain staff within our Public Safety Department & Resident Initiatives Office and to arrange for prevention activities provided by our Tenant Associations & Community Organizations. Within the Public Safety Department four part-time Resident Security Guards and one part-time Drug Investigator will be employed to address drug related and other criminal activity occurring on or near our sites. A Resident Program Coordinator is also on staff within our Resident Initiatives Office to help coordinate prevention activities being provided through our Tenant Associations and Community Organizations. The Tenant Associations and Community Organizations provide an array of prevention activities for children, youth and adults that primarily occur on-site, unless it is more appropriate to provide these services at a central location (e.g. at a community center equipped with a library, computer room and recreational facilities).

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

| PHDEP Target Areas<br>(Name of development(s) or site) | Programs serving the identified Target Areas<br>(section added by THA) | Total # of Units within the PHDEP Target Area(s) | Total Population to be Served within the PHDEP Target Area(s) |
|--|--|--|---|
| City-wide Services (all THA sites)                     | Public Safety, Resident Initiatives, REACT and The Ark                 | 1,242  | All for PS, RI & REACT<br>90 The Ark                          |
| Arnold Fallon Apartments                               | AFTA and Lansingburgh B&G Club   | 40   | 20 AFTA + 10 B&G  |
| Corliss Park Apartments                                | CPTA and Lansingburgh B&G Club   | 184  | 30 CPTA + 70 B&G  |
| Griswold Heights                                       | GHTA and Troy B&G Club   | 390  | 75 GHTA + 50 B&G  |
| Martin Luther King Apartments                          | MLKTA  | 124  | 60  |
| Phelan Court   | PCTA/Kid's Korner  | 89   | 25  |
| Taylor Apartments                                      | Taylor AR&YC, Neighbor to Neighbor                                     | 202  | 10 AR&YC + 50 NtN   |
| Sweeney Apartments                                     | Troy B&G Club  | 24   | 10  |

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months \_\_\_\_\_ 12 Months   X   --- 18 Months   X   24 Months \_\_\_\_\_ Other \_\_\_\_\_



## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

| Fiscal Year of Funding | PHDEP Funding Received | Grant #         | Fund Balance as of Date of this Submission | Grant Extensions or Waivers | Anticipated Completion Date |
|------------------------|------------------------|-----------------|--|-----------------------------|-----------------------------|
| FY 1995                | \$313,750.00           | NY06-DEP0120194 |  |                             | Closed                      |
| FY 1996                | None Provided          |                 |  |                             |                             |
| FY 1997                | \$366,000.00           | NY06-DEP0120196 |  |                             | Closed                      |
| FY1998                 | \$373,800.00           | NY06-DEP0120197 |  |                             | Closed                      |
| FY 1999                | \$373,800.00           | NY06-DEP0120198 | \$114,820.46                               |                             | 07/08/00                    |

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Troy Housing Authority recognizes that the involvement of law-abiding residents is crucial to the success of all PHDEP activities. We have hired several residents to patrol our sites as Security Guards during peak times when drug activity and other crimes are most likely to occur. These residents play a vital role in helping our entire Public Department achieve the goal of eliminating drug traffic and drug usage, to the fullest extent possible, on all THA property. We have further engaged our citywide Resident Organization, REACT, as well as our site-based Tenant Associations to provide prevention activities that help all residents (children, youth and adults) lead productive, drug free lives. These activities are augmented by services provided by several local community organizations. Neighbor-to-Neighbor provides a vital link between our residents and students at Russell Sage College, a local & prestigious educational institution, helping our residents to set and achieve realistic educational goals. The Ark is an award winning after school enrichment program located on one of our sites and operated by residents. The Troy and Lansingburgh Boys & Girls Clubs provide a full array of activities to residents from several of our sites. In addition to providing meaningful prevention activities, all of these programs include a component that helps to educate residents about the dangers of drugs and the negative impact of drugs on people's lives. The various activities occurring through our PHDEP Programs are coordinated by our Resident Program Coordinator.

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

| FY <u>2000</u> PHDEP Budget Summary     |                     |
|---|---------------------|
| Budget Line Item                        | Total Funding       |
| 9110 - Reimbursement of Law Enforcement |                     |
| 9120 - Security Personnel               | \$66,278.00         |
| 9130 - Employment of Investigators      |                     |
| 9140 - Voluntary Tenant Patrol          |                     |
| 9150 - Physical Improvements            |                     |
| 9160 - Drug Prevention                  | \$213,706.00        |
| 9170 - Drug Intervention                |                     |
| 9180 - Drug Treatment                   |                     |
| 9190 - Other Program Costs              |                     |
| <b>TOTAL PHDEP FUNDING</b>              | <b>\$279,984.00</b> |



## PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

| 9110 - Reimbursement of Law Enforcement |                     |                   |            |                        |               | Total PHDEP Funding: \$       |                        |
|---|---------------------|-------------------|------------|------------------------|---------------|-------------------------------|------------------------|
| Goal(s)                                 |                     |                   |            |                        |               |                               |                        |
| Objectives                              |                     |                   |            |                        |               |                               |                        |
| Proposed Activities                     | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHDEP Funding | Other Funding (Amount/Source) | Performance Indicators |
| 1.                                      |                     |                   |            |                        |               |                               |                        |
| 2.                                      |                     |                   |            |                        |               |                               |                        |
| 3.                                      |                     |                   |            |                        |               |                               |                        |

| 9120 - Security Personnel  |   |                   |            |                        |                     | Total PHDEP Funding: \$66,278            |   |
|--|---|-------------------|------------|------------------------|---------------------|--|---|
| Goal(s)  | 1. Eliminate drug trafficking on Troy Housing Authority property.<br>2. Eliminate to the maximum extent possible, the use of drugs on Troy Housing Authority property.  |                   |            |                        |                     |  |   |
| Objectives   | 1. Detect, arrest & remove all persons selling illegal drugs.<br>2. Detect, refer to appropriate treatment all persons using illegal drugs.<br>3. Do not accept as new tenants anyone who sells or possesses illegal drugs. |                   |            |                        |                     |  |   |
| Proposed Activities  | # of Persons Served   | Target Population | Start Date | Expected Complete Date | PHDEP Funding       | Other Funding (Amount/Source)            | Performance Indicators  |
| 1. On-going patrols, investigations & lease enforcement activities.                  |   |                   | 1/1/00     | Ongoing                | \$66,278            | \$482,082 (Op.Bgt. & COPS)               | Record # of drug arrests & evictions. Compare to 1999: 42 arrests & 24 evictions.       |
| 2. Provide referral information to THA residents known to be using illegal drugs.    |   |                   | 1/1/00     | Ongoing                | (included in above) | \$482,082 (Op.Bgt. & COPS)               | To extent possible, record number of referrals made to appropriate treatment providers. |
| 3. To extent possible, conduct screenings to determine drug and/or criminal history. |   |                   | 1/1/00     | Ongoing                |                     | In-kind as provided by Tenant Relations. | If successful, we should see a reduction in number of arrests and evictions.            |

| <b>9130 - Employment of Investigators</b> |                     |                   |            |                        | <b>Total PHDEP Funding: \$</b> |                                |                        |
|---|---------------------|-------------------|------------|------------------------|--------------------------------|--------------------------------|------------------------|
| Goal(s)                                   |                     |                   |            |                        |                                |                                |                        |
| Objectives                                |                     |                   |            |                        |                                |                                |                        |
| Proposed Activities                       | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHDEP Funding                  | Other Funding (Amount /Source) | Performance Indicators |
| 1.  |                     |                   |            |                        |                                |                                |                        |
| 2.  |                     |                   |            |                        |                                |                                |                        |
| 3.  |                     |                   |            |                        |                                |                                |                        |

| <b>9140 - Voluntary Tenant Patrol</b> |                     |                   |            |                        | <b>Total PHDEP Funding: \$</b> |                                |                        |
|---------------------------------------|---------------------|-------------------|------------|------------------------|--------------------------------|--------------------------------|------------------------|
| Goal(s)                               |                     |                   |            |                        |                                |                                |                        |
| Objectives                            |                     |                   |            |                        |                                |                                |                        |
| Proposed Activities                   | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHDEP Funding                  | Other Funding (Amount /Source) | Performance Indicators |
| 1.                                    |                     |                   |            |                        |                                |                                |                        |
| 2.                                    |                     |                   |            |                        |                                |                                |                        |
| 3.                                    |                     |                   |            |                        |                                |                                |                        |

| <b>9150 - Physical Improvements</b> |                     |                   |            |                        | <b>Total PHDEP Funding: \$</b> |                                |                        |
|-------------------------------------|---------------------|-------------------|------------|------------------------|--------------------------------|--------------------------------|------------------------|
| Goal(s)                             |                     |                   |            |                        |                                |                                |                        |
| Objectives                          |                     |                   |            |                        |                                |                                |                        |
| Proposed Activities                 | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHDEP Funding                  | Other Funding (Amount /Source) | Performance Indicators |
| 1.                                  |                     |                   |            |                        |                                |                                |                        |
| 2.                                  |                     |                   |            |                        |                                |                                |                        |
| 3.                                  |                     |                   |            |                        |                                |                                |                        |



| 9160 – Drug Prevention  |  |  |            |                        | Total PHDEP Funding: \$213,706.00 |                                |   |
|---|--|--|------------|------------------------|-----------------------------------|--------------------------------|---|
| Goal(s)   | <ol style="list-style-type: none"> <li>1. Help residents to live productive, drug-free lives.</li> <li>2. Educate residents as to the dangers of drugs and the negative impact of drugs.</li> </ol>  |  |            |                        |                                   |                                |   |
| Objectives  | <ol style="list-style-type: none"> <li>1. Increase resident involvement in and commitment to anti-drug activities.</li> <li>2. Increase awareness of the dangers of illegal drugs in the public housing population</li> <li>3. Encourage positive role models for public housing residents.</li> <li>4. Provide productive use of time to public housing residents.</li> </ol> |  |            |                        |                                   |                                |   |
| Proposed Activities   | # of Persons Served  | Target Population  | Start Date | Expected Complete Date | PHEDEP Funding                    | Other Funding (Amount /Source) | Performance Indicators  |
| 1. AFTA, CPTA, GHYA, MLKTA, PCTA and Taylor AR&YC will provide activities that engage residents and encourage on-going participation. During these activities education about the dangers of illegal drugs will periodically be provided. | 220  | Children, youth and adults residing in Fallon Apts., Taylor Apts., Corliss Park, Griswold Heights and MLK Apts.. | 1/1/00     | Ongoing                | \$39,189                          | NA                             | Each TA will document the number of participants involved in their programs and provide examples of the materials used for drug education and awareness programs.         |
| 2. Neighbor-to-Neighbor will provide residents with positive role models (Russell Sage students). Through these relationships residents will set & achieve realistic educational goals and lead productive, drug free, lifestyles.        | 50   | Primarily Taylor adults & youth; but any resident of THA can become involved in these services.                  | 1/1/00     | Ongoing                | \$15,000                          | NA                             | NtN will document the number of participants involved in their programs and provide information and statistics about goals set, progress toward goals and goals achieved. |
| 3. The Ark will provide after school enrichment & support services, with positive role models, enabling children & youth to succeed academically & vocationally & to lead productive, drug free, lives.                                   | 90   | Mainly Taylor children and youth; but any resident of THA can attend.  | 1/1/00     | Ongoing                | \$50,000                          | NA                             | The Ark will document the # of participants involved in their programs & provide information/statistics about academic abilities and achievements.                        |
| 4. The Boys & Girls Clubs of Lansingburgh & Troy will provide recreational after school & summer activities, with positive role models, that encourage children & youth to lead productive, drug free, lifestyles.                        | 140  | Mainly youth & children of Fallon/Corliss (Lansingburgh), Griswold & Sweeney (Troy); but all THA may attend.     | 1/1/00     | Ongoing                | \$50,000                          | NA                             | B&G Clubs will document the number of participants involved in their programs and provide examples of the materials used to encourage productive & drug free lifestyles.  |
| 5. REACT will provide peer support to resident projects & will provide support/advocacy services to residents, re: drug related & criminal issues.  | 1,242  | All THA residents are encouraged to use REACT services.  | 1/1/00     | Ongoing                | \$25,000                          | NA                             | REACT will document the support & advocacy services provided and include # of persons affected by each activity.  |
| 6. THA Resident Program Coordinator will coordinate all PHDEP activities and assure that  | 1,242  | All residents are assisted by Resident   | 1/1/00     | Ongoing                | \$34,517                          | NA                             | RPC will document the coordination services provided and include # of   |

|                                    |                      |  |                                    |
|------------------------------------|----------------------|--|------------------------------------|
| they are in compliance with plans. | Program Coordinator. |  | persons affected by each activity. |
|------------------------------------|----------------------|--|------------------------------------|

| <b>9170 - Drug Intervention</b> |                     |                   |            |                        | <b>Total PHDEP Funding: \$</b> |                                |                        |
|---------------------------------|---------------------|-------------------|------------|------------------------|--------------------------------|--------------------------------|------------------------|
| Goal(s)                         |                     |                   |            |                        |                                |                                |                        |
| Objectives                      |                     |                   |            |                        |                                |                                |                        |
| Proposed Activities             | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding                 | Other Funding (Amount /Source) | Performance Indicators |
| 1.                              |                     |                   |            |                        |                                |                                |                        |
| 2.                              |                     |                   |            |                        |                                |                                |                        |
| 3.                              |                     |                   |            |                        |                                |                                |                        |

| <b>9180 - Drug Treatment</b> |                     |                   |            |                        | <b>Total PHDEP Funding: \$</b> |                                |                        |
|------------------------------|---------------------|-------------------|------------|------------------------|--------------------------------|--------------------------------|------------------------|
| Goal(s)                      |                     |                   |            |                        |                                |                                |                        |
| Objectives                   |                     |                   |            |                        |                                |                                |                        |
| Proposed Activities          | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding                 | Other Funding (Amount /Source) | Performance Indicators |
| 1.                           |                     |                   |            |                        |                                |                                |                        |
| 2.                           |                     |                   |            |                        |                                |                                |                        |
| 3.                           |                     |                   |            |                        |                                |                                |                        |

| <b>9190 - Other Program Costs</b> |                     |                   |            |                        | <b>Total PHDEP Funds: \$</b> |                                |                        |
|-----------------------------------|---------------------|-------------------|------------|------------------------|------------------------------|--------------------------------|------------------------|
| Goal(s)                           |                     |                   |            |                        |                              |                                |                        |
| Objectives                        |                     |                   |            |                        |                              |                                |                        |
| Proposed Activities               | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding               | Other Funding (Amount /Source) | Performance Indicators |
| 1.                                |                     |                   |            |                        |                              |                                |                        |
| 2.                                |                     |                   |            |                        |                              |                                |                        |
| 3.                                |                     |                   |            |                        |                              |                                |                        |

**Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

| <b>Budget Line Item #</b>          | <b>25% Expenditure of Total Grant Funds By Activity #</b> | <b>Total PHDEP Funding Expended (sum of the activities)</b> | <b>50% Obligation of Total Grant Funds by Activity #</b> | <b>Total PHDEP Funding Obligated (sum of the activities)</b> |
|------------------------------------|---|---|--|--|
| <i>e.g Budget Line Item # 9120</i> | <i>Activities 1, 3</i>                                    |   | <i>Activity 2</i>  |  |
| 9110                               |   |   |  |  |
| 9120                               | <i>Activities 1 (2&amp;3)</i>                             | <i>At least \$16,570</i>                                    | <i>Activities 1 (2&amp;3)</i>                            | <i>At least \$33,140</i>                                     |
| 9130                               |   |   |  |  |
| 9140                               |   |   |  |  |
| 9150                               |   |   |  |  |
| 9160                               | <i>Activities 1-6 (all)</i>                               | <i>At least \$53,427</i>                                    | <i>Activities 1-6 (all)</i>                              | <i>At least \$106,854</i>                                    |
| 9170                               |   |   |  |  |
| 9180                               |   |   |  |  |
| 9190                               |   |   |  |  |
|                                    |   |   |  |  |
| <b>TOTAL</b>                       |   | <b>At least \$69,997</b>                                    |  | <b>At least \$139,994</b>                                    |

**Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”