

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>ALBANY HOUSING AUTHORITY</u> PHA Code: <u>NY009</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (07/2013):					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 1822 Number of HCV units: 2310					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	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 for the next five years:					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.					
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.					
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.					
9.1	Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.					

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

ALBANY HOUSING AUTHORITY FIVE-YEAR PLAN (FY 2010 – FY 2014)

PHA Information:

PHA Name: ALBANY HOUSING AUTHORITY PHA Code: NY009

PHA Type: ☐ Small ☐ High Performing ☒ Standard ☒ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 7/2013

Inventory (based on ACC units at time of FY beginning in 1.0 above):

Number of PH units: **1822**

Number of HCV units: **2310**

Submission Type

☐ 5-Year and Annual Plan ☒ Annual Plan Only ☐ 5-Year Plan Only

Mission Statement:

Our mission is to provide high quality, affordable and sustainable housing opportunities while continuing to promote economic independence and stability for our residents.

5.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

STRATEGIC IMPERATIVES (SI), GOALS, AND OBJECTIVES

Increase the availability of decent, safe, and affordable housing.

Expand the supply of assisted housing.

- Apply for additional rental vouchers.
- Leverage private or other public funds to create additional housing opportunities.
 - a. Renovate Ezra Prentice Homes (9-13).
 - b. Develop Lincoln Park Homes (9-4) replacement housing.
 - c. Develop Ida Yarbrough Low-Rise (9-5) replacement housing.**
 - d. Explore breaking out of current neighborhoods to diversify markets and income/revenue sources.
 - e. Explore opportunities for partnerships with private developers, other neighborhoods and beyond city boundaries.
- f. Develop Academy Lofts**
 - g. Develop Kings Way Building and 34 Morton Ave
- Acquire or build units or developments.
- Consider for-profit affiliate for development.

Improve the quality of assisted housing.

- Assess management factors affecting AHA’s PHAS score and develop an action plan to achieve “high performer” status.
- Improve customer satisfaction:
 - a. Capture information from resident survey data compiled by HUD; consider working through local college/university to conduct additional surveys.

- b. Encourage culture of mutual civility and respect between AHA staff and clientele through training and by example. Contracted with consulting company to provide training throughout the year for employees. Four mandatory: Sexual Harassment, Respect in the Workplace, Customer Service, and Domestic Violence.
- Demolish or dispose of obsolete public housing
 - a. Explore the feasibility of selling several units at Steamboat Historic Townhouses (NY 9-12).
 - b. Pursue demolition of obsolete Lincoln Park Homes (9-4) tower.
 - c. Pursue demolition of an obsolete Ida Yarbrough Low-Rise (9-5) development.
 - d. Explore disposition of Westview Homes for the purpose of mixed finance rehabilitation and possible expansion
- Implement project-based waiting lists.
- Continue to monitor the financial performance of each property, identifying those where maintenance and capital costs may outweigh unit values.
- The AHA Project-based Voucher selection procedures will be expanded to implement provisions outlined in 24 CFR 983.51 (b)(2).
- Consider converting to vouchers, sale of property, and other alternatives.

Increase assisted housing choices

- Continue homeownership opportunities for voucher holders, Family Self-Sufficiency (FSS) participants, and public housing residents.
 - a. Pursue funding to restore homeownership counseling services.
 - b. Encourage and assist public housing residents paying flat rents to pursue homeownership.
 - c. .
- Ensure that new building and modernization work can be sustained efficiently and economically.

- a. Include maintenance and AMP management staff in planning and design process for construction and modernization.
- b. Involve occupancy staff in evaluating development budget assumptions about likely tenant incomes.
- c. Improve inspections follow-through to ensure consistency between design specifications and construction and to hold developers accountable for meeting specifications.
- d. Employ energy efficient and durable construction techniques, materials and equipment wherever possible.
- e. Increase efforts toward resident education of energy efficiency and housekeeping.

Improve community quality of life and economic vitality.

Provide an improved living environment

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments and helping residents achieve higher incomes.
- Continue measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. Attract more moderate-income residents to the waiting list.
- Improve applicant screening, including higher standards for home checks.
- Implement public housing security improvements.
 - a. Continue to improve security using CPTED principles.
 - b. Continue to upgrade security camera systems.
 - c. De-densify public housing developments when feasible and fungible.
 - d. Continue targeted police patrols to promote crime reduction
 - e. Continue to communicate with residents regarding security and safety issues in the sites using the AHA newsletter, rent bills, tenant groups and meetings.
 - f. Continue to collaborate with the Resident Advisory Board to develop strategies for youth that result in partnerships and contracts with

experienced youth service programs/agencies to promote self-esteem, self-sufficiency, etc. when possible and if financially feasible.

Continue working as a positive force for change in the community, broadly defined, consistent with stated mission and long-term sustainability.

- Promote and support reinvestment in neighborhoods where AHA owns and manages property and where there are concentrations of Section 8 vouchers.
 - a. Publicize neighborhood improvements.
 - b. Partner with the City of Albany and other Stakeholders developing plans and pursuing reinvestment in AHA neighborhoods, including possibly applying for Choice Neighborhood grant funds.

Promote self-sufficiency and asset development of families and individuals.

Promote self-sufficiency and asset development of assisted households.

- Increase the number and percentage of employed persons in assisted families.
 - a. Improve promotion and utilization of THE Center & CTI programs.
- Provide or attract supportive services to improve assistance recipients' employability.
 - a. Promote GED classes to encourage higher education and increased wage earnings potential.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - a. Continue to provide the Service Coordinator program.
 - b. Explore partnerships that could bring a fuller range of assisted living services to elderly residents.
- Develop the Capital South Campus Center using HUD grant funds, partner with Trinity Alliance as facility operator and a wide variety of service providers, educational institutions, government and private sector employers in an effort to educate and train residents of Albany's South End, its similarly disadvantaged neighborhoods, as well as its higher income neighborhoods for employment, improved employment opportunities and general self-sufficiency and health.

- Continue to apply for and, if awarded, administer grant programs that benefit resident self-sufficiency, provide training on computer skills and software programs, and promote overall individual and family employability.

Ensure equal opportunity in housing for all Americans.

Ensure equal opportunity and affirmatively further fair housing.

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

Strengthen organizational and financial infrastructure to support mission and goals.

Maximize staff performance in achieving goals and objectives.

- Improve training and development opportunities for all staff members.
 - a. Consider inviting current staff to offer trainings and coaching (e.g., maintenance staff willing to share expertise if they're asked to do so).
 - b. Provide more in-person training: purchasing; tax credits; Section 8.
 - c. Provide additional contracting and budget management training.
 - d. Consider more cross training and job rotation to increase understanding of what other departments do.
- Develop and implement annual performance evaluation system.
 - a. Examine distribution of workload for fairness and equity; reward high performers.
- Recognize the importance and maintain the balance of basic operation and maintenance functions with development activities.
- Take time to celebrate the wins as well as learning from losses.
- Develop clear policies and processes (P&P); reduce "bureaucratism"; once developed, use P&P consistently.
 - a. Develop and distribute property management manual.
- Provide managers with the data and information they need to get the job done (e.g., inspection report results, decent work order software, up-to-date charges for tenant repairs).
- Clarify roles and responsibilities (e.g., purchasing, contracting, etc.)

Ensure organizational sustainability through succession planning.

- Continue to develop job descriptions for positions requiring external hires and, where appropriate, begin preparing staff to take on new responsibilities.

Enhance financial and management capabilities.

- Comprehensive financial and work order software has been selected and is scheduled to go live July 1, 2011.
- Develop enhanced budgeting tools.

Strengthen communication, mutual respect, and teamwork among departments, including central and AMP managers/field offices.

- Update goals, objectives, accomplishments, etc., at least annually in strategic planning session; include central and field office staff.
- Include AMP managers in the loop on planning and changes in plans (e.g., move-out schedules).

Promote consumer satisfaction and a customer-service orientation.

- Encourage and reward civility in interactions with residents and applicants.

Exercise due diligence in administering current and future programs, including but not limited to HOPE VI revitalization, ROSS-RSDM Family, Housing Choice Voucher, etc.

- Consider contracting for an internal auditor to evaluate programs for compliance with internal and external requirements.
- Conduct regular in-house analyses of all programs.
- Conduct cost (and social) benefit analyses for all new programs before they are implemented.

Ensure compliance with terms of mixed-finance packages and related partnerships.

- Compile and digitize all agreements; assign responsibility for understanding terms, scheduling actions, and following up on terms.
- Develop an automated tickler system to track deadlines for required actions, reports, etc.

Shift away from dependence on federal funding by diversifying revenue sources.

- Continue to apply for funds and grants from all sources (federal, state, local, private) that directly relate to fulfilling AHA's mission, goals and objectives.

Continually transform AHA's portfolio and operations to become more green and sustainable.

Reduce building energy use and carbon footprint across AHA facilities.

- Reduce building energy use and carbon footprint across AHA facilities.
 - a. Install electric, gas, and water reduction technologies.
 - b. Evaluate and implement renewable energy and sustainable systems.
 - c. Reduce excess consumption through tenant and staff behavioral changes.
 - d. Reduce tenant utility allowances through efficiency measures; use increased rent amounts to fund additional efficiency projects.

Reduce vehicle emissions and fuel consumption related to AHA activities.

- Reduce vehicle emissions and fuel consumption related to AHA activities.
 - a. Initiate a local procurement policy for goods and services to reduce emissions and fuel consumption due to transportation.
 - b. Implement a fuel efficiency requirement for all fleet vehicles.
 - c. Consider alternative fuel vehicles for future fleet purchases.
 - d. Increase fuel efficiency or reduce emissions by fuel type selection for all new maintenance equipment.
 - e. Implement a telecommuting policy for AHA employees.
 - f. Increase public transportation ridership and encourage carpooling among staff and residents.

Incorporate sustainable operations, maintenance, purchasing, and modernization processes.

- Incorporate sustainable operations, maintenance, purchasing, and modernization processes.
 - a. Build in-house capability to review AHA operations, maintenance, purchasing and modernization activities for sustainability.
 - b. Integrate efficiency and sustainability into capital and maintenance plans and actions.
 - c. Develop acquisition and design/development standards for new construction and substantial rehabilitation.

- d. Implement new recycling program for offices and apartments, construction projects, and increase tenant participation where recycling is currently practiced.
- e. Foster a culture of energy and environmental awareness throughout AHA.
- f. Promote good indoor air quality in tenant apartments and offices to improve tenant and staff health.

Improve agency business processes and organizational structure to enhance energy management and sustainability capabilities.

- Improve agency business processes and organizational structure to enhance energy management and sustainability capabilities.
 - a. Incorporate energy efficiency and sustainability goals into top level agency strategies that drive funding priorities, staffing and resource allocation, and agency policies and procedures.
 - b. Establish sustainability scorecards to trend performance.

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures (No revisions)**
- 2. Financial Resources (No revisions)**
- 3. Rent Determination (No revisions)**
- 4. Operation and Management:**

Section 8 Admin Plan in its entirety: Specific changes attached

- 5. Grievance Procedures: *Procedure Attached***

6. Designated Housing for Elderly and Disabled Families (no revisions)

7. Community Service and Self-Sufficiency

Develop the Capital South Campus Center using HUD grant funds, partner with Trinity Alliance as facility operator and a wide variety of service providers, educational institutions, government and private sector employers in an effort to educate and train residents of Albany's South End, its similarly disadvantaged neighborhoods, as well as its higher income neighborhoods for employment, improved employment opportunities and general self-sufficiency and health.

8. Safety and Crime Prevention

AHA acknowledges the need for measures to ensure the safety and security of public housing residents:

- *Residents fearful for their safety and/or the safety of their children.*
- ***Residents concern for protection of their property.***
- *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.*

Information or data used to determine the need for PHA actions to improve safety of residents are:

- *Analysis of crime/arrest statistics over time for crimes committed in and around public housing authority developments.*
- *Resident reports*
- *PHA Employee reports*
- *Police reports*
- *Demonstrable, quantifiable success with previous or ongoing anticrime/anti-drug programs*

The Albany Housing Authority has undertaken the following Crime And Drug Prevention activities:

- *Contracting with outside and/or resident organizations for the vision of crime and/or drug-prevention activities (contract with Albany Police Department).*
- *Crime prevention through Environmental Design(CPTED)*
- *Installed video surveillance camera systems **with access by Albany Police Department staff 24/7***

The following are coordination between AHA and the Albany Police Department (APD) for carrying out crime prevention measures and activities:

- *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. Officer in residence program **and office space on site for beat/bike patrol officers.***

Police officers in residence at the following addresses:

200 Green Street (NY009000003, Unit 7B, Bldg. 200),
230 Green Street (NY009000003, Unit 4A, Building 230),
Nutgrove (NY009000008, Unit 416), [1 Lincoln Square \(NY009000004, Unit 10E\)](#),

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Office provided for beat/bicycle officers at:

Lincoln Sq. North Albany Homes, Ida Yarbrough Homes, and North Swan Street.

The above addresses were chosen based on the needs assessment due to the criminal activities within the neighborhood of its location.

- *Police regularly testify in court and otherwise support eviction cases*
- *Police regularly meet with the PHA management and residents*
- *Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services*

- *AHA and the Police Department have contractual arrangement for police patrols in and around sites on an as needed basis. AHA provides workspace in its main office for coordination of assignments.*
- *AHA provides office space to beat/bicycle officers that patrol area that includes AHA development sites.*
- *AHA has direct computer link to Albany Police Department to review crime, arrest, and calls for service daily.*

9. Pets (attached)

10. Civil Rights Certification (attached)

11. Fiscal Year Audit (attached)

12. Asset Management (no revisions)

13. Violence Against Women Act (VAWA)

The Albany Housing Authority has implemented the use of the HUD form 50066, CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING. The Violence Against Women Act of 2005 protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. The Authority will make every effort to provide and/or partner with agencies or other service providers offering activities, services, or programs to children or adult victims of domestic violence, dating violence, sexual assault, or stalking, also services and programs to help obtain or maintain housing and to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. AHA amended the ACOP and the Section 8 Administration Plan to reflect the enactment of Violence Against Women Act (VAWA) 2005 any denial of admission to the programs and any termination of assistance, tenancy, or occupancy rights under the programs to comply with the provisions of VAWA 2005 and any future denial or termination action will comply with the provisions of VAWA 2005.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

A copy of the Annual plan can be obtained at each Development Office, AHA Central Office located at 200 S. Pearl Street and our website at www.albanyhousing.org

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

Capital South Plan <ul style="list-style-type: none"> - Continue to support initiatives that lead to attaining the goals of the Plan. - Continue to participate in and guide the South End Action Committee - Continue to participate in and encourage AHA residents to participate in the South End Neighborhood Association - Seek partnerships with other stakeholders and provide leadership and assistance where possible - Support residents and reinforce prior housing investments 	Capital South Plan <p>Seek partnerships with Habitat for Humanity and others to promote rehabilitation of abandoned and under-utilized residential and commercial buildings</p> <p>Consider applying for “Choice Neighborhood” Planning Funds for all downtown neighborhoods.</p> <p>Implement HUD CFCF Ed/training facility grant to develop the Capital South Campus Center.</p>
Arbor Hill Neighborhood Plan <ul style="list-style-type: none"> - Continue to support initiatives that lead to attaining the goals of the Plan - Continue to participate in and guide the Arbor Hill Implementation Team - Continue to participate in and encourage AHA residents to participate in the Arbor Hill Neighborhood Association - Seek partnerships with other stakeholders and provide leadership and assistance where possible - Continue to lead and support planning and development of North Swan Street - Support residents and reinforce prior housing investments 	Arbor Hill Neighborhood Plan <p>Participate in planning for improvements to city park at the corner of Second and North Swan Street.</p> <p>Plan for Second Phase of Mixed Use Development on Swan Street.</p> <p>Continue to explore feasibility of developing a small supermarket on Swan Street.</p> <p>Develop Academy Lofts adaptive-reuse rehabilitation project.</p> <p>Apply for “Choice Neighborhoods” planning funds, for all downtown neighborhoods.</p>
West Hill <p>Explore partnerships that lead to housing initiatives supported by block or neighborhood revitalization plans.</p>	West Hill <p>Remain receptive to offers to join partnerships for housing initiatives supported by a block or neighborhood</p>

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	revitalization plan.
City-wide Initiatives <ul style="list-style-type: none"> - Participate as needed in the creation of the City's first Comprehensive Plan - Continue to participate in and guide Capital City Housing in achieving housing goals - Continue to participate in and assist Block by Block and other similar neighborhood quality of life and code enforcement initiatives - Continue to participate in and assist Solutions to Vacant Buildings Committee in achieving goals 	City-wide Initiatives <ul style="list-style-type: none"> - Continue to participate in and guide Capital City Housing in achieving housing goals - Continue to participate in and assist Block by Block and other similar neighborhood quality of life and code enforcement initiatives - Continue to participate in and assist Solutions to Vacant Buildings Committee in achieving goals
NY9-1 Whalen Homes <ul style="list-style-type: none"> - Determine next major milestone in the development's life cycle and plan for its disposition and/or redevelopment. 	NY9-1 Whalen Homes
NY9-4 Lincoln Square <ul style="list-style-type: none"> - Dispose and demolish 292 units, daycare and management office at 1, 2, and 3 Lincoln, possibly rehabilitating 2 Lincoln - Continue to apply for state and federal funding, including Choice Neighborhoods, to develop off-site replacement housing, daycare and management office - Explore redevelopment scenarios for on-site, including an educational campus, mixed-income housing, or both - Relocate residents to replacement units to the extent feasible and with Section 8 vouchers; existing residents shall receive preference for replacement housing - Continue to support the goals of the Capital South Plan 	NY9-4 Lincoln Square <ul style="list-style-type: none"> - Apply for funding to develop replacement housing and dispose and demolish one or more towers; Develop South End Phase 3 Consider applying for "Choice Neighborhoods" Planning Funds Develop HUD CFCF Ed/training facility grant. Complete Rehab of 34 Morton Avenue as New Management Office and 2 apartments
NY9-5 Ida Yarbrough Low-Rise Homes <ul style="list-style-type: none"> - Dispose and demolish 129 units of residential housing - Apply for funding and develop fewer units on-site - Include owner-occupied units in the on-site redevelopment plan - Apply for funding and develop off-site replacement units 	NY9-5 Ida Yarbrough Low-Rise Homes <ul style="list-style-type: none"> - Dispose, demolish and redevelop Ida Low-Rise for Phase 1 consisting of 43 units on site - Continue the rehabilitation of approximately 23 units off-site using NSP1 funding; use for relocation of residents affected by Phase 1 of the on-site redevelopment. Scheduled completion

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<ul style="list-style-type: none"> - Relocate residents to replacement units to the extent feasible and with Section 8 vouchers; existing residents shall receive preference for replacement housing - Continue to support the goals of the Arbor Hill Neighborhood Plan 	<p>summer of 2012.</p> <ul style="list-style-type: none"> - Seek funding to develop additional replacement units on Swan Street and throughout Arbor Hill <p>Consider applying for “Choice Neighborhood” Planning Funds</p>
<p>NY9-5 Ida Yarbrough Hi-Rise Homes</p> <p>Explore disposition and substantial rehabilitation with possibility of renting to special needs population or higher income population. Apply for any grants that become available to rehabilitate the building.</p>	<p>NY9-5 Ida Yarbrough Hi-Rise Homes</p>
<p>NY9-7 Westview Homes</p> <ul style="list-style-type: none"> - Explore and possibly consolidate additional units into 1 bedroom units. - Explore disposition and possibly partner with other organizations to develop a continuum of care campus on and around the Westview property. - Apply for any grants that become available to rehabilitate the building. 	<p>NY9-7 Westview Homes</p> <p>Consider applying for any grants that become available to rehabilitate the building.</p>
<p>NY9-12 Steamboat Historic Rehabs</p> <ul style="list-style-type: none"> - Explore and possibly dispose 2- and 3-unit buildings to owner occupants. Dispose of multi-unit buildings to non-profits or private landlords. Use profit and ACC operating subsidy to develop new units. 	<p>NY9-12 Steamboat Historic Rehabs</p> <p>Conduct feasibility study.</p>
<p>NY9-13 Ezra Prentice Homes</p> <ul style="list-style-type: none"> - Complete substantial rehabilitation and selectively consolidation of existing 179 units into 169 ACC and 7 Project Based Section 8 units according to the mixed-finance redevelopment plan created in 2009. - Relocate residents to rehabilitated units on-site to the extent feasible and allow qualified displaced residents to return. 	<p>Completed.</p>

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NY9-21 Scattered Sites (3rd Street) NY 9-22 (Ontario and Sherman Streets) NY 9-29 (Pieter Schuyler Court) - Explore disposition of units to qualified owner occupants; attempt to qualify and sell to existing occupants.	NY9-21 Scattered Sites (3rd and Sherman Streets) - Gauge residents interest in participating in homeownership programs and purchasing their unit
NY 9-31 (Formerly NYS 137C) Townsend Park Homes Federalize	NY 9-31 (Formerly NYS 137C) Townsend Park Homes -Complete Modernization work and covert units to ACC
Stephen and Harriet Myers Homeownership Program - Develop 10 single family homes on scattered sites in the Arbor Hill neighborhood	Stephen and Harriet Myers Homeownership Program - Complete development of 10 single family homes on scattered sites in the Arbor Hill neighborhood
Academy Lofts - Develop through adaptive reuse St. Joseph's Academy on N. Swan street into 22 affordable residential units over approximately 15,000 square feet of commercial space for artists	Academy Lofts Continue rehabilitation and prepare for residential and commercial operation in 2013.
General Development Goals - Seek additional operating subsidy in order to expand housing inventory. - Use housing development as a vehicle for resident and neighborhood revitalization, including mixed-use development where it is deemed feasible and appropriate - Explore partnerships and methods to increase Section 3, minority individual, and M/WBE participation in the development process. - Explore development opportunities in other neighborhoods in the City of Albany and throughout the County of Albany. - Incorporate sustainable or 'green' energy techniques and practices in all development initiatives - Explore the use of prefabricated construction for infill housing	General Development Goals Re-establish commitments to M/WBE, minority individual and Section 3 individual and business opportunities for participation in construction projects.
KINGS WAY BUILDING Rehab 27-29 N. Swan Street for office	KINGS WAY BUILDING Complete construction

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PROJECT-BASED VOUCHERS	PROJECT BASED VOUCHERS
Assist creation and sustainability of affordability housing w/ Project Based Vouchers	Continue to seek and fund Affordable Housing Projects using Project Based Vouchers.

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Homeownership:

Currently Albany Housing Authority has **30** Homeownership vouchers, **28** of which are active.

Housing Needs: (Statistics updated)

Currently AHA has a total of 4248 families on the Public Housing and Section 8 waiting list. 53% of our waiting list consists of families with children, 2% are elderly applicants, and 23% are families with disabilities. The Section 8 waiting list has been closed since May 2010. We currently have 1,052 active section 8 applications and our list is closed. Since it is the AHA policy to re-open the list and accept applications when that number falls below 1,200 we plan to re-open the waiting list in the near future. Combined Public Housing – Section 8 Waiting shows a majority of the persons on the waiting list (75%) are extremely low income (under 30% of the AMI).

Most of the public housing is located in impacted census tracts. The HOPE VI replacement housing and the Arbor Hill neighborhood, although impacted, can also be cited as an area in need of the additional stimulus of occupied apartments and homeowners. One of the largest needs that AHA can address on a limited basis is to provide apartments for the large family. AHA has 293 families on its waiting list who need a 4 bedroom or larger apartment. Affordable large units that meet minimum inspection standards are not readily available.

AHA wait list preferences persons who are employed in order to increase the average household income of its developments. HUD mandates that 40% of all vacant units must be assigned to extremely low income families and at the time encourages PHAs to establish a reasonable income mix in each of its developments (deconcentration).

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Strategy for Addressing Housing Needs:

AHA recognizes the shortage of affordable housing for all eligible populations and plans to maximize the number of affordable units available to AHA within our current resources by taking the following measures:

- Minimizing the number of public housing units off-line through effective maintenance and management policies.
- 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.
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources.

AHA will continue to increase the number of affordable housing units by performing the following:

- 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.

AHA will target available assistance to families at or below 50% of AMI by utilizing admissions preferences aimed at families who are working.

AHA will target available assistance to Families with Disabilities by carrying out the modification needed in public housing based on the section 504 Needs Assessment for Public Housing and affirmatively market to local non-profit agencies that assist families with disabilities.

AHA will conduct activities to affirmatively further fair housing by counseling section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. This will also be done by marketing the Section 8 program to owners with property outside of areas of poverty/minority concentration.

Progress in Meeting Mission and Goals:

- AHA continues to work towards expanding the supply of assisted housing through various initiatives.
- Albany Housing Authority continues to make progress towards meeting its 5-Year plan goals and mission. AHA has completed the conversion of state assisted housing to project-based voucher programs. AHA has completed Phase III of the development of coming Homes HOPE VI program Arbor Hill replacement housing which includes seven storefronts.
- AHA continues to stabilize and revitalize the Arbor Hill community by applying to NYS DHCR and other mixed-finance sources to fund the adaptive reuse renovation of St. Joseph's Academy as 25 loft style apartments and a 16,000 square foot commercial space for use as an arts center.
- AHA continues to improve the quality of assisted housing. AHA would subdivide the site and dispose of the low rise portion of the development at Amp 5, Ida Yarbrough to a wholly owned subsidiary

of the Albany Housing Authority in order to make eligible for financing not otherwise available under current ownership structure and funding sources.

- As a stand alone project or as part of a larger mixed used project AHA is working with the Albany County Historical Association to rehabilitate the King's Way building on North Swan Street into two residential rental units and office space and gift store for the Ten Broeck Mansion.

Substantial Deviation:

- A substantial change in a goal(s) identified in the Five-Year Plan. For example, checking or unchecking a PHA goal box. A substantial deviation does not include any changes in HUD rules and regulations which require or prohibit changes to activities listed herein.

Significant Amendment/Modification:

- Significant modifications to major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities) that are not mandated by the Department of Housing and Urban Development.

REVISIONS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)

The ACOP has been updated, using the most recent model plan published by Nan McKay, the leader in training and consulting in the housing field. Every section in the revised plan includes a reference to the Code of Federal Regulations, HUD Notice, or HUD handbook or guidebook that is the source of the policy. Where there is no mandatory guidance, the PHA policy is based on industry standards.

The following policies were recently updated after a 30-day comment period in December 2012:

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Security Deposits

Leasing and Inspections, the security deposit will be equal to the family's total tenant payment at the time of move-in, minimum of \$250.00 and must be paid in full prior to move in.

Late Fee

If the rent is not paid by the end of business on the 10th day of the month, a late fee of \$25.00 will be charged.

Pet Policy

Pets, there are no significant changes to the policy except the pet deposit will be raised from \$100.00 to \$200.00 and there will be a non- refundable pet fee of \$25.00 as allowed by HUD.