

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 07/31/2019
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> <b>PHA Name:</b> Albany Housing Authority <span style="float: right;"><b>PHA Code:</b> NY009</span>  <b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 07/2017  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units 2,290</b> <span style="float: right;"><b>Number of Housing Choice Vouchers (HCVs) 2,838</b></span>  <b>Total Combined 5,128</b>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)         </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>Currently AHA has a total of 15,993 families on the Public Housing and Section 8 waiting lists. 54% of our waiting list consists of families with children, 4% are elderly applicants, and 22% are families with disabilities. AHA’s Section 8 waiting list was closed for almost 8 years, but was reopened for two weeks in 2015 during which time we received over 7,000 applications. Combined Public Housing – Section 8 waiting list shows a majority of the persons on the waiting lists (81%) are extremely low income (under 30% of the AMI).</p> <p>Most AHA public housing developments are located in impacted census tracts. One of the largest needs that AHA can address on a limited basis is to provide apartments for the large family. AHA has 597 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 in the private sector.</p> <p>AHA wait list preferences persons who are employed to encourage a stable lifestyle and economic diversity. 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).</p> <p><b>Increase the availability of decent, safe, and affordable housing.</b></p> <p><b>Expand the supply of assisted housing.</b></p> <ul style="list-style-type: none"> <li>• Apply for additional Section 8 vouchers including special needs.</li> <li>• Leverage private or other public funds to create additional housing opportunities. <ul style="list-style-type: none"> <li>a. Develop additional replacement housing for the remaining towers at Lincoln Square Homes which are intended to be demolished and disposed, including <b>possible use</b> of RAD.</li> <li>b. Develop replacement housing on- and off-site for Ida Yarbrough Lo-rise Homes using PBVs and other mixed-finance sources.</li> <li>c. Modernize and dedensify the mid-rise towers at Ida Yarbrough Hi-rise Homes and develop appropriate replacement housing.</li> <li>d. Explore development opportunities and partnerships for market rate rental and homeownership housing, workforce housing, and supportive housing in the City of Albany and elsewhere.</li> <li>e. <b>Explore</b> converting Steamboat Square Hi-rise towers into mixed-income, mixed-use housing as part of a vibrant market-rate mixed-use redevelopment plan for the South Waterfront District, including use of RAD.</li> <li>f. <b>Explore</b> redeveloping the “DMV Block” into mixed-use mixed-income housing and commercial space.</li> <li>g. Develop market rate rental and homeownership housing products for residents paying the ‘flat rent’. Market to these families and assist them in taking advantage of these products.</li> <li>h. Participate in the creation of neighborhood plans that would result in the expansion of a variety of quality affordable housing products necessary for the neighborhood’s revitalization, including affordable market rate housing.</li> <li>i. Cooperate and participate where appropriate with initiatives such as the Albany County Landbank and the Affordable Housing Partnership’s Brownfields Study to return distressed and abandoned buildings and vacant and contaminated land to productive use for affordable housing and other uses conducive to neighborhood revitalization.</li> <li>j. Partner with others who would expand the supply of supportive housing, assisted housing and market rate housing.</li> <li>k. Use best efforts to balance the development of assisted housing and special needs housing with market rate housing.</li> </ul> </li> <li>• Acquire or build units or developments. <ul style="list-style-type: none"> <li>a. Explore acquisition and substantial rehab of Bleecker Terrace.</li> <li>b. Explore acquisition and substantial rehab of Clinton Avenue Apartments.</li> </ul> </li> <li>• Consider for-profit affiliate for development.</li> <li>• <b>Demolish or dispose of obsolete public housing</b> <ul style="list-style-type: none"> <li>○ <b>Pursue</b> disposition and demolition of the obsolete towers at 1, 2, and 3 Lincoln Square Homes per the Capital South Plan, including use of RAD.</li> <li>○ <b>Explore</b> disposition, demolition and replacement of Robert Whalen Homes, including use of RAD.</li> <li>○ Pursue disposition, demolition and replacement of remaining units at Ida Yarbrough Lo-rise Homes using PBV subsidy and other mixed-finance sources.</li> <li>○ Explore disposition of Ida Yarbrough Hi-rise Homes as a means to creating mixed-income housing and financing modernization and deep energy retrofit.</li> <li>○ <b>Explore</b> disposition of Steamboat Square Hi-rise Homes as a means to creating mixed-income housing and financing modernization and deep energy retrofit, including use of RAD.</li> <li>○ Explore disposition of Westview Homes as a means to creating continuum of care housing and financing modernization and deep energy retrofit.</li> <li>○ Explore the feasibility and marketability of disposing of public housing rental units suited for homeownership at NY9-12 Steamboat Square Historic Rehabs, NY9-21 Scattered Sites (3rd Street), NY 9-22 (Ontario and Sherman Streets), and NY 9-29 (Pieter Schuyler Court).</li> </ul> </li> </ul>

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Continue to explore options to create a policy to limit occupancy at flat rents so as to free up units for families on the waiting list. Expected HUD guidance in 2017 regarding limitation on Public Housing Tenancy for over-income families.

AHA Accounting Dept. will undertake an initiative to replace our current tenant rent billing procedure including paper statements and U.S. Mail, to an online system that will integrate with our web-based payment portal which will eliminate the expense and waste of paper statements and postage.

- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.

**200 Green Street, 230 Green Street, 260 North Pearl, 1 Lincoln Square, 3 Lincoln Square, Westview and Townsend Homes.**

*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 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 Police have 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 has direct computer link to APD crime, arrest, and calls for service.*

- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- Y N
- Hope VI or Choice Neighborhoods.
  - Mixed Finance Modernization or Development.

5 Year Goals	2017 Initiatives
<p><b>Capital South Plan</b></p> <ul style="list-style-type: none"> <li>- Continue to support initiatives that lead to attainment of the goals of the Plan.</li> <li>- Continue to participate in and encourage AHA residents to participate in the South End Neighborhood Association</li> <li>- Seek partnerships with other stakeholders and provide leadership and assistance where possible</li> <li>- Support residents and reinforce previous housing investments</li> </ul>	<p><b>Capital South Plan</b></p> <ul style="list-style-type: none"> <li>- Explore developing market rental in and around the South End</li> <li>- Explore developing unsubsidized homeownership in and around the South End</li> <li>- Explore redevelopment of the "DMV Block" as mixed-finance, mixed-use commercial hub of the South End</li> </ul>
<p><b>Lincoln Square Homes</b></p> <ul style="list-style-type: none"> <li>- Dispose and demolish 192 units, Head Start Center and management office at 1, 2, and 3 Lincoln; explore adaptive reuse of 2 Lincoln Square</li> <li>- Continue to apply for state and federal funding, including Choice Neighborhoods, to develop off-site replacement housing and Head Start center</li> <li>- Support the Capital South Campus Center and continue to redevelop the Lincoln site and surrounding area into a campus for workforce development and higher education</li> </ul>	<p><b>Lincoln Square Homes</b></p> <ul style="list-style-type: none"> <li>- Implement CS2, converting a classroom into a clean room training facility at the Campus Center</li> <li>- Explore adaptive reuse of underutilized buildings and vacant land for private sector business and workforce development associated with the Capital South Campus</li> </ul>
<p><b>Steamboat Square Homes</b></p> <p>Explore converting hi-rise towers into mixed-income, mixed-use housing as part of a vibrant market-rate redevelopment plan for the South Waterfront District</p>	<p><b>Steamboat Square Homes</b></p> <ul style="list-style-type: none"> <li>- Create a master development plan</li> <li>- Complete market study</li> <li>- Explore extreme makeover and deep retrofit designs of towers</li> <li>- Build city support and assistance</li> </ul>

5 Year Goals	2016 Initiatives		2016
<b>Nutgrove Garden Apartments</b> Refinance and modernize	<b>Nutgrove Garden Apartments</b> - Initiate refinancing/ stabilize debt		
<b>Steamboat Square Historic Rehabs</b> 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.	<b>Steamboat Square Historic Rehabs</b>		
<b>Underused Building and vacant land</b> Envisioning a mixed-use wellness campus serving the housing and healthcare needs of South Enders.	<b>Underused Building and vacant land</b> - Create community consensus on site - Create a master development plan - Begin developing partnerships - Begin building community consensus		
<b>Arbor Hill Neighborhood Plan</b> - Continue to support initiatives that lead to attaining the goals of the Plan - 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	<b>Arbor Hill Neighborhood Plan</b> - Continue to convene the Swan Street Workgroup and supporting their initiatives - Continue to assemble land and seek partnership opportunities for developing a food market on Swan Street - Work with NYSHCR to foreclose on non-compliant properties - Explore reinventing and marketing Arbor Hill as an arts district		
<b>Ida Yarbrough Low-Rise Homes</b> - Dispose of and demolish 53 units of residential housing - Apply for funding and develop fewer units on-site - Include owner-occupied units in the onsite redevelopment plan - Apply for funding and develop off-site replacement units - 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	<b>NY9-5 Ida Yarbrough Low-Rise Homes</b> - Close on mixed-financing including PBV subsidy and begin construction of Phase 1 - Seek funding to develop Phase 2, off site replacement units, including in West Hill - Continue to demolish and redevelop the remaining existing on-site units - Explore development of market rate rental and homeownership on- and off-site		
<b>NY9-5 Ida Yarbrough Hi-Rise Homes</b> Explore disposition and substantial rehabilitation with possibility of renting to mixed income clientele. Apply for any grants that become available to rehabilitate and perform deep energy retrofit of the buildings	<b>NY9-5 Ida Yarbrough Hi-Rise Homes</b> - Conduct a planning charrette that includes the development objectives for this site.		
<b>NY9-1 Whalen Homes</b> Dispose or redevelop Whalen Homes	<b>NY9-1 Whalen Homes</b> - Determine next major modernization milestone as way of setting course and timeline for disposition or redevelopment - Begin planning for replacement housing		
<b>West Hill Neighborhood Plan</b> Work with the City of Albany and stakeholder groups to create a neighborhood revitalization plan. Explore partnerships that lead to the development of housing and other initiatives that support the neighborhood plan.	<b>West Hill Neighborhood Plan</b> - Continue to convene the Lexington Avenue Workgroup and support their initiatives - Continue to assist in procuring a planning consultant for the West Hill plan - Explore sites and partnerships for the development of replacement, mixed-finance and mixed-use housing - Explore acquisition and redevelopment of Bleeker Terrace		
<b>NY9-21 Scattered Sites (3rd Street) NY 9-22 (Ontario and Sherman Streets) NY 9-29 (Pieter Schuyler Court)</b> Explore disposition of units to qualified owner occupants; attempt to qualify and sell to existing occupants.	<b>NY9-21 Scattered Sites (3rd and Sherman Streets)</b> Gauge residents interest in participating in homeownership programs and purchasing their unit		
<b>North Albany Homes</b> - Refinance and modernize North Albany Homes - Close out HOPE VI Grant	<b>North Albany Homes</b> - Continue to prepare for end of compliance period and readiness for refinancing		

	<p>- Exploring option to carve out units after the compliance period for homeownership.</p>	
	<p><b>Westview Homes</b>  - 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>	<p><b>Westview Homes</b>  Apply for any grants that become available to rehabilitate the building.</p>
	<p><b>General Planning and Development Initiatives</b>  - Explore development opportunities and partnerships for market rate rental and homeownership, workforce housing, and supportive housing in the City of Albany and elsewhere  - Participate in the City of Albany’s rezoning effort  - Study AHA’s energy needs and create a comprehensive sustainability plan</p>	<p><b>General Planning and Development Initiatives</b>  - Conduct market studies, meet with prospective partners and watch for funding availability  - Meet with the City zoning staff as necessary</p>
	<p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.  <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.  <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.  <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.  <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.  <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p>	
	<p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>	
<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>Continue to Improve the quality of assisted housing.</b></p> <ul style="list-style-type: none"> <li>• Assess management factors affecting AHA’s PHAS score and develop an action plan to continue to achieve “high performer” status.</li> <li>• Improve customer satisfaction: <ul style="list-style-type: none"> <li>a. Capture information from resident survey data compiled by HUD when administered; consider working through local college/university to conduct additional surveys.</li> <li>b. Encourage culture of mutual civility and respect between AHA staff and clientele through training and by example.</li> </ul> </li> </ul> <p><i>Continue to explore efforts to Increase assisted housing choices</i></p> <ul style="list-style-type: none"> <li>• <b>Continue homeownership opportunities for voucher holders, Family Self-Sufficiency (FSS) participants, and public housing residents.</b> <ul style="list-style-type: none"> <li>a. <b>Pursue funding to restore homeownership counseling services.</b></li> <li>b. <b>Encourage and assist public housing residents paying flat rents to pursue homeownership.</b></li> <li>c. <i>Consider and explore options to limit occupancy to five years at flat rents so as to free up units for families on the waiting list.</i></li> </ul> </li> <li>• <b>Ensure that new building and modernization work can be sustained efficiently and economically.</b> <ul style="list-style-type: none"> <li>a. <b>Include maintenance and AMP management staff in planning and design process for construction and modernization.</b></li> <li>b. <b>Involve occupancy staff in evaluating development budget assumptions about likely tenant incomes.</b></li> <li>c. <b>Improve inspections follow-through to ensure consistency between design specifications and construction and to hold developers accountable for meeting specifications.</b></li> </ul> </li> </ul> <p><b>Improve community quality of life and economic vitality.</b></p>	

***Provide an improved living environment***

- **Implement public housing security improvements.**
  - Continue to improve security using Crime Prevention through Environmental Design (CPTED) principles.
  - Continue to de-densify public housing developments when feasible.
- **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.**
- **Continue to explore options that will continue to improve applicant screening, including higher standards for home checks.**
- **Effective January 2016 Albany Housing Authority became “Smoke-Free”**
- 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 AHA neighborhoods.
  - a. Publicize neighborhood improvements.
  - b. Partner with the City of Albany in developing plans and pursuing reinvestment in AHA neighborhoods.
- Develop affordable market rate rental and homeownership housing whenever possible in conjunction with the development of low-income assisted affordable housing.
- Develop affordable commercial and office space whenever possible, as a means to bringing needed goods and services into disinvested communities and help change them into neighborhoods of choice.
- Seek to develop affordable housing in non-impacted neighborhoods within the City of Albany, especially those more easily accessible to employment opportunities.
- Support development and implementation of neighborhood plans
- Continue to support and grow the educational programming and employment opportunities of the Capital South Campus Center.
- Continue to support neighborhood revitalization efforts by working collaboratively with stakeholders.

**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 leveraging ROSS Family Service Coordination and PH and Section 8 FSS funding
- 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.
- Continue to partner and to assist in the progress of the Capital South Campus Center using HUD grant funds, continue partnering 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.

	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>B.4.</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><a href="#">Form 50077-ST-HCV-HP</a>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response.</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p><b>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an approved Assessment of Fair Housing consistent with 24 CFR §5.154.</b></p> <div data-bbox="180 386 1455 835"> <p><b>Fair Housing Goal:</b></p> <p><u><i>Explain Strategies and Actions</i></u></p> <p>AHA continues activities to affirmatively further fair housing by counseling section 8 tenants as to location of units outside of areas of poverty or minority concentration.</p> <p>We have implemented higher VPS in areas with low poverty rates to encourage this. This will also be done by marketing the Section 8 program to owners with property outside of areas of poverty/minority concentration.</p> <p>AHA currently contracts with a community agency to assist in outreach efforts of landlord with properties located in non-impacted neighborhoods within the City of Albany.</p> </div> <div data-bbox="180 856 1455 1293"> <p><b>Fair Housing Goal:</b></p> <p><u><i>Explain Strategies and Actions</i></u></p> <p>Seek to develop affordable housing in non-impacted neighborhoods within the City of Albany, especially those more easily accessible to employment opportunities.</p> <p>Promote and support reinvestment initiatives and opportunities.</p> <ul style="list-style-type: none"> <li>❖ Publicize neighborhood improvements</li> <li>❖ Partner with the City of Albany in developing plans and pursuing reinvestment in</li> </ul> </div> <div data-bbox="180 1314 1455 1772"> <p><b>Fair Housing Goal:</b></p> <p><u><i>Explain Strategies and Actions</i></u></p> </div>

**Instructions for Preparation of Form HUD-50075-HP**

# Annual Plan for High Performing PHAs

## A. PHA Information. All PHAs must complete this section.

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

## B. Annual Plan.

### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7 (a)(1)(iii) and 24 CFR §903.7(a) as amended by 80 FR 42271).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and 24 CFR §903.12(b)).

**Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

**Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-2, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**HOPE VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-2, successor RAD Implementation Notices, and other RAD notices.](#)

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7 (g)). In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Form HUD - 50075.2 approved by HUD on XX/XX/XXXX.”

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

## C. Other Document and/or Certification Requirements

**C.1 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any

applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response.

#### **D. Affirmatively Furthering Fair Housing.**

##### **D.1 Affirmatively Furthering Fair Housing.**

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an approved Assessment of Fair Housing consistent with 24 CFR §5.154. Use the chart that has been provided for your convenience. Strategies and actions must affirmatively further fair housing and may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, including HUD-assisted housing. (24 CFR § 5.154 (d)(5)). Until such a time that a PHA is required to submit an AFH and that AFH has been accepted by HUD, the statement must explain how the strategies and actions will address impediments to fair housing choice in the Analysis of Impediments associated with the applicable Consolidated Plan and Annual Action Plan.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 9.26 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.