

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
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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, 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.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>					
<b>A.1</b>	<b>PHA Name:</b> ALBANY HOUSING AUTHORITY			<b>PHA Code:</b> NY009		
	<b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2020</u>					
	<b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission					
	<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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><i>A copy of the 5-year plan can be obtained at each Development Office, AHA Central Office located at 200 S. Pearl Street and our website at <a href="http://www.albanyhousing.org">www.albanyhousing.org</a></i></p>					
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	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:					

	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.					
<b>B.1</b>	<p><b>Mission.</b> 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.</p> <p><i>Our mission is to provide high quality, affordable and sustainable housing opportunities while continuing to promote economic independence and stability for our residents.</i></p>					
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p><b>REASONABLE ACCOMMODATION REQUESTS</b> -WITH RESPECT TO ANIMALS THAT TENANTS WITH DISABILITIES MAY REQUEST AS A REASONABLE ACCOMMODATION:  AHA WILL ADOPT AND USE THE QUESTIONNAIRE ANALYSIS PROVIDED IN PHA NOTICE ISSUED ON JANUARY 28, 2020. THE SERIES OF QUESTIONS WILL SERVE AS A MODEL TO GAGE THE APPLICABILITY OF TENANTS REQUEST TO HAVE AN ANIMAL AS A REASONABLE ACCOMMODATION UNDER THE FAIR HOUSING ACT.</p> <p><b>GRIEVANCES AND APPEALS:</b> AHA WILL IMPROVE RESPONSE TO RESIDENT COMPLAINTS AND OR GRIEVANCE REQUESTS. REQUESTS WILL BE REVIEWED TO DETERMINE THE APPROPRIATENESS OF ALL TENANT RELATED COMPLAINTS WITHIN 3-5 BUSINESS DAYS OF TENANTS' WRITTEN NOTICE. IN EFFORT TO ENSURE THE NECESSITY OF SUCH GRIEVANCE AHA WILL ATTEMPT TO RESOLVE THROUGH EXCHANGE WITH ONSITE ASSET MANAGERS AND RELATED STAFF. THE AHA WILL SCHEDULE AND SEND WRITTEN NOTICE OF THE INFORMAL HEARING WITHIN 10 BUSINESS DAYS OF THE FAMILY'S REQUEST.</p> <p><b>COLLECTION MATTERS-</b> TO REDUCE AND/OR RESOLVE THE NUMBER OF DELINQUENT ACCOUNTS AHA WILL REFER FAMILIES FOR FINANCIAL MANAGEMENT COUNSELING FACILITATED BY THE ROSS COORDINATOR. AHA WILL EVALUATE ENFORCEMENT EFFORTS BASED ON TENANTS WILL AND COMPLIANCE IN ADDRESSING OUTSTANDING BALANCES OLDER THAN 6 MONTHS OLD. CONTINUED NONCOMPLIANCE AND NONPAYMENT OF TENANT RELATED CHARGES DUE TO EXCESS FEES WILL BE ENFORCED THROUGH THE COURTS.</p> <p><b>VAWA-</b> AHA IS ACTING IN FULL ACCORDANCE WITH THE VIOLENCE AGAINST WOMEN ACT (VAWA) AHA WILL REVISE THEIR WRITTEN VAWA PLAN TO ENSURE PHYSICAL SAFETY OF VICTIMS OF ACTUAL OR THREATENED DOMESTIC VIOLENCE, OR STALKING WHO ARE ASSISTED BY THE AHA. THIS WILL INCLUDE BROKERING AND/OR REFERRING FAMILIES TO EQUINOX, CRIME VICTIMS ASSISTANCE PROGRAMS, AND/OR NYS FAMILY COURT SYSTEM FOR FURTHER SUPPORT. AHA WILL PROVIDE AND MAINTAIN HOUSING OPPORTUNITIES FOR VICTIM THROUGH A COLLABORATIVE EFFORT WHICH MAY INCLUDE LAW ENFORCEMENT AUTHORITIES, VICTIM SERVICE PROVIDERS TO PROMOTE THE SAFETY AND WELL-BEING OF VICTIMS OF ACTUAL OR THREATENED DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING. AHA STAFF HAS RECEIVED TRAINING ABOUT THE PROTECTIONS AFFORDED TO VAWA AND ARE AWARE OF VARIOUS CIRCUMSTANCES IN WHICH TENANTS MAY NEED TO BE REMINDED OF THEIR PROTECTIONS. AHA ALSO PROVIDES ALL TENANTS WITH INFORMATION ABOUT VAWA AT THE TIME OF ADMISSION AND AT ANNUAL REVIEWS AND NOTICES OF DENIAL OF ASSISTANCE OR LEASE TERMINATION. TENANT SEEKING SUCH PROTECTIONS ARE ENCOURAGED TO COMPLETE FORM HUD 50056 AS WELL AS SEEK FURTHER REDRESS FROM LOCAL COURT SYSTEM TO SUPPORT THE BIFURCATION OF THE LEASE WHEN THE ALLEGED PERPETRATOR IS A MEMBER OF THE LESSEE'S HOUSEHOLD.</p> <p><b>OVER INCOME FAMILIES-</b> AHA WILL TRACK FAMILIES OVER INCOME STATUS AT AND IF THE HOUSEHOLD INCOME EXCEEDS THE APPLICABLE OVER INCOME LIMIT, AHA WILL DOCUMENT THIS IN THE TENANTS FILE AND TRACK THEIR INCOME STATUS. IN ONE YEAR AFTER THE APPLICABLE ANNUAL OR INTERIM REEXAMINATION AND THEY CONTINUE TO EXCEED THE APPLICABLE OVER INCOME LIMIT, THE AHA WILL NOTIFY THE FAMILY IN WRITING THAT THEIR INCOME HAS EXCEEDED THE OVER INCOME LIMIT FOR ONE YEAR AND IF THEY CONTINUE TO BE OVER INCOME FOR ANOTHER 12 MONTHS, THEY WOULD BE SUBJECT TO AHA'S OVER INCOME POLICY. IF AFTER THE TWO YEARS AFTER THE APPLICABLE ANNUAL OR INTERIM REEXAMS THE HOUSEHOLD INCOME CONTINUES TO EXCEED THE APPLICABLE OVER INCOME LIMIT, AHA WILL CHARGE THE FAMILY A RENT THAT IS HIGHER OF THE APPLICABLE FMR OR THE AMOUNT OF THE MONTHLY SUBSIDY FOR THE UNIT. THE TENANT WILL RECEIVE WRITTEN NOTICE OF THE IR NEW AMOUNT VIA A 30 DAY. IF THE HOUSEHOLD CIRCUMSTANCES CHANGE AND THEY EXPERIENCE AN INCOME DECREASE IN INCOME, THE FAMILY MAY REQUEST AN INTERIM REDETERMINATION OF RENT IN ACCORDANCE WITH AHA POLICY.</p> <p><b>COMMUNITY SERVICE AND ECONOMIC SELF-SUFFICIENCY REQUIREMENT (CSSR)-</b> AHA WILL PROVIDE FAMILIES WITH A QUALIFIED LIST OF LOCAL COMMUNITY AGENCIES AS IT RELATES TO REQUIREMENT OF THE PROGRAM FOR EIGHT (8) HOURS PER MONTH MAY BE EITHER VOLUNTEER WORK OR SELF-SUFFICIENCY PROGRAM ACTIVITY, OR A COMBINATION OF THE TWO. AHA WILL UTILITIES THE ROSS COORDINATOR IN THE ESTABLISHMENT OF A LIST TO AID FAMILIES WITH THIS REQUIREMENT AS THIS IS ESSENTIAL FOR FAMILIES TO HAVE A LISTING OF POTENTIAL AGENCIES TO ASSIST THEM WITH MEETING THIS LEASE OBLIGATION.</p> <p><b>FRAUD AND/OR UNDERREPORTING OF HOUSEHOLD INCOME-</b> AHA WILL STREAMLINE ITS PROCESS IN THE PREVENTION, DETECTION AND INVESTIGATION OF ERRORS AND POTENTIAL PROGRAM ABUSE. AHA WILL MAKE A MORE CONCERTED EFFORT TO USE EIV AND SUBSIDY REPORTS TO ACCOUNT FOR ACTIVITY PRIOR TO THE HOUSEHOLD'S ANNUAL REEXAMINATION.</p>					

<b>B.3</b>	<b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><b>VAWA-</b> AHA is acting in full accordance with the Violence Against Women Act (VAWA) AHA will revise their written VAWA plan to ensure physical safety of victims of actual or threatened domestic violence, or stalking who are assisted by the AHA. This will include brokering and/or referring families to Equinox, Crime Victims Assistance Programs, and/or NYS Family Court system for further support. AHA will provide and maintain housing opportunities for victim through a collaborative effort which may include law enforcement authorities, victim service providers to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence, and stalking. AHA staff has received training about the protections afforded to VAWA and are aware of various circumstances in which tenants may need to be reminded of their protections. AHA also provides all tenants with information about VAWA at the time of admission and at annual reviews and notices of denial of assistance or lease termination. Tenant seeking such protections are encouraged to complete Form HUD 50056 as well as seek further redress from local court system to support the bifurcation of the lease when the alleged perpetrator is a member of the lessee's household.</p>
<b>B.5</b>	<b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year 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 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</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>

## Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

### A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

**B. 5-Year Plan.**

- B.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. (24 CFR §903.6(a)(1))

- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR §903.6(b)(2))

- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

- B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

**B.6 Resident Advisory Board (RAB) comments.**

- (a) Did the public or RAB provide comments?  
(b) If yes, submit 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 §903.17(a), 24 CFR §903.19)

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

5 Year Goals	2019 Updates and New Initiatives
<b>Capital South Plan</b> <ul style="list-style-type: none"><li>Continue to support initiatives that lead to attainment of the goals of the Plan.</li></ul> Continue to participate in and encourage AHA residents to participate in the South	<b>Capital South Plan</b> <ul style="list-style-type: none"><li>Explore developing market rental in and around the South End to accommodate existing AHA residents who may be affected by the 5 year limitation on flat rents.</li></ul>

<p>End Neighborhood Association <b>and other neighborhood organizations within the community.</b></p> <ul style="list-style-type: none"> <li>- Seek partnerships with other stakeholders <b>and/or sub-committees</b> and provide leadership and assistance where possible <ul style="list-style-type: none"> <li>▪ Support residents and reinforce previous housing investments</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Explore developing subsidized and 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> <li>▪ <b>Explore opportunities for RAD and other funding sources.</b></li> </ul>
<p><b>Lincoln Square Homes</b></p> <ul style="list-style-type: none"> <li>- <b>Continue to support initiatives that lead to attainment of the goals of the Plan</b> <ul style="list-style-type: none"> <li>▪ Dispose and demolish 192 units, 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</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> </li> </ul>	<p><b>Lincoln Square Homes</b></p> <ul style="list-style-type: none"> <li>▪ Explore adaptive reuse of underutilized buildings and vacant land for private sector business and workforce development associated with the Capital South Campus Center <b>and Lincoln Square Homes.</b></li> <li>▪ <b>Explore decommissioning through obsolescent and Section 18 to include tenant protection law.</b></li> <li>▪ <b>Explore funding opportunities for demolition of obsolete buildings</b></li> </ul>
<p><b>Steamboat Square Amps (9-3, 9-11, 9-12)</b></p> <ul style="list-style-type: none"> <li>▪ 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</li> <li>▪ Explore and possibly dispose 2- and 3-unit buildings to owner occupants.</li> <li>▪ Dispose of multi-unit buildings to non-profits or private landlords.</li> <li>▪ Use profit and ACC operating subsidy to develop new units.</li> </ul>	<p><b>Steamboat Square Homes</b></p> <ul style="list-style-type: none"> <li>▪ Create <b>and implement</b> a master development plan</li> <li>▪ Complete market study</li> <li>▪ Continue to phased 9% and 4% LIHTC projects with RAD including exterior makeover and retrofit designs of towers, renovating vacant and occupied space</li> <li>▪ Build city support and assistance</li> <li>▪ Work on multiyear plan to convert to homeownership</li> <li>▪ Explore Phased 9% and 4% LIHTC projects with RAD including exterior makeover and renovating vacant and occupied space</li> <li>▪ <b>Explore and continue to work with consultants</b></li> </ul>
<p><b>Nutgrove Garden Apartments</b></p> <ul style="list-style-type: none"> <li>▪ Refinance and modernize</li> </ul>	<p><b>Nutgrove Garden Apartments</b></p> <ul style="list-style-type: none"> <li>- <b>Continue to develop</b> multiyear plan to replace kitchens, <b>HVAC and sprinkler</b> through operating replacement reserves <b>and/or other funding opportunities.</b></li> <li>- Explore 9% and 4% LIHTC projects with RAD <b>to provide major rehab.</b></li> </ul>
<p><b>Underused Building and vacant land</b></p> <ul style="list-style-type: none"> <li>▪ Envisioning a mixed-use wellness campus serving the housing and healthcare needs of South Enders.</li> <li>▪ <b>Explore options to replace Collaboratory- possible two stories with commercial space.</b></li> </ul>	<p><b>Underused Building and vacant land</b></p> <ul style="list-style-type: none"> <li>- Create community consensus on site</li> <li>- Create a master development plan</li> <li>- Begin developing partnerships</li> <li>- Begin building community consensus</li> </ul>
<p><b>Arbor Hill Neighborhood Plan</b></p> <ul style="list-style-type: none"> <li>▪ Continue to support initiatives that lead to attaining the goals of the Plan</li> </ul>	<p><b>Arbor Hill Neighborhood Plan</b></p> <ul style="list-style-type: none"> <li>- Continue to convene the <b>Arbor Hill</b> Workgroup and supporting their initiatives</li> </ul>

<ul style="list-style-type: none"> <li>Continue to participate in and encourage AHA residents to participate in the Arbor Hill Neighborhood Association</li> <li>Seek partnerships with other stakeholders and provide leadership and assistance where possible</li> <li>Continue to lead and support planning and development of North Swan Street</li> <li>Support residents and reinforce prior housing investments</li> </ul>	<ul style="list-style-type: none"> <li>Continue to assemble land and seek partnership opportunities for developing a food market on Swan Street</li> <li>Continue reinventing and marketing Arbor Hill as an arts district</li> <li>Continue to work with various community organizations towards their initiatives.</li> </ul>
<b>Ida Yarbrough Low-Rise Homes</b> <ul style="list-style-type: none"> <li>Include owner-occupied units in the onsite redevelopment plan</li> <li>Continue to support the goals of the Arbor Hill Neighborhood Plan</li> </ul>	<b>Ida Yarbrough Low-Rise Homes</b> <ul style="list-style-type: none"> <li>Continue to secure funding to develop Phase 3, onsite 10 unit homeownership with various partners Affordable Housing Partnership and Habitat for Humanity</li> <li>Explore development of market rate rental and homeownership on- and off-site</li> <li>Explore RAD for Ida Redevelopment Phase I and II</li> </ul>
<b>NY9-5 Ida Yarbrough Hi-Rise Homes</b> Explore disposition and substantial rehabilitation with possibility of renting to mixed income clientele. <ul style="list-style-type: none"> <li>Apply for any grants that become available to rehabilitate and perform deep energy retrofit of the buildings</li> </ul>	<b>NY9-5 Ida Yarbrough Hi-Rise Homes</b> <ul style="list-style-type: none"> <li>Continue to conduct a planning charrette that includes the development objectives for this site.</li> <li>Pursue 4% LIHTC applications with RAD, study possible unit reconfiguration and energy retrofits including renewable energy options</li> </ul>
<b>NY9-1 Whalen Homes</b> <ul style="list-style-type: none"> <li>Dispose or redevelop Whalen Homes</li> </ul>	<b>NY9-1 Whalen Homes</b> <ul style="list-style-type: none"> <li>Determine next major modernization milestone as way of setting course and timeline for disposition or redevelopment including RAD analysis</li> <li>Begin planning for replacement housing</li> </ul>
<b>West Hill Neighborhood Plan</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	<b>West Hill Neighborhood Plan</b> <ul style="list-style-type: none"> <li>Continue to convene the West Hill Workgroup and support their initiatives</li> <li>Participate in City of Albany planning activities in West Hill, including West Hill plan done by City planning consultant; report is now available.</li> <li>Explore sites and partnerships for the development of replacement, mixed-finance and mixed-use housing</li> <li>Explore acquisition and redevelopment of Bleecker Terrace</li> </ul>
<b>NY9-21 Scattered Sites (3rd Street) NY 9-22 (Ontario and Sherman Streets) NY 9-29 (Pieter Schuyler Court)</b> <ul style="list-style-type: none"> <li>Explore disposition of units to qualified owner occupants; attempt to qualify and sell to existing occupants.</li> </ul>	<b>NY9-21 Scattered Sites (3rd and Sherman Streets)</b> <ul style="list-style-type: none"> <li>Gauge residents' interest in participating in homeownership programs and purchasing their unit.</li> </ul>
<b>North Albany Homes</b> <ul style="list-style-type: none"> <li>Refinance and modernize North Albany Homes</li> <li>Exploring option to carve out units after the compliance period for homeownership.</li> </ul>	<b>North Albany Homes</b> <ul style="list-style-type: none"> <li>Continue to prepare for end of initial compliance period and readiness for refinancing</li> <li>Explore RAD including Needs Assessment.</li> <li>Continue to explore disposition of units for Homeownership</li> </ul>
<b>Westview Homes</b>	<b>Westview Homes</b> <ul style="list-style-type: none"> <li>Apply for any grants that become available</li> </ul>

<ul style="list-style-type: none"> <li>▪ Explore and possibly consolidate additional units into one bedroom units.</li> <li>▪ Explore disposition and possibly partner with other organizations to develop a continuum of care campus on and around the Westview property</li> </ul>	<ul style="list-style-type: none"> <li>▪ to rehabilitate the building.</li> <li>▪ Explore Phased 9% and 4% LIHTC projects with RAD including exterior makeover and retrofit designs of the tower, and <b>renovations</b>.</li> </ul>
<b>General Planning and Development Initiatives</b> <ul style="list-style-type: none"> <li>- Explore development opportunities and partnerships for market rate rental and homeownership, workforce housing, and supportive housing in the City of Albany and elsewhere</li> <li>- <b>Facilitate adaptive reuse of 15 Warren Street through creative economic strategies and seek funding sources.</b></li> </ul>	<b>General Planning and Development Initiatives</b> <ul style="list-style-type: none"> <li>- Conduct market studies, meet with prospective partners and watch for funding availability</li> <li>- Meet with the City zoning staff as necessary</li> <li>- AHA picked a developer Partner to work with for the next 5 years on strategies for LIHTC projects along with RAD at the public housing sites</li> <li>- AHA is working on ways to increase the use of renewable energy and work with the 2019 Governor's renewable energy goals which includes exploring solar for the Authority and tenant paid utilities.</li> </ul>

### ***Demolition and/or Disposition***

#### **Lincoln Park Homes**

Following the Capital South Plan: SEGway to the Future neighborhood plan developed by the City of Albany, the AHA intends to demolish the three high rise towers at Lincoln Square Homes (NY009000004). The three towers are “universally viewed as a priority for demolition, not just because they have become of age, but also because they loom over both the South End and Mansion neighborhoods, their central park, and Morton Avenue spine (where drug dealing is said to be prevalent).” Based on AHA’s past experience, the total demolition costs are estimated to be \$4.5 million. The State of New York has expressed a willingness to incentivize our demolition process provided we secure a letter of interest from a commercial developer to diversify this location site. If the AHA is unable to secure funding for the demolition, then we will explore repositioning strategies using 9%/4% tax credit applications, subject to community input. Lincoln Square Homes is also undergoing the application process for RAD though no commitments have been made to date.”

**KIDD– continue relationship with city, AHA provides the three season facility on city park work annually with city leaders to provide programming.**

**Capital South Campus Center – to work with program management to maximize potential for the benefit of the neighborhood.**

#### **Homeownership:**

Currently Albany Housing Authority has 30 Homeownership vouchers, 22of which are active.

## **Housing Needs:**

Currently AHA has a total of 5761 families on the Section 8 waiting list. of the Section 8 Waiting list are elderly, and 18% are families with disabilities. After being closed for 4 years, our Section 8 waiting list was reopened for applications in March 2019. AHA's Section 8 waiting list has been closed since March 27, 2019. Section 8 waiting lists show a majority of the persons on the waiting lists (77%) are extremely low income (under 30% of AMI).

We currently have 22 Homeownership vouchers issued and 17 of them are currently in use. We continue to provide information in our Section 8 briefings on the benefits of homeownership along with the path on how to achieve that goal.

Albany Housing Authority continues to participate in new landlord workshops and provide information as it pertains to partnering with AHA, thus increasing opportunities for our participant families to obtain adequate, affordable housing. Many of these landlords are purchasing property in zip codes with lower poverty levels. We encourage voucher holders to secure housing in these areas and provide a higher Voucher Payment Standard in areas with a lower poverty level.

## **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. 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.

***Progress in Meeting Mission and Goals:***

- AHA continues to work towards expanding the supply of assisted housing through various initiatives.
- AHA continues to improve the quality of assisted housing. AHA would dispose of entire 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.

***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.
-