

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
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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> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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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): 7/2014

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

Number of PH units: 1822 **Number of HCV units: 2090**

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. Contract 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.
- 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 “bureaucratse”; 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.
- Explore developing market rate (unsubsidized) housing.

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 Updates

(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 DE-concentration and Wait List Procedures (Revised – waiting list preference (attached))**
 2. **Financial Resources (No revisions)**
 3. **Rent Determination (Revised – flat rents (attached))**
 4. **Operation and Management: (Proposed Smoke Free Housing Policy (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).

*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.

<p>Capital South Plan</p> <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 	<p>Capital South Plan</p> <p>Seek partnerships with the City of Albany and others to promote rehabilitation of abandoned and under-utilized residential and commercial buildings</p> <p>Consider reapplying 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. Continue to seek funding for next phases of Capital South Campus and redevelopment of Lincoln Square Homes.</p> <p>Explore Development of market rate housing and retail/commercial/office space.</p>
<p>Arbor Hill Neighborhood Plan</p> <ul style="list-style-type: none"> - Continue to support initiatives that lead to attaining the goals of the Plan 	<p>Arbor Hill Neighborhood Plan</p> <p>Continue to seek opportunities to land bank and develop mix-use housing and</p>

<ul style="list-style-type: none"> - 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 	<p>commercial space on Swan Street.</p> <p>Continue to explore feasibility of developing a small supermarket on Swan Street.</p> <p>Consider reapplying for “Choice Neighborhoods” planning funds, for all downtown neighborhoods.</p>
<p>West Hill Explore partnerships that lead to housing initiatives supported by block or neighborhood revitalization plans.</p>	<p>West Hill Continue to work with the Lexington Avenue Workgroup to implement revitalization strategy and explore opportunities for housing development.</p>
<p>City-wide Initiatives</p> <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 	<p>City-wide Initiatives</p> <p>Create partnerships and programs such as Take Stock in Your Block and other neighborhood housing quality of life and code enforcement initiatives</p> <p>Continue to participate in and assist Solutions to Vacant Buildings Committee in achieving goals</p>
<p>NY9-1 Whalen Homes</p> <ul style="list-style-type: none"> - Determine next major milestone in the development’s life cycle and plan for its disposition and/or redevelopment. 	<p>NY9-1 Whalen Homes</p> <p>Remain receptive to redevelopment sources and opportunities</p>
<p>NY9-4 Lincoln Square</p> <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 - Continue to explore redevelopment scenarios for on-site, including an 	<p>NY9-4 Lincoln Square</p> <p>Find new approaches to applying for funding and developing replacement housing and dispose and demolish one or more towers;</p> <p>Develop South End Phase 3 Consider applying for “Choice Neighborhoods” Planning Funds</p>

<p>educational campus, mixed-income housing, or both</p> <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 Capital South Plan 	<p>Develop HUD CFCF Ed/training facility grant.</p> <p>Complete Rehab of 34 Morton Avenue as New Management Office and 2 apartments</p>
<p>NY9-5 Ida Yarbrough Low-Rise Homes</p> <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 - 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>NY9-5 Ida Yarbrough Low-Rise Homes</p> <p>Continue to plan Phase 2 and 3 of the low-rise redevelopment.</p> <p>Seek funding to develop additional replacement units on Swan Street and throughout Arbor Hill</p> <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>Explore “extreme makeover” of exterior in conjunction and in keeping with design of the redevelopment of the low-rise.</p> <p>Explore combining some units to make larger units.</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 	<p>NY9-12 Steamboat Historic Rehabs</p> <p>Conduct feasibility study.</p>

operating subsidy to develop new units.	
<p>NY9-21 Scattered Sites (3rd Street) NY 9-22 (Ontario and Sherman Streets) NY 9-29 (Pieter Schuyler Court)</p> <ul style="list-style-type: none"> - Explore disposition of units to qualified owner occupants; attempt to qualify and sell to existing occupants. 	<p>NY9-21 Scattered Sites (3rd and Sherman Streets)</p> <p>Gauge residents interest in participating in homeownership programs and purchasing their unit</p>
<p>Stephen and Harriet Myers Homeownership Program</p> <ul style="list-style-type: none"> - Develop 10 single family homes on scattered sites in the Arbor Hill neighborhood 	<p>Stephen and Harriet Myers Homeownership Program</p> <p>Consider feasibility of completing the remaining six (6) houses.</p>
<p>General Development Goals</p> <ul style="list-style-type: none"> - 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 	<p>General Development Goals</p> <p>Re-establish commitments to M/WBE, minority individual and Section 3 individual and business opportunities for participation in construction projects.</p> <p>Develop an agency policy toward designing and building energy efficiency into new development initiatives and existing housing stock.</p> <p>Plan a project that serves veterans’ housing and economic development needs</p>
<p>PROJECT-BASED VOUCHERS</p> <p>Assist creation and sustainability of affordability housing w/ Project Based Vouchers</p>	<p>PROJECT BASED VOUCHERS</p> <p>Continue to seek and fund affordable housing projects using Project Based Vouchers.</p>

Homeownership:

Currently Albany Housing Authority has **30** Homeownership vouchers, **26** of which are active.

Housing Needs: (Statistics updated)

Currently AHA has a total of 6222 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 1,056 active section 8 applications and our list is closed. 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 451 families on its waiting list who need a 4 bedrooms or larger apartment. Affordable large units that meet minimum inspection standards are not readily available.

AHA waitlist 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 (de-concentration).

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 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.

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.

Eligibility, Selection and Admissions Policies, including DE-concentration and Wait List Procedures:

Waiting list preference #1A which currently states we will accept up to 20 Homeless Intervention Program participant applications for either public housing or Section 8 assistance in a calendar year, will be changed to read:

#1A: Individuals and families referred by the New York State Solutions to End Homelessness (STEHP) and the City of Albany Emergency Solutions Grant (ESG) Programs. The PHA will accept a total of up to a combined 20 STEHP and ESG participant applications for public housing or Section 8 assistance in a calendar year (including both programs combined). Where all other considerations are equal, residents of the City of Albany will be selected before non-residents. These ESG applications may be accepted even when the waiting list is closed.

Rent Determination:

FLAT RENTS:

Effective June 1, 2014, in accordance with Section 210 of the FY14 Omnibus Appropriations Act, the Albany Housing Authority will increase their flat rents to 80% of the fair market rents (FMRs). Where the new flat rents increase a family's existing rental payment by more than 35%, the new rental payment is to be phased-in.

ALBANY HOUSING AUTHORITY
SMOKE-FREE HOUSING POLICY
PENDING BOARD APPROVAL

Effective May1, 2014, smoking will not be permitted in or on the grounds of any building or facility, including residential apartment units, owned or managed by Albany Housing Authority or any of its affiliated entities (AHA Property). This Policy shall be implemented in accordance with the following guidelines:

1. **PURPOSE** The Authority adopts this Smoke-Free Housing Policy to mitigate (a) the irritation and adverse health effects of secondhand smoke on residents, employees and guests on Authority Property, (b) the increased maintenance, cleaning, and redecorating costs resulting from smoking, and (c) the increased risk of fire associated with smoking.

2. **DEFINITIONS** For purposes of this Policy:

“**SMOKING**” means inhaling or exhaling smoke from or carrying or possessing any lighted cigarette, cigar, pipe or other tobacco product.

“**SMOKE-FREE AREAS**” means Premises occupied as a residence and all interior common areas, including, but not limited to, Community Rooms, community bathrooms, lobbies, receptions areas, hallways, laundry rooms, stairways, elevators and offices within any building (residential or otherwise) owned or managed by the Authority or any of its affiliated entities and within a specified distance from any such building, including porches, balconies and patios as may be determined by the Authority.

3. **SMOKE-FREE POLICY**

- All residents moving in on or after May 1, 2014, all employees, all guests and all visitors in or on any property owned or managed by AHA or any of its affiliates are prohibited from smoking inside any building, including common areas and residential units.
- Smoking in or on the grounds of any AHA Property by any Tenant subject to this Smoke Free Policy or any member of the household, any guest of such a Tenant or any guest of any member of such a Tenant’s household or any other person under such a Tenant’s control will be considered in violation of such Tenant’s lease and will be cause for lease termination as set forth below:
 - A first violation of the AHA Smoke Free Policy will result in a written warning.
 - The Authority will add a cleaning charge of \$250.00 to a tenant’s account for each violation of the AHA Smoke Free Policy after the First Warning.

- A Third violation of the AHA Smoke Free Policy shall constitute a repeated violation of a material provision of the lease and may be grounds for termination of the lease.

AHA may, in its discretion, designate specific areas where smoking is permitted on the grounds of AHA Property

Tenants subject to this Smoke Free Policy shall be required to inform all members of Tenant's Household, any guest of Tenant, any guest of Tenant's Household and any other person under Tenant's control of the Authority's Smoke-Free Policy.

The Authority shall encourage all residents to promptly notify the Authority of any incident of tobacco smoke migrating into Tenant's premises and to provide the Authority with a written statement concerning such incident.

4. **IMPLEMENTATION** This AHA Smoke Free Policy shall be implemented in accordance with the following procedure:

- Beginning May 1, 2014, any Tenant entering into possession of a residential unit owned or managed by AHA shall be required to sign the attached Smoke Free Addendum to the lease and shall be subject to this Smoke Free Policy.
- Any Tenant in possession of a newer residential unit owned or managed by AHA and newer units (list attached as Schedule A) prior to May 1, 2014 shall be required to sign the attached Smoke Free Addendum to their Lease at the time of their next annual certification following May 1, 2015 and shall then be subject to this Smoke Free Policy.
- Tenants who, prior to May 1, 2014, are in possession of a residential unit owned or managed by AHA that is not on the attached Schedule A shall not be required to sign the attached Smoke Free Addendum and shall not be subject to this Smoke Free Policy.

5. **AUTHORITY TO PROMOTE SMOKE FREE POLICY** The Authority will post "No Smoking" signs at entrances and exits, in common areas, and in other conspicuous places on Authority Property.

6. **AUTHORITY NOT A GURANTOR OF SMOKE-FREE ENVIRONMENT** The Authority will take reasonable steps to enforce its Smoke-Free Policy, but by adopting a Smoke-Free Policy the Authority does not intend to make the Authority or any of its employees or agents, guarantor's of Tenants' health or of a Smoke Free environment. The Authority shall not be obliged to act in response to a violation of its Smoke Free Policy unless it has been provided with timely written notice of such violation.

7. **DISCLAIMER BY AUTHORITY** The Authority's adoption of a Smoke-Free policy shall not in any way change the standard of care the Authority, its agents or

employees owes to Tenants and Tenant Households and guests or to render property, buildings and premises that are designated “Smoke Free” to be safer, more habitable or improved in terms of air quality standards than any other rental property. The Authority cannot and shall not warrant or promise that the rental premises or common areas will be free from secondhand smoke. The Authority’s ability to police, monitor and enforce its Smoke Free Policy shall be dependent in significant part to voluntary compliance by Tenants, Tenant Households and guests of Tenant and Tenant Households. Occupants with respiratory ailments, allergies, or other physical or mental conditions relating to smoking shall be placed on notice that the Authority does not assume any higher duty of care to enforce this addendum than any other obligation of the Authority under the Lease.

AHA Properties subject to the AHA Smoke-Free Housing policy:

North Albany Homes
41 Jennings Drive
Albany, New York 12204

Swan Street Homes
59 N. Swan Street
Albany, New York 12210

Swan Street Mixed-Use
59 North Swan Street
Albany New York 12210

Historic King’s Place
59 North Swan Street
Albany, New York 12210

Pieter Schuyler Court
305 Colonie Street
Albany, New York 12210

Academy Loft
59 North Swan Street
Albany, New York 12210

South End Phase I
158 Third Avenue
Albany, New York 12202

South End Phase II
34 Morton Avenue
Albany, New York 12202

South End Phase III
34 Morton Avenue
Albany, New York 12202

Arbor Hill Homes
305 Colonie Street
Albany, New York 12210

Patroon Street Apartments
59 North Swan Street
Albany, New York 12210