

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.	
PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0	PHA Information PHA Name: ALBANY HOUSING AUTHORITY PHA Code: NY009 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2015				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 1827 Number of HCV units: 2509				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <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>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.				

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
-------------	---

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
-------------	--

ALBANY HOUSING AUTHORITY FIVE-YEAR PLAN (FY 2015 – FY 2019)

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): 7/2015

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

Number of PH units: **1827**

Number of HCV units: **2509**

Submission Type

5-Year and Annual Plan Only Annual Plan Only 5-Year Plan Only

Mission:

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 Section 8 vouchers including special needs.
- Leverage private or other public funds to create additional housing opportunities.
 - a. Develop additional replacement housing for the remaining towers at Lincoln Square Homes.
 - b. Develop replacement housing on- and off-site for Ida Yarbrough Lo-rise Homes
 - c. Explore development opportunities and partnerships for market rate rental and homeownership housing, workforce housing, and supportive housing in the City of Albany and elsewhere.
 - d. Explore 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
 - e. 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.
 - f. 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.
 - g. 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.
 - h. Partner with others who would expand the supply of supportive housing, assisted housing and market rate housing.
 - i. Use best efforts to balance the development of assisted housing and special needs housing with market rate housing.
- 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 continue to achieve “high performer” status.

- Improve customer satisfaction:
 - a. Capture information from resident survey data compiled by HUD when administered; 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.

- ***Demolish or dispose of obsolete public housing***
 - Pursue disposition and demolition of the obsolete towers at 1, 2, and 3 Lincoln Square Homes per the Capital South Plan.
 - Explore disposition, demolition and replacement of Robert Whalen Homes.
 - Pursue disposition, demolition and replacement of remaining units at Ida Yarbrough Lo-rise Homes.
 - Explore disposition of Ida Yarbrough Hi-rise Homes as a means to creating mixed-income housing and financing modernization and deep energy retrofit.
 - Explore disposition of Westview Homes as a means to creating continuum of care housing and financing modernization and deep energy retrofit.
 - 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).
- Consider implementing project-based waiting lists.
- Continue to monitor the financial performance of each property, identifying those where maintenance and capital costs may outweigh unit values.
- Consider converting to vouchers, sale of property, and other alternatives.

Increase assisted housing choices

- Continue homeownership opportunities for voucher holders, Family Self-Sufficiency (FSS) participants, and public housing residents.
 - a. Pursue funding to restore homeownership counseling services.
 - b. Encourage and assist public housing residents paying flat rents to pursue homeownership.
 - c. ***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.***

- 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.

Improve community quality of life and economic vitality.

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.
- AHA now desires to begin the process to work with the community to create a “Smoke-Free Environment in **ALL** AHA units. The purpose is to adopt a Smoke-Free Housing Policy (sample attached) 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. Please refer to most recent board action below:

12-14-45 RESOLVE that the Ida Yarbrough Homes Redevelopment project and all future projects be designated “smoke free” in accordance with the standards set forth under Section 7.16 Smoke Free Building of the Enterprise Green Communities Criteria of 2011. Specifically, implement and enforce a no-smoking policy in all common and individual living areas, and with a 25-foot perimeter around the exterior of all residential projects. The lease language shall prohibit smoking in these locations and specify that it is a violation of the lease to smoke. The no-smoking restriction applies to all owners, tenants, guests, and servicepersons.

- 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.
 -
- 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.
- e. Continue to improve, 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 maximize service delivery to residents. (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.

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

Enhance financial and management capabilities.

- Continue to explore products to provide improved comprehensive financial and work order software.
- Continue to enhance 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 planning and changes in operational initiatives and updates. (e.g., move-out schedules).

Promote consumer satisfaction and a customer-service orientation.

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

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

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

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

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

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

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

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

Reduce building energy use and carbon footprint across AHA facilities.

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

Reduce vehicle emissions and fuel consumption related to AHA activities.

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

- f. Increase public transportation ridership and encourage carpooling among staff and residents.

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

- Incorporate sustainable operations, maintenance, purchasing, and modernization processes.
 - a. Continue to build in-house capability to review AHA operations, maintenance, purchasing, and modernization activities for sustainability.
 - b. Integrate efficiency and sustainability into capital and maintenance plans and actions.
 - c. Develop acquisition and design/development standards for new construction and substantial rehabilitation.
 - d. Implement new recycling program for offices and apartments, construction projects, and increase tenant participation where recycling is currently practiced.
 - e. Foster a culture of energy and environmental awareness throughout AHA.
 - f. Promote good indoor air quality in tenant apartments and offices to improve tenant and staff health.

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

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

PHA Plan Update

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

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures (No revisions)

2. Financial Resources

Element #2 Financial Resources		
Albany Housing Authority		
Statement of anticipated PHA Financial Resources		
FY 2015		
		Planned Uses
Tenant Rental Income	\$ 4,660,000	
Public Housing Operating Fund	6,465,569	
Public Housing Capital Fund	2,249,899	\$730,451 will be applied to debt service
Housing Choice Voucher Assistance	14,800,000	
Shelter Plus Care Grant	1,027,000	
ROSS Grant	225,000	
Supportive Housing for Persons with Disabilities	458,700	
Moderate Rehabilitation	335,400	
Summer Food Program	73,000	
NYS HCR CIF grant	750,000	Construct kitchen at Amp 4 Campus Center
Investment income	28,000	Support public housing needs
Other revenue, including commercial rents	425,000	Support public housing needs
Capitalize Albany's Blight to Betterment grant	72,000	Construction at Amp 17 84 Morton
NYSERDA grants	10,450	Energy efficient construction Amps 4 & 17
	<u>\$ 31,580,018</u>	

3. Rent Determination (No revisions)

4. Operation and Management:

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.

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.

5. **Grievance Procedures: (not required)**
6. **Designated Housing for Elderly and Disabled Families (not required)**
7. **Community Service and Self-Sufficiency (no revisions)**
8. **Safety and Crime Prevention**

AHA acknowledges the need for measures to ensure the safety of public housing residents by the following:

- *Residents fearful for their safety and/or the safety of their children.*
- *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:

- *Safety and security of residents*
- *Analysis of crime 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 APD).*
- *Coordinating with federal, state, county, and local law enforcement agencies.*
- *Crime prevention through Environmental Design*
- *Installed additional video surveillance camera systems*

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 (e.g., community policing office, officer in residence)*

Police officers in residence at the following addresses:

200 Green Street, 230 Green Street, 260 North Pearl, 1 Lincoln Square, and Nutgrove Apts.

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.*

9. Pets (no revisions)

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 and Justice Department Reauthorization 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.

5 Year Goals	Year 1 Initiatives
<p>Capital South Plan</p> <ul style="list-style-type: none"> - Continue to support initiatives that lead to attainment of the goals of the Plan. - 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 previous housing investments 	<p>Capital South Plan</p> <ul style="list-style-type: none"> - Explore developing market rental in and around the South End - Explore developing unsubsidized homeownership in and around the South End - Explore redevelopment of the “DMV Block” as mixed-finance, mixed-use commercial hub of the South End
<p>Lincoln Square Homes</p> <ul style="list-style-type: none"> - Dispose and demolish 192 units, Head Start Center and management office at 1, 2, and 3 Lincoln; explore adaptive reuse of 2 Lincoln Square - Continue to apply for state and federal funding, including Choice Neighborhoods, to develop off-site replacement housing and Head Start center - 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 	<p>Lincoln Square Homes</p> <ul style="list-style-type: none"> - Complete construction of the Culinary Arts Kitchen at the Campus Center - Implement CS2, converting a classroom into a clean room training facility at the Campus Center - Explore adaptive reuse of underutilized buildings and vacant land for private sector business and workforce development associated with the Capital South Campus
<p>Steamboat Square Homes</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>Steamboat Square Homes</p> <ul style="list-style-type: none"> - Create a master development plan - Complete market study - Explore extreme makeover and deep retrofit designs of towers - Build city support and assistance
<p>Nutgrove Garden Apartments</p> <p>Refinance and modernize</p>	<p>Nutgrove Garden Apartments</p> <ul style="list-style-type: none"> - Initiate refinancing/ stabilize debt
<p>Steamboat Square Historic Rehabs</p> <p>Explore and possibly dispose 2- and 3-unit buildings to owner occupants. Dispose of multi-unit buildings to non-profits or private landlords. Use profit and ACC operating subsidy to develop new units.</p>	<p>Steamboat Square Historic Rehabs</p>
<p>Underused Building and vacant land</p> <p>Envisioning a mixed-use wellness campus serving the housing and healthcare needs of South Enders.</p>	<p>Underused Building and vacant land</p> <ul style="list-style-type: none"> - Create community consensus on site - Create a master development plan - Begin developing partnerships

	- Begin building community consensus
Arbor Hill Neighborhood Plan - 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	Arbor Hill Neighborhood Plan - 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
Ida Yarbrough Low-Rise Homes - 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	NY9-5 Ida Yarbrough Low-Rise Homes - Apply for funding for Phase 1 Construction of 61 units on site - 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
NY9-5 Ida Yarbrough Hi-Rise Homes 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	NY9-5 Ida Yarbrough Hi-Rise Homes
NY9-1 Whalen Homes Dispose or redevelop Whalen Homes	NY9-1 Whalen Homes - Determine next major modernization milestone as way of setting course and timeline for disposition or redevelopment - Begin planning for replacement housing
Capital Woods Refinancing Refinance and modernize Capital Woods	Capital Woods Refinancing Continue to prepare for end of compliance period and readiness for refinancing
West Hill Neighborhood Plan Work with the City of Albany and	West Hill Neighborhood Plan - Continue to convene the Lexington

<p>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.</p>	<p>Avenue Workgroup and support their initiatives</p> <ul style="list-style-type: none"> - 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
<p>NY9-21 Scattered Sites (3rd Street) NY 9-22 (Ontario and Sherman Streets) NY 9-29 (Pieter Schuyler Court) Explore disposition of units to qualified owner occupants; attempt to qualify and sell to existing occupants.</p>	<p>NY9-21 Scattered Sites (3rd and Sherman Streets) Gauge residents interest in participating in homeownership programs and purchasing their unit</p>
<p>North Albany Homes</p> <ul style="list-style-type: none"> - Refinance and modernize North Albany Homes - Close out HOPE VI Grant - Exploring option to carve out units after the compliance period for homeownership. 	<p>North Albany Homes</p> <ul style="list-style-type: none"> - Continue to prepare for end of compliance period and readiness for refinancing
<p>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>Westview Homes Apply for any grants that become available to rehabilitate the building.</p>
<p>General Planning and Development Initiatives</p> <ul style="list-style-type: none"> - 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>General Planning and Development Initiatives</p> <ul style="list-style-type: none"> - Conduct market studies, meet with prospective partners and watch for funding availability - Meet with the City zoning staff as necessary

Homeownership:

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

Housing Needs:

Currently AHA has a total of 4144 families on the Public Housing and Section 8 waiting list. 55% of our waiting list consists of families with children, 3% are elderly applicants, and 24% are families with disabilities. AHA's Section 8 waiting list has been closed for about 8 years. AHA has opened the waitlist during the 2015 plan year. Combined Public Housing – Section 8 Waiting shows a majority of the persons on the waiting list (94%) are extremely low income (under 30% of the AMI).

Most AHA public housing developments are located in impacted census tracts. The HOPE VI replacement housing planned for the Arbor Hill neighborhood, although impacted, can also be cited as an area in need of the 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 315 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 sectors.

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).

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.

SAMPLE
ALBANY HOUSING AUTHORITY
SMOKE-FREE HOUSING POLICY
PENDING BOARD APPROVAL

Effective _____, 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 _____, 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 _____, 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 prior to _____ shall be required to sign the attached Smoke Free Addendum to their Lease at the time of their next annual certification following _____ and shall then 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.