

Lincoln Square Homes Proposed Disposition Residents Meeting

APRIL 21st 2020



ALBANY HOUSING
AUTHORITY

SITE OVERVIEW CURRENT CONDITIONS AND FUTURE PLANS

Current Conditions

- Built in 1967; substantially rehabilitated in the mid-1980s.
- Systems are breaking down and require extraordinary cost for repair and upgrades: elevators, fire safety system, HVAC, electrical and plumbing system are all affected.
- A vacant high-rise was demolished in 2004 due to similar issues.
- AHA has difficulty filling vacant units.
- 2019 analysis by consultant indicates site qualifies for demolition because of physical conditions.
- AHA built 156 new low-rise, modern units (52 PH) to improve neighborhood and in anticipation of removal of Lincoln Square.



Plans

- City's vision for the neighborhood (including Lincoln Homes) is outlined in the "Capital South Plans: SEGway to the Future" prepared in 2007.
- City recently announced funding to update the plan.
- Future uses of the site are not final. Community engagement planned as part of newly announced update.



Immediate Plan: AHA Administrative Transfers

- AHA has authority to make “administrative transfers”
- Policy is outlined in the Admissions and Continuing Occupancy Policy (ACOP)
- Due to ongoing critical problems, AHA will soon begin transferring residents from Lincoln on an administrative basis.
- Transfer Priorities:
 - Residents who have requested transfers (current transfer list)
 - Elderly or disabled residents
 - #3 Lincoln (building in worst condition)
- Aims:
 - Take stress off buildings
 - Avoid critical system failure while people are residing in a building
 - Possibly vacate #3 Lincoln
 - Use parts from #3 Lincoln for repair of #1 and #2 Lincoln if possible

ESTIMATED TIMELINE SCHEDULE / PROCESS



Schedule (Subject to Change)	Anticipated Completion
Submit Disposition Application to HUD	May 2020
HUD Disposition Approval	August 2020
90-Day Notice	August 2020
Start Resident Interviews and Voluntary Relocation	September 2020
Required Resident Relocation*	December 2020 – December 2021
Non-residential Relocation	Fall 2021

- *Resident Relocation Priority:
 - Priority #1 - #3 Lincoln
 - Priority #2 - #1 Lincoln
 - Priority #3 - #2 Lincoln
- With HUD approval, residents get permanent relocation (no right to return)
- There is a possibility that #2 Lincoln will be rehabilitated in the future



General Approach

- Resident protection, notification and support features, based HUD/NYS relocation guidelines.
- No required move without 90-day notice.
- On-going communication and resident support.
- Advisory and support services including moving.
- Financial assistance to off-set out of pocket expenses.



Relocation Plan and Staffing

- AHA will have staff dedicated to assist resident plan and implement relocation
- AHA staff will periodically be available for evening & weekend consultation.
- Staff will make home visits as needed and requested.
- Staff will assist with support and resources for special needs and elderly.
- Process will include grievance & claims procedure.



Relocation Orientation

- We will conduct an interview with each household to determine relocation needs and preferences.
- At the interview, we will provide you with both written and verbal explanations of available housing options.
- We will also review with each household, both in writing and verbally, all laws pertaining to discrimination and fair housing.



Anticipated Housing Options

- Vacant Housing Authority-managed Units at Other Sites
- Section 8 Tenant-based Vouchers

Tenant Paid Rents

- Tenant rents for PH units are typically 30% of gross income with allowance for adjustments
- If you move to another PH unit your rent will not be affected by your relocation out of Lincoln Square
- If you move into a §8 project-based unit your rent should remain the same
- If you move using §8 tenant-based voucher your rent should remain the same unless you choose a unit that rents at above AHA's payment standard, then you may pay up to but no more than 40% of your adjusted income
- Rent you pay with a voucher will also depend on the bedroom size of the unit and its utility allowance. Size of the unit must be appropriate for the family size.



Resident Counseling

- During the initial interview, and afterwards, we will assist each household, at their option, with the preparation of a budget for living expenses (such as rent, utilities and maintenance). If necessary and desired by the resident, we will, refer residents to counseling and other services for rent and debt delinquency problems.
- We will also be available to you for referrals to community resources for other specialized and personal needs.

RELOCATION OVERVIEW OF SERVICE



Housing Locator Services

To help you locate suitable replacement housing, we will provide these services to your household:

- Maintenance and updates of lists of qualified housing providers/landlords.
- Help in contacting landlords and housing providers.
- Arrangement for transportation to inspect available housing.
- Information regarding schools, public transportation, shopping, etc. in areas you wish to live.
- Assistance with completing rental applications.
- Assistance in obtaining necessary certifications.
- Assistance in negotiations with prospective landlords.



Other Relocation Support Services

- Provide moving assistance through a qualified moving company at no cost to you.
- Coordination of the actual move - date, time, etc.
- Help with resolution of relocation/moving issues and complaints.
- Assistance with utility providers (gas, electric, water, rubbish removal, phone, etc.) – housing authority can put resident in touch with resources that help with unpaid utility balances. AHA will attempt to locate appropriate housing with project-paid utilities when utility connection is a problem.
- Assistance with housing authority contacts.
- Coordination of all qualified and HUD-approved relocation reimbursements.
- Provide any specialized services for elderly or disabled residents.



COVID-19 POSSIBLE IMPACT

- AHA has instituted practices compliant with social distancing guidelines and contactless processing.
- AHA will follow guidelines in effect regarding masks, gloves and attire for staff and require vendors to abide by applicable requirements.
- Personnel involved in services entering a home may need to ask about health condition of residents in order to adequately serve and protect occupants of the home.
- Financial hold harmless policy is already in place and will apply: residents that suffer loss of job or income will have rents adjusted and same rent will apply when they move to another public housing unit.