



ALBANY HOUSING AUTHORITY

Chiquita D'Arbeau, Executive Director

January 8, 2021

UPDATE ON RAD/SECTION 18 PROJECT CONVERSION

Dear Resident of North Albany Homes:

Recently you were sent a new lease document for your current unit. I wanted to provide further clarification on the rental amount that was listed on the lease you received and apologize for any confusion.

The unit that you currently reside in will start receiving a Project Based voucher through the Section 8 program. The new lease that you received in the mail has the total gross rent amount listed and not the tenant paid rent.

You will only be required to pay the tenant portion of the rent which will continue to be based on 30% of your adjusted gross income. If there is a rent increase due to conversion it will be handled based on regulations listed below and you will receive notification of such.

** If, purely as a result of conversion, the amount a tenant would pay for rent and utilities under the PBV program (the tenant's TTP) would increase the tenant's TTP by more than the greater of 10 percent or \$25, the rent increase will be phased in over 3 years.*

- *Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP*
- *Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP*
- *Year 3: Year 3 AR and all subsequent recertification's – Full Calculated PBV TTP*

We are very excited to have the opportunity to beautify your home and we appreciate your patience & cooperation throughout this process. As a reminder the following renovations of your home and throughout the development will take place:

- 80 duplex buildings with 2 apartments per building. Total of 160 apartment units.



ALBANY HOUSING AUTHORITY

Chiquita D'Arbeau, Executive Director

- The apartments will consist of 18 different floor plan layouts.
- Apartment types range from 1 bedroom to 4 bedroom units.
- There will be 26 apartments that are designed to be handicapped accessible.
- Every bathroom and kitchen will be renovated entirely with new finishes, cabinetry, plumbing fixtures, lighting and appliances.

Exterior:

- New asphalt shingle roof
- New exterior siding
- New front and rear door
- New porch railings
- New windows

Interior:

- Patch and repair drywall
- Paint all walls ceilings and soffits
- New flooring throughout
- New kitchen cabinets and countertops
- New bathroom vanity
- New plumbing fixtures in kitchen and bathroom
- Replace all damaged interior doors
- Replace all door hardware
- Re-finish stair treads
- Replace all lights with LED fixtures
- New furnace
- New hot water heater if not replaced within the last 2 years
- Air seal the attic space

Information can also be found on our website at www.albanyhousing.org.

If you have any further questions please feel free to contact me at 518-641-7465.

Sincerely,

Tina Noguera
Housing Eligibility Coordinator