

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA’s mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA **do not** need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.	
A.1	<p>PHA Name: Albany Housing Authority PHA Code: NY009</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2026</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units 876 Number of Housing Choice Vouchers (HCVs) 3025</p> <p>Total Combined Units/Vouchers 4092</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Statement of Housing Needs and Strategy for Addressing Housing Needs:

Currently AHA has a total of 11,108 families on the Public Housing waiting list. Of the families currently on the Public Housing Waiting list, 9% are elderly, and 25% are families with disabilities. AHA's Public Housing waiting list has been closed for 3, 4 and 5 bedrooms since March 2019, it will be reopened when average wait to be pulled for assistance will be less than three years, which is anticipated to be during the 2026 calendar year. AHA has worked to create an expanded database of agencies who refer applicants with a need for a unit with ADA or vision or hearing accommodations that can be utilized to reach out to when we are looking for additional applicants for these units with accommodations. AHA is exploring more opportunities with the community to fight homeless initiatives.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Collections Updates:

- To reduce and/or resolve the number of delinquent accounts, AHA will refer residents who might qualify for assistance through the NYHER 1115 Waiver program will also be referred to the AHA Resource Center to determine if they meet the eligibility requirements for possible assistance.

AHA Admissions and Continued Occupancy Policy (ACOP):

Changes being incorporated into our ACOP include:

AHA’s tenant selection, eligibility, admissions, and transfer procedures, as established in the Admission and Continued Occupancy Policy (ACOP), will apply to all units owned or managed by AHA. This includes Public Housing units, mixed-finance units operating under an ACC, RAD PBRA/PBV units receiving HUD assistance, as well as LIHTC and market-rate units owned or managed by AHA to the extent permitted by applicable program requirements. All admissions and occupancy determinations are administered in accordance with the ACOP and all applicable federal and New York State laws and regulations, and in compliance with program-specific requirements governing LIHTC and market-rate units.

AHA will be removing the discretionary “Other” transfer category from the ACOP. Transfers will now be limited to HUD-required categories only—Emergency, Administrative, and Occupancy Standard—in accordance with federal and state regulations. Any tenants currently on the list in the Other category will remain on list.

Chapter 4 - Part III - Tenant Selection - Addition of new preference for Rapid Rehousing Program through IOOV

Exploring more opportunities through community partners to fight homeless initiatives. ACOP may be adjusted to include these new opportunities in our tenant selection plan.

AHA Administration Plan Policy Changes

Element #2 Financial Resources		
Albany Housing Authority		
Statement of anticipated PHA Financial Resources		
Anticipated for FYE 6/30/26		
		Planned Uses
Tenant Rental Income	\$ 3,621,000	
Public Housing Operating Fund	6,770,000	
Public Housing Capital Fund	2,544,534	386,405 will be applied to debt service
Housing Choice Voucher Assistance	27,500,000	
Shelter Plus Care Grant	670,000	
ROSS Grant	496,233	
Mainstream vouchers	1,250,000	
Moderate Rehabilitation	221,285	
Emergency Housing Vouchers	377,291	
Summer Food Program	28,098	
Investment Income	173,193	Support public housing needs
Other revenue, including commercial rents	290,000	Support public housing needs
	<u>\$ 43,941,634</u>	

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(c) The PHA must submit its Deconcentration Policy for Field Office review.

The Albany Housing Authority (AHA) is committed to promoting economically diverse communities and reducing concentrations of poverty in its public housing developments. This Deconcentration Policy is established in accordance with applicable HUD regulations and supports AHA's mission to provide safe, decent, and affordable housing while expanding resident opportunities.

II. Policy Statement

AHA shall take affirmative steps to reduce concentrations of poverty by ensuring that admissions and transfers to public housing developments do not result in a disproportionate concentration of extremely low-income households at any one site, to the extent feasible and consistent with fair housing requirements.

III. Applicability

This policy applies to:

- New admissions to AHA public housing developments
- Transfers between AHA developments (Owned or Managed)
- Site-based waiting lists, where applicable
- This policy does not apply to the Housing Choice Voucher (HCV) Program.

IV. Income Mixing and Deconcentration Strategy

To promote deconcentration, AHA may:

- Encourage higher-income eligible applicants to consider developments with higher concentrations of extremely low-income households
- Offer applicants the opportunity to select an alternate development, where feasible
- Utilize site-based waiting lists to support income diversity, when authorized
- Prioritize transfers that promote income balance across developments
- Participation in income-mixing strategies shall be voluntary for applicants and residents.

V. Compliance with Fair Housing and Civil Rights Laws

- Nothing in this policy shall be implemented in a manner that:
- Violates the Fair Housing Act
- Results in discrimination based on race, color, religion, sex, national origin, disability, familial status, or any other protected class
- Displaces residents or denies admission to otherwise eligible applicants

All deconcentration efforts shall be carried out in a manner consistent with HUD regulations, civil rights requirements, and AHA's Admissions and Continued Occupancy Policy (ACOP).

VI. Applicant Choice and Notification

Applicants shall be informed of:

- The availability of units where applicable
- Their right to accept or decline a unit offer without penalty, consistent with AHA’s offer and refusal policies
- The voluntary nature of participation in any deconcentration or income-mixing effort
- AHA will provide sufficient information to allow applicants to make informed housing choices.

VII. Monitoring and Review

AHA will:

- Monitor income distribution across developments annually
- Document deconcentration efforts as part of the PHA Plan process
- Adjust strategies as needed based on occupancy trends, market conditions, and HUD guidance

VIII. Exceptions

This policy shall not apply where:

- Unit availability is limited
- Implementation would delay housing assistance to an eligible household
- A reasonable accommodation for a person with a disability is required

Over-Income Limit [Notice PIH 2023-03]

The PHA must publish over-income limits in their ACOP and update them no later than 60 days after HUD publishes new income limits each year. The over-income limit is calculated by multiplying the very low-income limit (VLI) by 2.4, as adjusted for family size.

PHA Policy

AHA will rely on the following over-income limits. These numbers will be updated within 60 days of HUD publishing new income limits each year and will be effective for all annual and interim reexaminations once these policies have been adopted.

Family Size	1	2	3	4	5	6	7	8
Over-Income Limit	97,560	111,480	125,400	139,320	150,480	161,640	172,800	183,960

For families larger than eight persons, the over-income limit will be calculated by multiplying the applicable very low-income limit by 2.4.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

AHA continues to assess the Physical Needs of all properties it owns and manages. AHA will seek opportunities for available funding to address identified needs, which may include but not limited to utilizing sources such as RAD, Choice Neighborhoods, or Mix finance Modernization or Development opportunities. AHA will explore NMTC and Opportunity Zone funding as appropriate for development activities. AHA will also explore options for sustainability in cases where the conversion of Public Housing to Tenant Based Assistance or Project Based Vouchers are deemed feasible. AHA will prepare a Section 32 Homeownership Plan. AHA will modify contracts and procurement guidelines to incorporate BABA requirements.

This report outlines new planning and development activities proposed for the current fiscal year. The Albany Housing Authority (AHA) remains committed to its mission of improving housing conditions and enhancing neighborhoods through strategic development, rehabilitation, and collaboration.

General Planning and Development Initiatives

- Conduct feasibility studies, meet with prospective partners, and pursue various funding and grant opportunities.
- Engage and collaborate with potential stakeholders and multiple City of Albany departments to support neighborhood planning and housing stabilization.
- Continue collaboration with AHA’s Development Partner on redevelopment opportunities that may include Low-Income Housing Tax Credit (LIHTC) projects and/ or Rental Assistance Demonstration (RAD) conversions.
- Continue to explore renewable energy initiatives aligned with the 2019 NYS Governor’s renewable energy goals, including community solar, geothermal, and other renewable energy solutions.

Capital South (South End)

- Continue to explore opportunities for both subsidized and unsubsidized homeownership.
- Continue to investigate opportunities for mixed-finance redevelopment and the creation of a commercial hub.
- Continue to develop new partnerships and strengthen current partnerships with community organizations and the City of Albany to enhance accessibility, beautify the neighborhood, and promote economic/workforce development.

Arbor Hill

- Explore partnerships that support and preserve affordable housing initiatives and economic development.

Lincoln Square Homes

- Utilized HUD funding through the City of Albany for hazardous material abatement in the three towers.
- Continue to seek additional funding for the demolition of obsolete buildings.
- Continue to investigate reuse and redevelopment strategies for the site.
- AHA is evaluating potential Section 18 disposition and related sale opportunities that support the long term preservation and redevelopment of affordable housing.

Steamboat Square Homes

- **Phase I (20 Rensselaer Street):** Permanent conversion completed November 2025 **Phase II (200, 220, 230 Green Street and 44 Townhomes):** The RAD/4% LIHTC transaction closed in October 2025. The project is currently in Phase I of III, with full completion of all phases anticipated in December 2029. Once completed, the project will total 343 units, including 43 newly added units.
- Continue to strengthen partnerships with local government and explore upgrades for historic buildings and homeownership conversion opportunities.

Robert Whalen Homes

- Continue to advance pre-development activities for substantial renovation or redevelopment.
- Continue to develop a financing strategy (with/without RAD PBV) and establish a redevelopment timeline.
- Sustain existing housing during planning stages.
- Explore Demo/Dispo as a potential option for redevelopment

Capital Woods / Lark

- Continue to explore pre-development opportunities for substantial renovation or new construction.
- Explore LIHTC and other available opportunities and enhancements for community value.
- AHA is evaluating potential sale opportunities that support the long term preservation and redevelopment of affordable housing.

Townsend Park Homes

- Continue to conduct capital planning and building system upgrades using CFP funds.
- Continue to explore opportunities for long term preservation of public housing.
- Explore LIHTC options with RAD for renovation and energy efficiency upgrades.

Westview Homes

- Continue to Conduct capital planning and building system upgrades using CFP funds.
- Continue to explore opportunities for long term preservation of public housing.
- Explore LIHTC options with RAD for renovation and energy efficiency upgrades.

Nutgrove Garden Apartments

- Continue to develop a multiyear plan to replace kitchens, HVAC, lighting, sprinklers, and safety systems using reserves and potential funding.
- Explore opportunities for major rehabilitation utilizing various opportunities that may include RAD with LIHTC

Ezra Prentice Homes

- Explore feasibility for air conditioning installation and new play space on the west side of the property.
- Explore moderate rehabilitation opportunities.

Creighton Storey Homes

- Explore moderate rehabilitation opportunities.

South End Phases 1, 2, and 3

- Phase 2 RAD conversion completed 2025
- Continue to Investigate RAD PBV conversions for public housing units in Phase III.

Academy Lofts

- No substantial development activities are planned.

Swan and Swan Mixed Scattered Sites

- No substantial development activities are planned.

Preston Properties / Peter Schuyler Court

- Explore opportunities to convert public housing units for home ownership initiatives
- Gauge resident interest in potential homeownership opportunities for current apartment buildings.

Demolition and Disposition Plans

AHA is exploring fund options for the demolition and disposition of obsolete buildings at Lincoln Square Homes. Should the Authority apply for demolition/disposition approval under Section 18 of the 1937 Act, all necessary documentation will be submitted as part of the separate approval process.

Project-Based Voucher (PBV) Initiatives

- **Steamboat Square Phase II** - RAD/4% LIHTC transaction closed in October 2025. The project is currently in Phase I of III, with full completion of all phases anticipated in December 2029.
- **Ida Yarbrough Phases I & II** and **South End Phase III** (under consideration)

These PBV initiatives align with the PHA Plan as they support housing stability, financial viability, and the preservation of deeply affordable housing.

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B.3

Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

OPERATIONAL AND PROGRAM INITIATIVES:

HOUSING PROGRAMS AND INSPECTIONS: PROGRAM ALIGNMENT, OPERATIONS, AND COMPLIANCE STRATEGY

I. OVERVIEW OF OPERATING ENVIRONMENT

The Albany Housing Authority (the “Authority”) administers its Public Housing and Housing Choice Voucher (HCV) Programs within an increasingly complex regulatory, financial, and operational environment. Federal program requirements continue to evolve, including implementation of NSPIRE inspection standards and phased requirements under the Housing Opportunity Through Modernization Act (HOTMA). In addition, changes in the Authority’s housing portfolio, including the expansion of RAD, Project-Based Voucher (PBV), and tax credit properties, have altered how housing assistance is administered. Housing Programs and Inspections operations directly support the Authority’s Five-Year Development Projection Plan (2025–2030), including initiatives to expand and preserve affordable housing, support redevelopment and modernization efforts, improve housing quality, and strengthen program administration across Public Housing, HCV, RAD, PBV, and affiliated housing programs.

Rising housing costs, inspection volume, administrative workload, and staffing constraints require thoughtful operational planning to ensure continued compliance and service delivery. In response, the Authority is implementing a comprehensive strategy focused on strengthening internal controls, standardizing workflows, enhancing oversight, aligning organizational structure with program realities, and ensuring responsible stewardship of federal resources.

II. PROGRAM ALIGNMENT AND ORGANIZATIONAL STRUCTURE

As a growing portion of the Authority’s housing portfolio operates under RAD, PBV, and tax credit structures, program administration increasingly relies on voucher-based requirements rather than traditional public housing-only processes. Many residents in Authority-owned or affiliated properties now receive assistance through vouchers, resulting in overlapping administrative, inspection, and compliance functions across programs.

To reduce duplication of work, improve consistency, and support efficient program administration, the Authority is aligning Public Housing and Housing Choice Voucher functions under a unified Housing Programs structure. This alignment supports consistent eligibility determinations, inspections coordination, file management, compliance monitoring, and customer service across programs, while maintaining compliance with all applicable HUD regulations. Program alignment does not alter compliance with program-specific HUD regulations governing Public Housing and Housing Choice Voucher programs. This operational alignment supports redevelopment transitions and long-term housing preservation efforts identified in the Authority’s Five-Year Development Plan.

III. INSPECTIONS PROGRAM STRATEGY

A. Inspection Delivery Model

The Authority administers inspections across multiple housing programs, including Public Housing, Housing Choice Vouchers, Project-Based Vouchers, and RAD-converted properties. Inspection timeliness and consistency are critical to leasing, ongoing compliance, and resident stability.

To ensure compliance with HUD independence requirements, the Authority utilizes an inspection delivery model that includes qualified third-party inspection vendors. For Authority-owned or Authority-affiliated units assisted through vouchers, inspections are conducted by qualified independent contractors, as these units may not be inspected by Authority staff. This approach ensures inspection objectivity, regulatory compliance, and adherence to HUD requirements.

The use of inspection vendors does not transfer responsibility from the Authority. The Authority retains full responsibility for inspection oversight, enforcement decisions, abatements, and compliance determinations. Vendor performance is monitored through contractual requirements, quality control reviews, and ongoing oversight by Authority staff.

Inspection oversight supports the Authority’s Five-Year Plan goals related to preserving affordable housing, improving resident health and safety, and supporting modernization and redevelopment initiatives.

B. Inspection Staffing and Resource Alignment

Inspection staffing levels and internal resources have been aligned with the Authority’s evolving portfolio and inspection delivery model. As inspection responsibilities increasingly require independent or third-party inspections for voucher-assisted units, internal staffing has been adjusted to avoid duplication of inspection functions while maintaining appropriate oversight capacity.

IV. INSPECTION FREQUENCY AND PROGRAM STANDARDS

The Authority conducts inspections in accordance with HUD regulations and approved program standards. For the Housing Choice Voucher Program, the Authority has transitioned to a bi-annual inspection cycle where permitted by HUD, while continuing to conduct initial inspections, special inspections, complaint inspections, and enforcement actions as required. The Authority continues to conduct complaint, special, quality control, and enforcement inspections as required by HUD regulations. This inspection approach supports housing quality preservation, resident safety, and operational efficiency, and supports redevelopment and modernization initiatives identified in the Authority's Five-Year Plan.

V. HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATION

A. Workflow Modernization and Internal Controls

The Authority is modernizing Housing Choice Voucher Program workflows to improve consistency, timeliness, and compliance. This includes review and standardization of intake, eligibility determinations, certifications and reexaminations, interim actions, portability processing, inspections coordination, and file management.

Funding controls and internal review processes are being strengthened to ensure that program actions align with available budget authority and HUD requirements. These efforts support sustainable program administration and responsible stewardship of federal resources and support the Authority's Five-Year Plan goals related to expanding housing choice and strengthening administrative effectiveness.

B. Administrative Support and Oversight

To ensure accurate, timely, and compliant program administration, the Authority utilizes qualified administrative support vendors to perform designated Housing Choice Voucher program functions that require specialized capacity, system expertise, and sustained production workflows. These functions include rent calculations performed by the vendor using the Authority's software systems and in accordance with Authority-approved policies and procedures, and are subject to Authority review and approval prior to final housing assistance payment processing.

The Authority retains direct responsibility for housing assistance payment actions, reasonable accommodation determinations, and enforcement decisions. Vendor-performed work is subject to defined quality control standards, supervisory review, and oversight by Authority staff to ensure compliance with HUD requirements.

Vendor engagement is structured to support continuity of operations, consistency in program delivery, and risk mitigation, while maintaining clear accountability and final program authority within the PHA.

VI. RECORD MANAGEMENT AND FILE INTEGRITY

The Authority is implementing centralized document intake, scanning, and electronic file management practices to improve file completeness, accessibility, and audit readiness. Standardized documentation and retention practices support compliance monitoring, hearings, audits, and transparency across all housing programs.

These initiatives support operational efficiency and improved resident access to services, consistent with the Authority's Five-Year Plan goals related to strengthening organizational capacity and digital service delivery.

VII. QUALITY CONTROL, SEMAP READINESS, AND COMPLIANCE MONITORING

The Authority maintains an oversight framework designed to monitor program performance, regulatory compliance, and operational effectiveness. This includes routine file reviews, inspection quality assessments, and performance monitoring. SEMAP readiness is supported through staff training, supervisory review, and periodic internal assessments of key indicators. These measures promote consistent application of policy and early identification of compliance risks.

VIII. ADMINISTRATIVE PLAN ALIGNMENT AND HOTMA PREPARATION

The Authority is reviewing and updating its Housing Choice Voucher Administrative Plan to address identified policy gaps, clarify discretionary standards, and prepare for HOTMA implementation in accordance with HUD guidance. Administrative Plan updates are supported by staff training and workflow adjustments to ensure consistent implementation and compliance across programs.

These efforts support the Authority's Five-Year Plan goal of strengthening strategic capacity and ensuring compliance with evolving federal housing regulations.

IX. FAIR HOUSING, DUE PROCESS, AND ACCESS

The Authority is strengthening procedures related to reasonable accommodation, due process, and compliance with applicable federal fair housing and civil rights laws to ensure consistent and lawful program administration.

Efforts include enhanced documentation practices, supervisory oversight of adverse actions, and review of informal review and hearing procedures to ensure appropriate notice, meaningful access, and compliance with HUD requirements. Limited English Proficiency and disability access practices are supported through staff training and the use of appropriate language assistance resources to ensure meaningful access to programs and services, as required by federal law.

These initiatives support resident stability, health and wellness, and equitable access to housing services.

X. STAFFING ALIGNMENT AND ORGANIZATIONAL SUPPORT

The Authority continues to align staff roles to prioritize functions requiring direct Authority oversight, regulatory interpretation, quality control, and customer engagement. Administrative strategies are designed to support staff effectiveness, reduce error rates, and promote consistent service delivery.

Ongoing training and cross-functional collaboration support program integrity and operational stability.

XI. FUNDING STABILITY AND PROGRAM SUSTAINABILITY

The Authority is implementing funding stabilization strategies to address rising housing costs and ensure long-term sustainability of assisted housing programs. These strategies include review of payment standards and subsidy standards, utility allowance administration consistent with HUD requirements, and enhanced use of HUD analytical tools to monitor leasing levels, per-unit costs, and funding projections. Any payment or subsidy standard adjustments will be implemented in accordance with HUD regulations and tenant protection requirements.

XII. RAD, PROJECT-BASED VOUCHERS, AND PORTFOLIO COORDINATION

As the Authority advances RAD conversions and administers Project-Based Voucher and tax credit properties, operational strategies are aligned across programs to ensure consistent inspection standards, tenant protections, compliance enforcement, and oversight. These initiatives support redevelopment and modernization goals identified in the Authority's Five-Year Development Plan.

Vendor support and internal resource alignment are structured to enhance operational capacity without disrupting ongoing program administration.

XIII. RESIDENT AND LANDLORD IMPACT

These operational initiatives are designed to support resident stability and landlord participation through improved inspection timeliness, reduced leasing delays, clearer communication, consistent application of policy, and strengthened program integrity. These improvements support housing choice expansion, resident self-sufficiency, and long-term housing stability goals identified in the Authority's Five-Year Plan.

Risk Management and Insurance Department

The Albany Housing Authority (AHA) continues to maintain a comprehensive Risk Management and Insurance program to protect residents, staff, properties, and Authority operations. The program includes insurance procurement and monitoring, claims oversight, safety coordination, vendor insurance compliance monitoring, and emergency preparedness support. Risk Management activities support AHA's strategic goals related to housing preservation and redevelopment, resident safety, operational stability, sustainability initiatives, and modernization of Authority housing programs. These efforts support long-term protection of Authority assets and promote safe and stable housing environments for residents.

AHA continues to maintain insurance coverage for Authority properties and operations including property, general liability, public officials liability, crime, cyber liability, flood, and umbrella coverage. The Authority works closely with insurance brokers and carriers to evaluate coverage needs, maintain compliance with insurance requirements, and monitor changing market conditions impacting public housing authorities and affordable housing providers.

AHA continues to monitor insurance market challenges affecting affordable housing portfolios, including increased premiums, reduced carrier availability, and expanded underwriting requirements. The Authority continues to evaluate risk mitigation practices and documentation standards to support insurance renewals and operational stability.

Risk Management staff continue to monitor claims activity and coordinate with insurance carriers, legal counsel, and internal departments as needed. Claims data continues to be reviewed to identify trends and support corrective action planning where appropriate.

AHA continues to coordinate with departments to promote consistent incident reporting and safety documentation practices. Risk Management staff work with Housing Programs, Inspections, Property Management, and Security departments to support incident tracking and loss prevention efforts.

AHA continues to monitor contractor and vendor insurance compliance to support contractual requirements and reduce liability exposure.

Risk Management continues to coordinate with the other departments to support safety initiatives and emergency preparedness planning. Property Managers provide on-site response and incident documentation while Risk Management staff coordinate claims reporting, documentation review, and insurance notification procedures.

AHA continues to support emergency preparedness efforts related to severe weather events, fire safety incidents, building system failures, and other emergency situations. Risk Management staff support continuity planning and insurance coordination when emergency events occur.

Risk Management staff continue to support redevelopment initiatives, including Rental Assistance Demonstration (RAD) conversions and Project-Based Voucher (PBV) development projects. The Authority coordinates insurance compliance, construction-related risk monitoring, and safety planning during redevelopment and modernization activities.

AHA will continue to maintain insurance coverage, monitor claims activity, support safety coordination, and evaluate risk mitigation practices to protect Authority assets and support safe housing operations.

Safety, Security, and Crime Prevention Initiatives

I. Purpose and Strategic Objective

The Albany Housing Authority (AHA) is committed to maintaining safe, secure, and stable housing environments for residents, staff, and visitors. AHA implements a multi-layered safety strategy that integrates law enforcement partnerships, private security services, infrastructure modernization, surveillance technology enhancements, and resident-centered engagement practices.

These initiatives support AHA's mission to preserve housing stability, protect Authority assets, and promote quality of life in Authority-assisted housing communities.

II. Alignment with AHA Five-Year Plan Goals

Goal 1: Preserve and Improve Public Housing and Affordable Housing Assets

Security infrastructure upgrades, surveillance modernization, and controlled access improvements support property preservation, reduce vandalism and property damage, and protect long-term asset viability. Security planning is incorporated into rehabilitation and modernization projects to ensure that physical improvements are supported by appropriate safety infrastructure and monitoring capabilities.

Goal 2: Enhance Resident Quality of Life and Community Stability

Enhanced patrol presence, crime prevention partnerships, and resident engagement efforts promote safer living environments, strengthen community trust, and support housing stability. Safe residential environments improve residents' ability to maintain employment, participate in education and training opportunities, and engage in supportive services offered at Authority resource centers.

Goal 3: Strengthen Operational Efficiency and Risk Management

Deployment of data-driven safety strategies and technology integration supports efficient incident response, reduces liability exposure, and strengthens insurance risk mitigation strategies. Security investments support property loss prevention and align with insurance underwriting and risk management best practices.

Goal 4: Support RAD and PBV Redevelopment and Conversion Activities

Safety improvements and security modernization support successful RAD and PBV redevelopment efforts by improving property conditions, supporting investor and lender confidence, and enhancing resident stability during and after conversion. AHA incorporates security planning into redevelopment and RAD conversion projects to support long-term property preservation and resident stability.

Goal 5: Support Digital Infrastructure and Smart Property Modernization

Security modernization efforts support AHA's digital inclusion and infrastructure initiatives by ensuring surveillance systems, access control technologies, and emergency communication platforms are integrated with network and connectivity improvements across Authority properties. These technology investments contribute to the Authority's broader modernization and digital access goals.

III. Law Enforcement Partnerships and Community Policing Coordination

AHA maintains strong partnerships with the Albany Police Department (APD) to support crime prevention, community policing, and rapid incident response.

Current APD Engagement Activities

AHA collaborates with the APD Neighborhood Engagement Unit, which maintains a regular presence at the following AHA properties:

- 34 Morton Avenue
- 41 North Swan Street
- 20 Rensselaer Street
- 45 Central Avenue
- 680 Central Avenue

AHA conducts ongoing safety evaluations to identify additional developments that may benefit from expanded APD partnership support based on incident reporting data, crime trend analysis, environmental design factors, and resident feedback.

High-Rise and Citywide Safety Patrols

As of January 16, 2026, APD conducted High-Rise Security Detail patrols at Steamboat Square developments, including:

- 20 Rensselaer Street
- 200 Green Street
- 220 Green Street

These patrols occurred on six separate dates and were implemented to increase law enforcement visibility and strengthen crime deterrence.

In February 2026, APD conducted additional patrols at Steamboat Square and completed two citywide patrol details covering multiple AHA developments.

Interagency Strategic Planning

On February 2, 2026, AHA leadership met with Albany Police Chief Brendan Cox and APD command staff to strengthen coordination and evaluate emerging public safety technology initiatives, including potential deployment of law enforcement drone surveillance technology and expanded integration with Axon camera systems for improved monitoring coordination and incident documentation.

IV. Private Security Services

To supplement law enforcement resources and enhance routine monitoring, AHA contracts with private security providers.

In December 2025, AHA contracted with Boyd's Building Services to provide monitoring and patrol services at:

- 45 Central Avenue
- 260–270 North Pearl Street

Private patrol services provide additional visible deterrence, support incident monitoring during high-risk periods, and assist with property access monitoring.

V. Security Infrastructure and Surveillance Technology Improvements

AHA continues to invest in modernization of physical security systems and access control technologies to strengthen property protection and resident safety.

Completed Security Improvements

45 Central Avenue

The surveillance system was upgraded to Genetec Security Center Version 5.11.3.0 in 2025 to enhance monitoring reliability, improve law enforcement interoperability, and support integration with evolving digital infrastructure and smart-property capabilities.

260–270 North Pearl Street

Security improvements completed in 2025 include:

- Installation of upgraded surveillance systems
- Installation of electronic access control systems
- Installation of physical security barriers in patio areas adjacent to community space
- Installation of electronic locking systems to strengthen controlled building access

These improvements support controlled building access, reduce unauthorized entry, and enhance resident safety.

VI. RAD and PBV Conversion Security Integration

AHA recognizes that safety and security improvements are critical components of RAD and PBV redevelopment and preservation strategies. Security modernization efforts support compliance with lender and investor risk mitigation expectations, protection of rehabilitated and preserved housing assets, enhanced property management and monitoring capabilities, increased resident stability during redevelopment transitions, and improved long-term sustainability of converted properties.

Security infrastructure upgrades are incorporated into redevelopment planning and property rehabilitation scopes when applicable. AHA evaluates safety outcomes at properties undergoing RAD rehabilitation or modernization improvements to measure the impact of redevelopment investments on resident safety and overall livability.

VII. Resident Engagement and Trauma-Informed Safety Practices

AHA incorporates resident-centered and trauma-informed approaches into safety initiatives by promoting resident communication and safety reporting pathways, supporting culturally responsive and respectful enforcement practices, encouraging collaboration between property management, security personnel, and resident leadership groups, and recognizing the impact of trauma and community safety concerns on housing stability.

AHA works to ensure that safety enforcement practices promote fairness, dignity, and trust while maintaining safe living environments.

VIII. Risk Management and Insurance Coordination

Safety initiatives are integrated into AHA’s comprehensive risk management framework and support reduction of liability exposure associated with criminal activity and unauthorized access, protection of Authority property and capital investments, strengthened insurance underwriting profiles and loss prevention strategies, and compliance with local safety standards and HUD housing quality expectations.

Security infrastructure upgrades and patrol programs are evaluated in coordination with AHA’s insurance providers and risk management consultants to support loss control and claims mitigation efforts. Security modernization planning is coordinated with redevelopment and capital investment planning to ensure risk mitigation strategies are incorporated into property rehabilitation and preservation initiatives.

IX. Performance Measurement and SMART Benchmarks

AHA utilizes measurable performance indicators to evaluate safety initiative effectiveness and guide resource deployment.

Surveillance and Infrastructure Benchmarks

- Upgrade or maintain modern surveillance systems at identified high-risk properties
- Increase controlled access implementation at properties with repeated unauthorized entry concerns
- Evaluate safety improvements as part of redevelopment and modernization project close-out reviews

Law Enforcement and Security Coordination Benchmarks

- Maintain or expand APD patrol presence at designated developments annually
- Conduct regular coordination meetings with APD leadership and community policing units

Safety Outcome Benchmarks

- Reduce reported criminal and nuisance activity trends at targeted properties
- Improve resident-reported safety perception through feedback tools and engagement forums
- Reduce unauthorized building access and trespass-related incidents
- Track incident trends and safety improvements at properties

Operational Benchmarks

- Review incident and patrol data annually to guide security deployment decisions
- Conduct periodic security infrastructure assessments during property modernization and RAD redevelopment planning

X. Continuous Improvement Strategy

AHA will continue to evaluate crime trend data, resident feedback, infrastructure needs, and emerging security technologies to strengthen safety programming. AHA will update deployment strategies and modernization efforts as necessary to address changing safety conditions and housing preservation priorities.

AHA recognizes that safe housing environments directly support housing stability, family well-being, workforce participation, educational attainment, and long-term community investment and will continue to prioritize security initiatives as a core operational objective.

Strategic Development Goals & 2025 Highlights Capital South Plan

Continued engagement in the South End Plan Update.
Exploring market-rate and affordable homeownership opportunities.
Pursued RAD and alternative funding strategies.
Strengthened community partnerships and resident involvement.

Lincoln Square Homes

Hazardous material abatement completed for three towers with \$3M CFP Grant.
Redevelopment options under review.
New partnership with Hudson Valley Community College to expand workforce programs.

Steamboat Square

The RAD/4% LIHTC transaction closed in October 2025. The project is currently in Phase I of III, with full completion of all phases anticipated in December 2029. Once completed, the project will total 343 units, including 43 newly added units.
Architectural upgrades and exterior retrofits in design phase.
Launched a resident engagement website (CoUrbanize).

Nutgrove Garden Apartments

Multi-year modernization plan underway (HVAC, safety systems, lighting).
Investigating RAD + LIHTC funding for major rehabilitation.

Arbor Hill Plan & Ida Yarbrough Homes

Partnered with Albany County Land Bank for development opportunities.
Continued revitalization of North Swan Street.
New Resource Center and Pre-Diabetes Health Initiative launched at Ida Yarbrough.

Exploring RAD PBV conversions at Ida Phases I and II.

NY9-1 Whalen Homes

Pre-development planning continues for future redevelopment or new construction.
Financing strategies under review.

West Hill Neighborhood

Identifying sites and partners for mixed-use housing and neighborhood development.

Scattered Sites & Homeownership

Surveying residents on homeownership interest.
Exploring disposition of scattered site units to qualified occupants.

Westview & Townsend Park Homes

Long-term capital planning in progress.
Exploring RAD + LIHTC to support building upgrades, energy efficiency, and preservation.

General Planning & Sustainability

Conducting market studies and engaging developers.
Pursuing community solar and renewable energy to meet state climate goals.

Community Engagement & Resident Services Digital Equity & Inclusion

Connect HOMEUSA Tier 1 Community: Promoting affordable internet and tech access.

Resource Centers

Steamboat Square: One-stop center for workforce programs, FSS, AmeriCorps, and youth employment.
Ida Yarbrough: New center focused on workforce development, financial literacy, and health.

Health & Wellness Initiatives

Pre-Diabetes Prevention Program launched at Ida Yarbrough.
Pop-Up Pantries in partnership with the Regional Food Bank at four key locations.
In Our Own Voices satellite office providing support for LGBTQ+ residents of color.

Education & Employment

SUNY ATTAIN Lab @ Steamboat Square: Free training in Microsoft, ESL, QuickBooks, HSE prep, and more. Summer Youth Employment Program: Teens employed at AHA sites, gaining vital work skills.

Food Security

AHA supports Summer Food Service Program across Albany neighborhoods with meals for youth.

Social Referral Services

Ongoing use of the Unite Us platform for streamlined social service referrals.

Innovation & Collaboration
The Collaboratory – 200 South Pearl Street

A community wellness hub co-led by ACPHS and Trinity Alliance. Focus on public health, social justice, and healthcare access.

Not-For-Profit Entity

Created to strengthen fundraising capacity for AHA programs and resident services.

Home Ownership Programming

Section 32 Homeownership Program

Program Summary

The Section 32 Homeownership Program is designed to expand access to sustainable homeownership opportunities for eligible families by enabling the purchase of public housing units and other eligible properties in accordance with HUD Section 32 guidelines.

Through this program, the Housing Authority will provide qualified residents with a pathway to transition from renting to homeownership while building long-term financial stability and generational wealth. The program combines affordable property acquisition opportunities with education, counseling, and structured support to ensure successful homeownership outcomes.

Eligible residents will have the opportunity to purchase designated properties at affordable prices based on HUD-approved valuation methods. Participants will receive guidance throughout the homebuying process, including financial readiness assessment, mortgage preparation, homebuyer education, and closing support.

The program prioritizes sustainable homeownership by ensuring that participants understand the responsibilities associated with owning and maintaining a home. Required homebuyer education will cover topics such as budgeting, credit management, mortgage financing, property maintenance, and long-term financial planning.

The Housing Authority will oversee program implementation, including property selection, eligibility verification, sales procedures, and compliance with HUD regulations. Partnerships with housing counseling agencies, lenders, and community organizations may be used to provide additional technical assistance and support services.

By creating a structured pathway from public housing residency to homeownership, the Section 32 Program aims to:

- Increase affordable homeownership opportunities
- Promote housing stability and financial independence
- Support neighborhood investment and community revitalization
- Build generational wealth for participating families

All program activities will comply with HUD Section 32 requirements, including affordability provisions, resale restrictions, and long-term compliance monitoring where applicable.

Looking Ahead

AHA continues to strengthen its foundation while planning for the future—investing in housing, economic mobility, health, and sustainability. Through collaboration, innovation, and resident-first strategies, we are building a stronger, more equitable Albany.

Improve community quality of life and economic vitality

- Explore opportunities that create and nurture advancement in all aspects of obtaining or improving self-sufficiency in our Residents and the community.
- Continue working as a positive force for change in the community, broadly defined, consistent with stated mission and long-term sustainability.
- Ensure equal opportunity and affirmatively further fair housing.
- Promote consumer satisfaction and a customer-service orientation.

CARES

CARES of NY, Inc is non-profit organization that empowers communities to end homelessness through community planning, program data, supportive housing, and awareness-building. Their mission is that all people have access to safe, affordable housing and the social supports to remain housed. CARES, will continue to provide referrals and case management through NYS ESSHI program for residents of Steamboat 20.

ConnectHOMEUSA: Albany Housing Authority (AHA) is proud to join ConnectHOMEUSA this year as a Tier 1 community, reinforcing our commitment to bridging the digital divide. This initiative enhances community quality of life and economic vitality by expanding access to affordable internet, digital skills training, and technology resources for residents. By increasing digital connectivity, AHA empowers families with greater access to education, employment opportunities, and essential services—ensuring a more inclusive and economically resilient community. AHA aims to expand on training and device distribution to under connected residents.

Lifepath/Senior Services ROSS Recipient@ Westview Homes Lifepath operates ROSS Service Coordinator award and provides programming and case management to residents of Westview Homes. The funding will allow for a full-time service coordinator to enhance Lifepath’s services directly on-site to benefit AHA residents. Hot lunch is provided free of charge to residents at this location, Monday through Friday.

Albany Housing Authority Resource Center@ Steamboat Square AHA operates the Albany Housing Authority Resource Center at 200 Green Street Albany, NY that houses the Family Self-Sufficiency Program, ROSS Coordinator, AmeriCorps interns and Summer Youth Employment. The Resource Center is a “one-stop-shop” for AHA residents looking for assistance across a multitude of needs and services, The Resource Center also provides office space, tabling opportunities, and workshops for community-based organizations to increase their impact and accessibility for providing direct service to residents. Collaborators of the Resource Center include but are not limited to; Albany Community Action Program (ACAP), Albany Youth & Workforce Services, City of Albany Neighborhood Specialists, In Our Own

Voices, First NY Credit Union, Cornell Cooperative Extension, Excelsior College, SUNY Empire, CARES and Capital Menstrual. Coalition to name a few. The Albany Housing Resource Center also offers free public Wi-Fi through the Digital Inclusion Partnership

Albany Housing Authority Resource Center @ Ida Yarbrough Homes

Albany Housing Authority (AHA) Resource Centers at Ida Yarbrough Homes in the Arbor Hill neighborhood. Two centers are conveniently located to best serve residents mobility needs. The Centers are in the 260 N. Pearl Community Room, Everly Cromwell Center, and on Tyler Trice Terrace. Both serve as a hubs for connecting residents to essential resources, including workforce development, financial empowerment, and social services. By fostering economic vitality and strengthening community engagement, AHA continues its commitment to empowering residents and enhancing overall quality of life.

Albany Housing Authority (AHA) convenes **Pre-Diabetes Programs at Ida Yarbrough Homes**, empowering residents with the knowledge and support to prevent diabetes and improve overall health. Through education, screenings, and wellness resources, this initiative promotes **community well-being**, fosters healthier lifestyles, and enhances **quality of life** for residents—building a stronger, more resilient community.

Albany Housing Authority (AHA) partners with **Capital Regional Food Bank** to host **pop-up pantries at Steamboat Square, Westview Homes, Townsend Park Homes, and Ida Yarbrough Homes**. These events provide residents (mostly seniors) with access to fresh, nutritious food, helping to combat food insecurity and promote healthier communities. By bringing essential resources directly to residents, AHA continues its commitment to well-being and community vitality. **In Our Own Voices @ Steamboat Square**. In Our Own Voices works to ensure the physical, mental, spiritual, political, cultural and economic survival and growth of Lesbian, Gay, Bisexual and Transgender people of color communities. IIOV provides counseling, emotional support, emergency assistance, support groups, training, HIV and Hep C Testing, among countless other services. IIOV operates a satellite office in the 200 Green Street (Steamboat Square) Resource Center. Allowing their services to be more accessible to residents in the City of Albany. Service has been expanded to incorporate Healthy Alliance and the Damien Center program staff as well.

Jewish Family Services This collaboration connects JFS’s Community Health Navigators to seniors throughout AHA’s portfolio. JFS provides office hours in AHA Resource Centers and receives referrals through AHA staff, to ensure access to services.

Summer Youth Employment: The City of Albany’s LIGHT Summer Youth Employment Program is a 30+ year old program that provides summer employment for youth between the ages of 14-18. LIGHT stands for Learning Initiatives and Gaining Headway Together, which symbolizes the program curriculum that we use in Albany for five weeks each summer. The City of Albany’s LIGHT program has served as a way to introduce youth to the labor market by helping them acquire skills and insight with work experience that can be used to improve school performance and become responsible adults. Research confirms that participation in SYEP improves school performance. Summer Youth will assist the Summer Feeding sites at Ezra Prentice, Creighton Storey and Capital Woods this Summer, as well as the Albany Housing Resource Center.

Summer Food Service Program: The Summer Food Service Program (SFSP) is a federally funded, State-administered program that reimburses providers who serve free, nutritious meals and snacks to children and teens in low-income areas when school is not in session. Albany Housing Authority is proud to sponsor several agencies throughout Albany, including - City of Albany Department of Recreation, Girls Inc., Metropolitan Baptist and Trinity Alliance. As well as providing meals directly on site to Ezra Prentice Homes, Capital Woods and Creighton Storey Homes families.

Unite Us Platform: AHA continues to utilize the Unite Us platform to send social-care referrals on behalf of residents.

The platform is a streamlined initiative, linking community- based organizations into one central hub. AHA Coordinators utilize the platform for a wide assortment of resident needs including mental health, moving, emotional support, housekeeping, transportation, food insecurity, etc.

Not-For-Profit Explore opportunities to develop a not-for-profit entity for the sole purpose of fundraising.

Collaboratory @ 200 South Pearl Street The Collaboratory, “laboratory for collaboration,” is located at 200 South Pearl Street in Albany. Signature services at The Collaboratory are delivered by ACPHS’s Public Health Pharmacy Team (PHPT) and Trinity Alliance’s Wellness Advocates Linking Communities (WALC) team. Together, the programs address social justice and social determinants of health, with the shared goal of improving population health. This is accomplished by equipping the community with the tools to maintain a meaningful connection to healthcare. Pharmacists have a long history of acting as public health advocates and practitioners within their communities and our community health workers bring a great

community rapport to the table. This collaborative model bridges social supports and healthcare, connecting individuals with resources and solutions to take ownership of their health.

FSS & ROSS AHA continues to offer HUD Self-Sufficiency programs throughout eligible properties. FSS and ROSS programs have seen expansion in recent years.

MIS Department

AHA will continue to explore current and new product offerings, evaluating which will enhance AHA's day-to-day operations addressing:

- Network & Cyber Security and Asset tracking
- Camera and Door Security Systems
- File systems
- Office productivity software
- Training for best day-to-day IT practices

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B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? NO</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

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Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type,** and the **Public Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

Safety and Crime Prevention (VAWA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Choice Neighborhoods Grants. (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD’s website at: (Notice PIH 2011-47).

Modernization or Development (Conventional & Mixed-Finance). (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopec6/mfph#4).

Demolition and/or Disposition. With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission, (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j)).

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD). Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD’s website at: <https://www.hud.gov/RAD/library/notices>.

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD’s website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.