

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, and informs 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- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers 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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: Albany Housing Authority PHA Code: NY009 PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 1176 Number of Housing Choice Vouchers (HCVs) 2853 Total Combined 4029 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. In addition, the plan is available at all property manager's offices, the administrative building, and our website. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:																	
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B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

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.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

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

Statement of Housing Needs and Strategy for Addressing Housing Needs:

Currently AHA has a total of 10,045 families on the Public Housing waiting list. Of the families currently on the Public Housing Waiting list, 9% are elderly, and 26% 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. 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.

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

Collections Updates:

- To reduce and/or resolve the number of delinquent accounts, AHA will continue to seek opportunities to connect families with resources. Before starting court process, AHA will contact tenants in jeopardy of eviction and inform them of local resources they may apply to for financial assistance. In cases where tenant has indicated on their HUD Supplement another person or agency to contact in cases of eviction we are also reaching out to that contact. In such cases, AHA will also refer families for financial management counseling
- AHA will continue to evaluate and improve lease enforcement efforts based on tenants will and compliance in addressing outstanding balances older than 6 months old. chronic cases of noncompliance and or nonpayment of tenant related charges due to excess fees will be enforced through the courts.
- In cases that are related to the pandemic, AHA will work with residents who fell behind. Effected families will be allowed a longer repayment agreement. This only applies to families who were financially impacted due to the pandemic during the timeframe starting March 2020 to January 15, 2022. Tenants who receive rental assistance through the NYS ERAP program will be afforded to make a repayment agreement for any rent that is remaining after ERAP payment or documentation of ERAP denial is received.

AHA Admissions and Continued Occupancy Policy (ACOP):

Overview of Changes in the Current Revision. Below is a high-level summary of the changes contained in the May 2025 revision, organized by chapter.

Introduction

Added explanation of HOTMA changes throughout the policy document, including changes for HOTMA Sections 102 and 104.

Chapter 3

Called out and added policies that will be effective prior to the PHA’s HOTMA 102/104 compliance date. Called out and added policies for HOTMA 102/104 that will become effective upon the PHA’s compliance date. Clarified language regarding the EIV Income Report.

Chapter 4

Refined language on local preferences to account for changes brought about by the HOTMA Voucher Final Rule affecting public housing.

Chapter 6

Split Chapter 6 into two chapters: 6.A and 6.B.

Chapter 6.A. contains no redlines. Review and edit this chapter as needed to reflect your current PHA policy.

Chapter 6.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date and contains changes made to the previously released version of Chapter 6. This includes:

- Clarifications regarding the definition of annual income.
- Clarifications regarding student financial assistance requirements under HOTMA.
- Clarifications regarding periodic payments, including Social Security benefits and the treatment of alimony and child support.
- Clarifications regarding amounts adjusted annually under inflation under HOTMA.
- Updates to the list of federally mandated income exclusions.
- Clarifications regarding assets, including assets disposed of for less than fair market value, necessary vs. non-necessary personal property, checking, savings, and investment accounts, and trusts.
- Clarifications regarding health and medical care expenses, and childcare expenses.

Chapter 7

- Split Chapter 7 into two chapters: 7.A and 7.B.
- Chapter 7.A. contains no redlines. Review and edit this chapter as needed to reflect your current PHA policy.
- Chapter 7.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date and contains changes made to the previously released version of Chapter 7. This includes:
 - Changes regarding the use of consent forms, specifically as related to HUD-9886-A.
 - Clarifications regarding amounts adjusted annually under inflation under HOTMA.
 - Policy revisions for streamlined income determinations from fixed sources of income.
 - Certain updates for Notice PIH 2023-27 regarding verification requirements, use of EIV + self certification, verification of net family assets, self-certification of real property ownership, and treatment of zero-income families.

Chapter 9

- Split Chapter 9 into two chapters: 9.A and 9.B.
- Chapter 9.A contains no redlines. Review and edit this chapter as needed to reflect your current PHA policy.
- Chapter 9.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date and contains changes made to the previously released version of Chapter 9. This includes:
 - Minor clarifications regarding calculating annual income at reexamination.
 - Minor revisions regarding non-interim reexamination transactions.

Chapter 13

- Added a callout to state that the section on failure to provide consent is effective upon the PHA's HOTMA 102/104 compliance date.
- Clarified language regarding over-income families.
- Added a section on the asset limitation with a callout effective upon the PHA's HOTMA 102/104 compliance date.
- Clarified policy language regarding notice to vacate.

Chapter 15

- Added a callout to state that the section on de minimis errors is effective upon the PHA's HOTMA 102/104 compliance date.

Chapter 16

- Updated references regarding HUD-9886 to HUD-9886-A.

Glossary

- Called out various definitions for HOTMA. Definitions effective prior to and upon specific effective dates are explicitly called out.

Appendix

- Added a new appendix per recent HUD guidance to explicitly call out HOTMA 102/104 policies that are on hold until implementation.

AHA Administration Plan Policy Changes

Financial Resources

Element #2 Financial Resources		
Albany Housing Authority		
Statement of anticipated PHA Financial Resources		
Anticipated for FYE 6/30/25		
		Planned Uses
Tenant Rental Income	\$ 3,611,000	
Public Housing Operating Fund	8,230,000	
Public Housing Capital Fund	3,274,032	386,405 will be applied to debt service
Housing Choice Voucher Assistance	23,910,000	
Shelter Plus Care Grant	740,000	
ROSS Grant	193,479	
Mainstream vouchers	1,310,000	
Moderate Rehabilitation	180,270	
Emergency Housing Vouchers	303,500	
Summer Food Program	21,700	
Investment Income	95,070	Support public housing needs
Other revenue, including commercial rents	<u>590,000</u>	Support public housing needs
	<u>\$ 42,459,051</u>	

Rent Determination

AHA will amend applicable language all applicable policies to remain in compliance and consistent in accordance with the HOTMA Final Rule issued February 14, 2023, Notice PIH 2023-27. AHA will implement all policies by the effective dates outlined in HUDs timeline.

Program Efficiency and Fiscal Responsibility

AHA will conduct Public Housing Program Flat Rent Analysis and Annual Utility Allowance Review of All PH Programs in a timely manner.

Safety and Crime Prevention

- AHA continues to work closely with the Albany Police Department Neighborhood Engagement Unit who currently have a presence on our property at 34 Morton Ave., 41 N Swan St., 20 Rensselaer St., 45 Central Ave and 680 Central Ave. We will continue to explore additional locations.
- 45 Central Ave camera system updated to Genetec 5.11.3.0
- 260 -270 N Pearl St camera system upgraded, access control and physical barriers installed in patio area by community room. Electronic lock installed in community room

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

B.2

New Activities

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

- Y N
- Hope VI or Choice Neighborhoods.
 - Mixed Finance Modernization or Development.
 - Demolition and/or Disposition.
 - Conversion of Public Housing to Tenant Based Assistance.
 - Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
 - 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 current 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.

General Planning and Development Initiatives:

- Conduct feasibility studies, meet with prospective partners, and pursue various funding / grant opportunities.
- Engage and collaborate with various departments of the City of Albany for neighborhood planning and housing stabilization.
- Continue to work with our Developer Partner on strategies for LIHTC projects, including RAD conversions of public housing properties.
- AHA is working on ways to increase the use of renewable energy and meet the 2019 NYS Governor’s renewable energy goals which includes exploring community solar sourced electricity, geothermal, and other renewables for the Authority and tenant paid utilities.

Capital South (South End) Neighborhood Planning and Development:

- Explore developing subsidized and unsubsidized homeownership in and around the South End.
- Explore redevelopment opportunities for mixed-finance and mixed-use commercial hub of the South End.
- Continue to take advantage of opportunities that promote collaborations with community organizations and the City of Albany that maximizes access, neighborhood beautification, and options for economic and workforce development.

Arbor Hill Neighborhood Planning and Development:

- Continue to seek partnership opportunities that may lead to developing a food market on Swan Street.
- Continue reinventing and marketing Arbor Hill as an arts district.
- Continue to seek opportunities to partner with various community organizations and developers towards initiatives which enhance/preserve affordable housing.

Lincoln Square Homes:

- Utilize funding received from HUD through the City of Albany for the hazardous material abatement of the three towers.
- Continue to explore funding opportunities for demolition of obsolete buildings.
- Continue to explore opportunities for reuse/redevelopment of land.

Ida Yarbrough High- and Low-Rise Homes:

- Explore RAD PBV Conversions of the public housing subsidized units in Ida Phases I and II.

North Albany Homes:

- No substantial development activities planned.

Steamboat Square Homes:

- RAD Conversion Phase I (20 Rensselaer St) – Achieve stabilized occupancy for the construction loan closeout and conversion to perm financing. Complete RAD closeout. (88 units - 51 RAD PBV, 14 ESSHI, and 23 LIHTC).
- RAD Conversion Phase II (200, 220, and 230 Green St and 44 Townhomes) – Preparing applications and plans for a RAD/4% LIHTC project including exterior makeover and retrofit designs of towers, renovating decommissioned and occupied space. Project includes ESSHI rental assistance for supportive housing. Anticipated equity and construction closing in fall 2025.
- Continue to strengthen and build partnerships supporting the neighborhood and other activities of local government.
- Explore upgrades of Historic Steamboat buildings.
- Explore means that may create homeownership conversion opportunities.

Robert Whalen Homes:

- Continue pre-development activities associated with the substantial renovation (or demolition and new construction) of the property.
- Establish a financing plan (with and without a RAD PBV conversion) and timeline for redevelopment. Explore both as a RAD PBV conversion and a mixed finance transaction.
- Sustain existing housing as required until a viable development plan has been established.

Capital Woods / Lark:

- Initiate pre-development associated with the substantial renovation (or demolition and new construction) of the property.
- Explore major renovation project with LIHTCs.

Townsend Park Homes:

- Capital planning for long term preservation
- Building system upgrades with CFP funding
- Continue to seek all the funding opportunities to rehabilitate the building.
- Explore 9% and 4% LIHTC projects with RAD including exterior makeover and retrofit designs of the tower, and renovations including renewable energy.

Westview Homes:

- Capital planning for long term preservation
- Building system upgrades with CFP funding
- Continue to seek all the funding opportunities to rehabilitate the building.
- Explore 9% and 4% LIHTC projects with RAD including exterior makeover and retrofit designs of the tower, and renovations including renewable energy.

Nutgrove Garden Apartments:

- Continue to develop multiyear plans to replace kitchens, HVAC, lighting, sprinkler, and life safety items through operating replacement reserves and/or other funding opportunities.
- Explore 9% and 4% LIHTC projects with RAD to provide major rehab.

Ezra Prentice Homes:

- Explore opportunities to provide air conditioning for the units.
- Explore opportunities for play space on west side of property

Creighton Storey Homes:

- Explore opportunities for a moderate rehab of the development.

	<p><u>South End Phases 1, 2 and 3:</u></p> <ul style="list-style-type: none"> • Explore RAD PBV Conversions of the public housing subsidized units in phase III. <p><u>Academy Lofts:</u></p> <ul style="list-style-type: none"> • No substantial development activities planned. <p><u>Swan and Swan Mixed Scattered Sites:</u></p> <p><u>Preston Properties / Peter Schuyler Court (3rd and Ontario/Sherman Streets):</u></p> <ul style="list-style-type: none"> • Gauge residents' interest in participating in homeownership programs to purchase their apartment buildings.
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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 Plan.	
	5 Year Goals	2025 Updates and New Initiatives
	<p><u>Capital South Plan</u></p> <ul style="list-style-type: none"> ▪ Collaborate with City of Albany Community Engagement Process for South End Plan Update. ▪ Continue to support initiatives that lead to attainment of the goals of the Plan. ▪ Continue to participate in and encourage AHA residents to participate in neighborhood organizations within the community. ▪ Seek partnerships with other stakeholders and/or sub-committees and provide leadership and assistance where possible. ▪ Support residents and reinforce previous housing investments. ▪ Continue to support initiatives that lead to attainment of the goals of the Plan 	<p><u>Capital South Plan</u></p> <ul style="list-style-type: none"> ▪ Explore developing market rental in and around the South End to accommodate existing AHA residents. ▪ Explore developing subsidized and unsubsidized homeownership in and around the South End. ▪ Explore opportunities for RAD and other funding sources. ▪ Work with Community Organizations for economic development.
	<p><u>Lincoln Square Homes</u></p> <ul style="list-style-type: none"> ▪ Dispose and demolish 192 units, at 1, 2, and 3 Lincoln. ▪ Support the Capital South Campus Center and continue to redevelop the Lincoln site and surrounding area into a campus for workforce development and higher education 	<p><u>Lincoln Square Homes</u></p> <ul style="list-style-type: none"> ▪ Complete hazardous material abatement of the 3-high rise towers with \$3mm FY2024 CFP Grant B-24-CP-NY-1722 - Explore funding opportunities for demolition of obsolete buildings. - Explore redevelopment alternatives of Lincoln Square and Warren Street properties. ▪ Established partnership with Hudson Valley Community College as the Program Delivery operator at the Capital South Campus Center

<p><u>Steamboat Square Amps (9-3, 9-11, 9-12)</u></p> <ul style="list-style-type: none"> ▪ Explore converting hi-rise towers into mixed-income, mixed-use housing as part of a vibrant market-rate redevelopment plan for the South Waterfront District. ▪ Explore and possibly dispose of 2- and 3-unit buildings to owner occupants. ▪ Dispose of multi-unit historic low-rise buildings to non-profits or private landlords. - Capital Improvements for “Historic Steamboat” properties and conversion to home ownership. 	<p><u>Steamboat Square Homes</u></p> <ul style="list-style-type: none"> ▪ RAD Conversion Phase II (200, 220, and 230 Green St and 44 Townhomes) – Preparing applications and plans for a RAD/4% LIHTC project including exterior makeover and retrofit designs of towers, renovating decommissioned and occupied space. Anticipated equity and construction closing in fall 2025. SSRP2 is the substantial renovation of the three remaining high rises and 6 townhome buildings. The project includes 300 rehabbed units and 32 new units. - Incorporate new methods for resident feedback and engagement by implementing a project website.
<p><u>Nutgrove Garden Apartments</u></p> <ul style="list-style-type: none"> ▪ Refinance and modernize 	<p><u>Nutgrove Garden Apartments</u></p> <ul style="list-style-type: none"> ▪ Continue to develop multiyear plan to replace kitchens, HVAC, lighting, sprinkler and life safety items through operating replacement reserves and/or other funding opportunities. ▪ Explore 9% and 4% LIHTC projects with RAD to provide major rehab.
<p><u>Arbor Hill Neighborhood Plan</u></p> <ul style="list-style-type: none"> ▪ Continue to support initiatives that lead to attaining the goals of the Plan ▪ Continue to participate in and encourage AHA residents to participate in the Arbor Hill Neighborhood Association ▪ Seek partnerships with other stakeholders and provide leadership and assistance where possible ▪ Continue to lead and support planning and development of North Swan Street ▪ Support residents and reinforce prior housing investments 	<p><u>Arbor Hill Neighborhood Plan</u></p> <ul style="list-style-type: none"> ▪ Working with the County’s Landbank to dispose of unused parcel for Homeownership and New Development ▪ Continue to work with various community organizations towards their initiatives.
<p><u>Ida Yarbrough Low-Rise Homes</u></p> <ul style="list-style-type: none"> ▪ Continue to support the goals of the Arbor Hill Neighborhood Plan 	<p><u>Ida Yarbrough Low-Rise Homes</u></p> <p>Explore RAD PBV Conversions of the public housing subsidized units in Ida Phases I and II.</p>
<p><u>NY9-1 Whalen Homes</u></p> <ul style="list-style-type: none"> ▪ Develop affordable housing preservation plan for Whalen Homes 	<p><u>NY9-1 Whalen Homes</u></p> <ul style="list-style-type: none"> • Continue pre-development activities associated with the substantial renovation (or demolition and new construction) of the property. • Establish a financing plan (with and without a RAD PBV conversion) and timeline for redevelopment. Explore both as a RAD PBV conversion and a mixed finance transaction.
<p><u>West Hill Neighborhood Plan</u></p> <ul style="list-style-type: none"> ▪ Work with the City of Albany and stakeholder groups to create a neighborhood revitalization plan. Explore partnerships that lead to the development of housing and other initiatives that support the neighborhood plan. 	<p><u>West Hill Neighborhood Plan</u></p> <ul style="list-style-type: none"> ▪ Explore sites and partnerships for the development of replacement, mixed-finance and mixed-use housing
<p><u>NY9-21 Scattered Sites (3rd Street) NY 9- 22 (Ontario and Sherman Streets) NY 9-29 (Pieter Schuyler Court)</u></p> <ul style="list-style-type: none"> ▪ Explore disposition of units to qualified owner occupants; attempt to qualify and sell to existing occupants. 	<p><u>NY9-21 Scattered Sites (3rd and Sherman Streets)</u></p> <ul style="list-style-type: none"> ▪ Gauge residents’ interest in participating in homeownership programs and purchasing their unit.

<p><u>Westview Homes</u></p> <p>Capital Planning for long term preservation</p>	<p><u>Westview Homes</u></p> <ul style="list-style-type: none"> • Explore Phased 9% and 4% LIHTC projects with RAD including exterior makeover and retrofit designs of the tower, and renovations including renewable energy. • Capital planning for long term preservation • Building system upgrades with CFP funding • Continue to seek all the funding opportunities to rehabilitate the building
<p><u>Townsend Park Homes:</u></p> <p>Capital Planning for long term preservation</p>	<p><u>Townsend Park Homes:</u></p> <p>Capital planning for long term preservation</p> <p>Building system upgrades with CFP funding</p> <p>Continue to seek all the funding opportunities to rehabilitate the building.</p> <p>Explore 9% and 4% LIHTC projects with RAD including exterior makeover and retrofit designs of the tower, and renovations including renewable energy.</p>
<p><u>General Planning and Development Initiatives</u></p> <ul style="list-style-type: none"> ▪ Explore development opportunities and partnerships for market rate rental and homeownership, workforce housing, and supportive housing in the City of Albany and elsewhere 	<p><u>General Planning and Development Initiatives</u></p> <ul style="list-style-type: none"> ▪ Conduct market studies, meet with prospective partners and watch for funding availability ▪ Meet with the City zoning staff as necessary ▪ Continue to work with our Developer Partner for the next year on strategies for LIHTC projects along with RAD at the public housing sites ▪ AHA is working on ways to increase the use of renewable energy and work with the 2019 Governor’s renewable energy goals which includes exploring community solar sourced electricity and other renewables for the Authority and tenant paid utilities.

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.

Improve community quality of life and economic vitality

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.

Digital Inclusion Partnership w/ Albany Public Library:

The Albany Public Library and Albany Housing Authority Digital Inclusion Partnership provides free public Wi-Fi across 14 AHA Developments, in common and green outdoor areas. AHA is exploring opportunities for device distribution and training

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.

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.

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) is expanding its reach with a new Resource Center at Ida Yarbrough Homes in the Arbor Hill neighborhood. This center will serve as a hub 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) is launching a **Pre-Diabetes Program** 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) is partnering with the **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.

SUNY ATTAIN @ The Laden Center in Steamboat Square (2023) SUNY's Advanced Technology Training and Information Networking (ATTAIN) computer lab is now offering services at 200 Green Street. ATTAIN offers a wide assortment of self-paced training resources and services that are offered Monday through Friday at no cost! Some examples of training offered include; Microsoft Office training, High School Equivalency Preparation, Career Exploration, ESL and Language Learning, Staff Support, Courseware Orientation, Intuit QuickBooks, Digital Literacy and Navigational Support, among many more.

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, Capital Woods and Creighton Storey youth.

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.

	<p><u>MIS Department</u></p> <ul style="list-style-type: none"> •AHA will explore different versions of software office products available in the industry and decide if the new/different version will work with AHA’s day-to-day processes. •Network Security & Cyber Security Project •Camera Systems •Records Department 	<p><u>MIS Department</u></p> <ul style="list-style-type: none"> •Identified several software vendors who can handle the day-today work process. We are exploring options to upgrade. •Implemented KnowB4 and CYNET software to assist with meeting or Cyber Security Goals •Performed inspections of all camera systems and received quotes for upgrades. Will continue to research funding. •Cleaned and destroyed records that reached their destroy date. Meeting with NYS to explore funding options to create and maintain a records management program.
<p>B.4.</p>	<p>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.</p> <p>B.4.1.A - See Exhibit B.1.1.A - Form HUD-50075.2 for NY06P00950123 approved by HUD on 06/01/2023.</p>	
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>	
<p>C. Other Document and/or Certification Requirements.</p>		
<p>C.1</p>	<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"/>The Executive Director reviewed the Annual Plan at the RAB meeting, there were no comments regarding the Annual Plan.</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 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>	

C.4	<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? Y N <input type="checkbox"/> The Executive Director reviewed the Annual Plan at the Public Hearing and there were no challenges regarding the Annual Plan.</p> <p>If yes, include Challenged Elements.</p>
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D.	Affirmatively Furthering Fair Housing (AFFH).
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D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>
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	<p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>
	<p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing 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 or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

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

B. Plan Elements.

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.”

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 statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).)

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. 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)

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). 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 child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims 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 victim 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))

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

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, 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 or discretionary policies 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.”

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, 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: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe 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; 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:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. 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 Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

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 Community Facilities Grants or Emergency Safety and Security Grants).

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\(r\)\(1\)](#))

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 §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further

fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

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.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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. 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, and informs 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- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 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. 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 Act 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.

Housekeeping Standards

Purpose: To improve the livability and conditions of the dwellings owned and managed by the Albany Housing Authority (AHA) and to preserve AHA property for future generations, uniform standards for resident housekeeping have been developed for all tenant households. The Housekeeping Standards that follow will be applied fairly and uniformly to all residents.

Resident Responsibility: The resident is required to abide by the standards set forth below. Failure to abide by the Housekeeping Standards is a violation of the Lease terms and could result in lease termination and eviction.

Procedures: The AHA has the right to conduct as many inspections as it deems necessary to ensure compliance with the Housekeeping Standards. The Resident shall receive not less than 48 hours advance written notice of any housekeeping inspection. Such 48-hour notice may be given either by leaving a written notice at the resident's premises or by placing the notice in the United States mail, postage prepaid. The resident need not be present to accept the notice. If violations of the Housekeeping Standards are discovered, the Authority will advise the Tenant of any correction(s) required to establish compliance and a reinspection will take place. If violations persist steps to terminate resident's lease will begin.

Housekeeping Standards are as follows:

Inside the Unit:

1) General:

- a. Walls: Must be clean, free of dirt, grease, holes, cobwebs, and fingerprints.
- b. Floors: Must be clean, clear, and free of hazards throughout dwelling.
- c. Ceilings: Must be clean and free of cobwebs.
- d. Windows: Must be clean on the inside. Blinds & Screens should be intact.
- e. Woodwork: Must be clean, free of dust, gouges, or scratches.
- f. Doors: Must be clean, free of grease and fingerprints. Doorstops should be present. Locks must work.
- g. Heating Equipment/Utility Closets: Must be free of dust, clean and free of any clutter.
- h. Trash: Must be disposed of properly and not left in the dwelling. "Proper Disposal" means that the trash is placed in a sealed plastic bag and put down the Chute, dumpster or proper trash receptacle.
- i. Hallways, Walkways, and Stairways: Must be clear of furniture and other belongings to permit easy passage.
- j. Furniture: Must be appropriately sized for the dwelling area.
- k. Entire dwelling must be free of rodent and insect infestation.
- l. At individual dwellings and townhouses, dryers must be properly vented.
- m. Tenant's furnishings and use of the entire dwelling must be in conformity with fire safety codes.
- n. Motorized vehicles, motor vehicle parts, or other similar machine parts, may not be stored in the dwelling.
- o. Flammable materials shall not be stored in the dwelling.

2) Kitchen:

- a. Stove: Must be clean inside and out and be free of grease & food. (Includes containers of grease)
- b. Refrigerator: Must be clean, refrigerator and freezer doors must close properly.
- c. Cabinets: Must be clean and neat. Cabinet surfaces and countertops must be free of grease and spilled food. Cabinets must not be overloaded. Storage under the sink must be limited to only those items (lightweight) which will permit easy access for purposes of repairs or inspections. Heavy pots and pans shall not be stored under the sink.
- d. Exhaust Fan/Vent: Must be free of grease and dust.
- e. Sink: Must be clean, free of grease and garbage, dirty dishes must be washed and put away in a timely manner.
- f. Food Storage Areas: Must be neat and clean without spilled food.
- g. Trash/Garbage: Must be stored in a covered container until removed to the disposal area as described under "Section 1. General"

3) Bathroom:

- a. Toilet and Tank: Must be clean and odor free.
- b. Tub and Shower: Must be clean and free of excessive mildew and mold.
- c. Bathroom Sink: Must be clean.
- d. Exhaust Fans: Must be free of excessive dust.
- e. Floors must be clean and dry

4) Storage Areas:

- a. Closets must be neat and clean
- b. No flammable materials or newspapers are to be stored in the dwelling.
- c. Other storage areas must be clean, neat, and free of hazards.

Outside the Unit

- 1) Yards: Must be free of debris, trash, and abandoned cars.
- 2) Exterior Walls: Must be free of graffiti.
- 3) Porches (front and rear): Must be clean and free of hazards. Any items stored on the porch shall not impede access to the dwelling and must not be flammable.
- 4) Balcony: Must be clean and free of hazards and must not be flammable. Grills are not permitted on any balcony.
- 5) Steps (front and rear): Must be clean and free of hazards.
- 6) Sidewalks: Must be clean and free of hazards
- 7) Storm Doors: Must be clean and in working order. Windows and/or screens must be intact.
- 8) Parking Lot: Must be free of disabled and abandoned vehicles. Vehicle repairs are not permitted in any AHA parking lot.
- 9) Hallways: Must be clean, uncluttered, and free of hazards.
- 10) Stairwells: Must be clean, uncluttered, and free of hazards.
- 12) No motorized vehicles are to be driven or stored on lawns or grounds except in driveways and parking lots. Dirt bikes, snowmobiles, and boats are prohibited.
- 13) Tenants shall not install antennas, satellite dishes or anything else on the building, or erect fences, storage sheds, recreation structures or ANY other type structures on the grounds.