

PROPOSED CHANGES -ADMINISTRATIVE PLAN AND LEASE
PUBLIC COMMENT PERIOD 12/10/19 TO 1/9/20
PUBLIC HEARING JANUARY 6, 2020 AT 5:00PM
TROY HOUSING AUTHORITY
ADMINISTRATIVE OFFICES
1 EDDY'S LANE
TROY, N.Y. 12180

The Troy Housing Authority is announcing a public comment period relative to proposed changes to the Section 8 Housing Choice Voucher Administrative Plan and Troy Housing Authority Dwelling Lease. The revisions are available for review at www.troyhousing.org . Hard copies are available at the Troy Housing Authority Administrative Offices (1 Eddy's Lane, Troy, New York 12180). Written comments regarding the Administrative Plan may be sent to the Attention of the Director of Planning and Program Development at the Troy Housing Authority Administrative Offices or emailed to info@troyhousing.org. There will also be a Public Hearing to receive comments on the Administrative Plan at the Troy Housing Authority Administrative Offices on Monday, January 6, 2020 at 5:00PM.

All changes are highlighted

4-I.B. APPLYING FOR ASSISTANCE [HCV GB, pp. 4-11 – 4-16, Notice PIH 2009-36]

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An applicant may at any time report changes in their applicant status including changes in family composition, income, or preference factors **by submitting an updated pre-application**. The PHA will note these changes on the applicant's file and will update their place on the waiting list.

This change clarifies the method of updating information.

4-II.F. UPDATING THE WAITING LIST [24 CFR 982.204]

Troy Housing Authority Policy

The waiting list will be updated **annually as needed** to ensure that all applicants and applicant information is current and timely. The PHA will update and purge its waiting list at least annually to ensure that the pool of applicants reasonably represents interested families. Purging also enables the PHA to update the information regarding address, family composition, income category and preferences.

This change allows for the waiting list to be updated as needed instead of annually.

4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

Local Preferences [24 CFR 982.207; HCV p. 4-16]

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G. Households that include a non-elderly (18-62 years of age) person or persons with

disabilities and their families and who have previously experienced homelessness AND are currently a client in a Permanent Supportive Housing or Rapid Rehousing project.

This change is needed for a new program that will serve this specific population.

RESIDENTIAL DWELLING LEASE

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2. Payments Due under the Lease:

(b) Utilities: Landlord agrees to furnish the following utilities as reasonably necessary: Heat, hot and cold running water, gas and/or electricity for cooking and electricity for lighting and general household appliances. Landlord will not be responsible for failure to furnish utilities by reason of any cause beyond its control. Landlord shall not supply gas and electricity if the residents of the Premises are charged directly by the provider utility company. In an apartment that does not have an individual utility usage meter, unless the resident is eligible for a medical waiver, an excess utility charge of \$48.00 per year for each window air conditioner installed in an apartment will be charged. As the cooling season is considered to be June, July, and August, the \$48.00 will be billed in \$16.00 per month increments.

This change returns the Air Conditioning excess utility charge language that was omitted in error when we converted to a new lease.