

Streamlined Annual PHA Plan (HCV Only PHAs)	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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

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 if administering both programs, 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 and 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: <u>Troy Housing Authority</u> PHA Code: <u>NY012</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) _____ Number of Housing Choice Vouchers (HCVs) <u>2077</u> (includes HCV, RAD, PBV, Mainstream, and EHV vouchers). PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. The Troy Housing Authority shall post the complete PHA 2024 Annual Plan exhibits and updates on its website and at the central Administration Offices located at 1 Eddy's Lane, Troy, New York 12180. In addition, THA has posted notices regarding the Annual Plan at all of its site locations as well as in a legal notice to the local newspaper.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <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	Lead HA:																													
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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 Plan submission?

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- 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.
- Informal Review and Hearing Procedures.
- Homeownership Programs.
- Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- Substantial Deviation.
- Significant Amendment/Modification.

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

B.2

New Activities. – Not Applicable

A demolition application for the units of John P Taylor Apartment Buildings (NY012200007P) was approved by the HUD Special Applications Center on December 18, 2009. John P Taylor Apartments Building 1 and 2 were family high-rise building consisting of 143 units (17 One-Bedroom units, 75 Two-Bedroom units, 46 Three-Bedroom Units, 1 Four-Bedroom Unit and 4 Units taken off line) within two nine story buildings. The buildings and units were demolished in 2022. We have engaged Pennrose, LLC as our development partner relative to the redevelopment of the entire Taylor Apartments site (Buildings 1, 2, 3, and 4) and are working on various funding options. We are consistently meeting with Taylor tenants and are fully incorporating their ideas into our plans to the extent possible. Currently, we have secured financing and construction has begun on a new 141-unit apartment building at this location that will include 28 RAD units and 113 Project Based Voucher units from our existing inventory. These units are expected to accommodate the tenants of Taylor 3 & 4 as we renovate this portion of the property.

Our RAD conversions for all sites other than Taylor 1 and 2 have resulted in conversion to Project Based Vouchers through RAD. Beacon Communities, LLC completed the revitalization of Martin Luther King Apartments that involved the de-densification and relocation of units. We also worked with HUD to dispose of 4 off-line units at Martin Luther King Apartment complex as part of the Taylor 1 and 2 RAD closing.

We also participated in the New Your State Preservation Opportunity Program (NYS POP) which helped us develop long term revitalization strategies for all our properties. This has resulted in the selection of MDG Real Estate Partners, LLC as our development partner for Griswold Heights, Corliss Park, Grand Street, Phelan Court and Sweeney Apartments. Funding for the revitalization of Griswold Heights has been approved with a tentative construction closing date of October 2023. Plans to secure financing and renovations on the other sites will commence in late 2024.

(a) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.

Based on the number of Section 8 Vouchers we administer, the housing authority could project-base up to 185 vouchers. Presently 134 units have been project based at Kennedy Towers and 28 have been project based at Tapestry on the Hudson, a project of The Community Builders. We are also Project Basing 113 units at Taylor from our inventory that are part of a RAD conversion and not subject to our cap. Within the City of Troy, participants within the Section 8 Program are finding it increasingly more difficult to locate apartments that meet their needs and measure up to Housing Quality Standards. This is especially true for our elderly population and for families with young children, especially working families being impacted by rising rental costs in our area. For the elderly there are a limited number of apartments that are handicapped adaptable and offer the array of services they need to remain in the community. Also, due to the local affordable rental market getting consistently tighter and with some apartments that do not meet today's living standards, the Troy Housing Authority hopes to address this by Project Basing as many units as possible in areas that enable our participants full access to the services and resources, they need to improve their life circumstances.

We have received funding to provide 75 Mainstream Section 8 vouchers to serve non-elderly person with a disability, at least 18 years old and less than 62 years old, transitioning out of an institutional setting, or at serious risk of institutionalization, or homeless or at risk of being homeless. Similarly, we have received 25 VASH vouchers to serve homeless Veterans. We also received 21 Emergency Housing Vouchers that are fully issued.

B.3 Progress Report.

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

2020 - 2024 Goals and Objectives	2023 Plan Status (Progress Report)
<p>1. Expand the supply of assisted housing to the fullest extent needed by</p> <ul style="list-style-type: none"> a. Applying for additional rental vouchers b. Reducing vacancies in apartments we manage c. Leveraging private/public funds to create housing opportunities d. Acquiring or build units or developments e. Work with the City to develop a broad based approach to housing and neighborhood revitalization 	<p>We continually apply for VASH and Mainstream vouchers. Modernization of MLK site with Beacon is completed and will expand to Fallon. We are working with Pennrose to improve Taylor site in a mixed finance, mixed use manner and MDG to improve Griswold, Corliss, Grand, Phelan and Sweeney We work with the City and others to leverage funds to create more housing.</p>
<p>2. Improve the quality of assisted housing by:</p> <ul style="list-style-type: none"> a. Assure that all our apartments meet/exceed Housing Quality Standards (HQS) as determined by independent inspections. b. Attain/Maintain SEMAP attaining/maintaining High Performer status. c. Increase customer satisfaction as indicated through retention. d. Improve management functions through site-based management. e. Renovate and modernize our RAD converted properties when funds are available. f. Providing replacement vouchers when this is the most suitable option. g. Explore other HUD initiatives. 	<p>All apartments are inspected for HQS in accordance with RAD. Our 2022 SEMAP score of 100% (135/135) makes us a High Performer. Demolition of Taylor 1&2 was completed and construction on a new building containing 24 RAD units and 113 PBV units. Senior only Kane and Conway improvements include new kitchens, updated bathrooms and flooring and are completed at Kane and in process at Conway. Through the NYS Preservation Opportunity Program, we have engaged MDG to improve Griswold, Corliss, Grand, Phelan and Sweeney.</p>
<p>3. Increase assisted housing choices by:</p> <ul style="list-style-type: none"> a. Providing voucher mobility counseling. b. Conducting outreach efforts to potential voucher landlords. c. Evaluating and setting appropriate voucher payment standards. d. Expanding homeownership opportunities. e. Continue site-based waiting lists. f. Assist the most needy families in our community by monitoring and amending our preferences as needed. 	<p>Mobility counseling and landlord outreach continue. Voucher Homeownership has had successes as we continue to promote homeownership. Our preference for applicants in our jurisdiction made homeless through no fault of their own residing in shelters or motels with assistance from RCDSS has helped avoid the trauma of long-term homelessness. We have a ranked preference for homeless vets and 19 PBV units set aside for DV survivors receiving supportive services. We also have 21 Emergency Housing Vouchers.</p>
<p>4. Provide an improved living environment by:</p> <ul style="list-style-type: none"> a. Deconcentrating poverty by bringing higher income households into lower income developments. b. Promoting income mixing by assuring access for lower income families in higher income sites. c. Continuing security improvements within our complexes. d. Assuring that tenants understand the expectations of living in a community environment. 	<p>Public Safety and Lease Enforcement efforts continue; cameras and license plate readers are installed and very effective. Plans are underway for Phase II of our Taylor site designed to offer apartments at a wide range of income levels. We continue to participate in community forums and events and have numerous outside agencies providing services on site. We are smoke free.</p>
<p>5. Promote self-sufficiency and asset development of assisted households by:</p> <ul style="list-style-type: none"> a. Increasing the number/percentage of employed persons in assisted families. b. Provide access to supportive services to improve employability: transportation, day care, education, job training, etc. c. Providing supportive services to increase independence for the elderly or families with disabilities. 	<p>Our Family Self Sufficiency and Homeownership Programs remain operational, and we continue to experience successes. We work with Community Agencies to improve tenant life circumstances by making referrals, hosting on-site outreach and on-site programming. We continue to work with the City of Troy on various housing and quality of life initiatives.</p>
<p>6. Ensure equal opportunity and affirmatively further fair housing by:</p> <ul style="list-style-type: none"> a. Undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability. b. Undertaking affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability. c. Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities. 	<p>The Troy Housing Authority remains committed to carrying out the duty to affirmatively further fair housing. We remain guided by the Analysis of Impediments (AI) to Fair Housing identified by the City of Troy and we are working toward creating more accessible apartments within our existing developments and in new housing opportunities that arise. We have increased the supply of accessible units and will continue to do so.</p>
<p>7. Take proactive measures to serve the needs of child & adult victims of domestic violence, dating violence, sexual assault, or stalking by:</p> <ul style="list-style-type: none"> a. Notifying all public housing tenants, Section 8 voucher participants and Section 8 landlords of their rights and obligations under the Violence Against Women Act (VAWA). b. Making referrals and collaborate with local service providers (e.g. Unity House, Traveler's Aide, etc.) to help such families obtain services that may enable them to stay in their home away from the person or persons placing them at risk. c. Taking any necessary legal action to terminate the tenancy of any person committing criminal acts of physical violence against family members or others. 	<p>Notification to tenants occur in newsletter/flyer and at lease up and recertification regarding issues related to Domestic Violence (DV). Process transfer requests and lease bifurcation promptly and professionally and include a safety agreement. We also continually make referrals to service providers and police as we become aware of DV situations. THA's Lease Enforcement and Public Safety are also mindful of DV issues and address appropriately. DV training, child abuse awareness & response training, as well as suicide awareness & response training have been provided to staff. City of Troy DV Victims in Shelters or Motels assisted by RCDSS are given a homeless preference point for assisted units.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).
B.4	<p>Capital Improvements. – Not Applicable</p> <p>Our 2022-2026 Capital Fund Program 5-Year Plan was submitted to EPIC and approved on 08/09/2022. Our 2023-2027 Capital Fund Program 5-Year Plan was submitted to EPIC on 06/02/2023 and is awaiting approval.</p> <p>Our 2023 Capital Fund allocation is being directed to RAD investment for operations.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> September XX, 2023</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>
C.2	<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>
C.3	<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>
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?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>