

Exhibit 17-13: PBV RAD DEVELOPMENT: Taylor I LLC

Development: Taylor Apartments Phase I
Description: This development is the result of demolishing 143 Public Housing units in Taylor 1&2 and constructing a new building with 28 RAD PBV units and 113 PBV units.
Address: 150 River Street, Troy, New York 12180
Effective Date of Contract: TBD estimated to be 6/30/2024
Expiration Date of Contract: TBD + 20 Years
Term of Contract: 20 YEARS

Unit Description:

| Type | 1BR | 2BR | 3BR |
|-----------------|-----|-----|-----|
| RAD PBV | 28 | 0 | 0 |
| Traditional PBV | 18 | 87 | 8 |
| Total | 46 | 87 | 8 |

Accessible Units and Features:

| Type | 1BR | 2BR | 3BR |
|----------------|-----|-----|-----|
| Mobility | 2 | 5 | 1 |
| Hearing/Visual | 1 | 1 | 1 |

Housing Quality Standards: All units will comply with HUD’s Housing Quality Standards as evidence inspections completed by an Independent Entity.

Target Population: Multifamily

Supportive Services: None

Waiting List: Separate; Families will be placed on the waiting list according to date and time of application and bedroom size needed according to the Occupancy Standards listed below beginning with the existing Taylor (3&4) wait list.

Preferences: At Initial Occupancy tenants of Taylor 3 & 4 will be given first preference.

THA will then consider the following preferences for the above name PBV RAD development:

- Federally-Declared Disaster
- Troy Resident
- US Military Veteran
- Homeless
- Working / Disabled

Preference Verification: THA will verify preferences as described in chapter 7 of the Section 8 Admin Plan. Applicants will have 14 days to dispute denials due to prior criminal convictions.

Screening: THA will screen for Program Eligibility. The landlord will screen for Suitability.

Suitability Criteria: Will be in accordance with the Landlord’s Tenant Selection Plan. The family must also meet all the requirements of the “Statement of Family Responsibility”.

Income Limit: Income Limits as described in Chapter 3 of the Admin Plan

| Subsidy Standards: | <u>Number of Bedrooms</u> | <u>Number of Persons</u> | |
|---------------------------|---------------------------|--------------------------|----------------|
| | | <u>Minimum</u> | <u>Maximum</u> |
| | 1 | 1 | 2 |
| | 2 | 2 | 4 |
| | 3 | 3 | 6 |

The subsidy standards must provide for the smallest number of bedrooms needed to house a family without overcrowding.

The following are considered in the assignment of units:

- Children of the same sex will share a bedroom
- Children of the same sex that have an age difference of seven (7) years or greater do not have to share a bedroom.
- Children of the opposite sex, both under the age of five (5) years may share a bedroom.
- Adults and children will not be required to share a bedroom.
- Foster-adults and foster children will not be required to share a bedroom with family members.
- Live-in aides will get a separate bedroom.

THA will grant exceptions to normal occupancy standards for disabled families or Reasonable Accommodation.

Vacancy Payments: THA will pay vacancy payments under this contract.