

17-8.2: PBV RAD DEVELOPMENT: Martin Luther King Associates

Development:	MARTIN LUTHER KING APARTMENTS PHASE 2
Address:	1 EDDY'S LANE TROY NY 12180
Effective Date of Contract:	December 1, 2019
Expiration Date of Contract:	November 30, 2039
Term of Contract:	20 YEARS
PBV RAD Unit Description:	10-2 bedroom, 22-3 bedroom, 5-4 bedroom
Accessible Units and Features:	Hearing/Visually impaired Units-1—4 bedroom, 1—2 bedroom Handicap Units-1—2 bedroom, 1—4 bedroom
Target Population:	Multifamily
Supportive Services:	6 units set aside for homeless or formerly homeless Handicap and Hearing/Visually impaired units
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.
Preferences:	THA will consider the following preferences for the above name PBV RAD development: <ul style="list-style-type: none">• Federally-Declared Disaster• Troy Resident• US Military Veteran• Homeless• Working / Disabled
Preference Verification:	THA will verify preferences as described in chapter 16 of the Section 8 Admin Plan (this may not be the actual chapter). Applicants will have 14 days to dispute denials due to prior criminal convictions.
Other Tenant Selection Criteria:	The following criteria will be used in selecting families or persons for suitability of its units beyond the basic conditions governing eligibility as stated in the Section 8 Admin Plan.

- Applicant’s past performance in meeting financial obligations, especially rental payments to present or former landlords.
- Applicant’s record of disturbance of neighbors, destruction of property, living or housekeeping habits at current or prior residences.
- Tenants of MLK Apartments Phase 2 will not be required to pay an additional pet security deposit but will be responsible for damages caused by any pet(s) that are beyond normal wear and tear.
- Penalties for in unit smoking will be as follows:
 - 1st offense – written warning
 - 2nd offense - \$100 cleaning fee
 - 3rd offense \$250 cleaning fee
 - 4th offense – Termination of Lease

Income Limit: As described in Chapter 3 of the Administrative Plan along with Tax Credit Limits.

Occupancy Standards:	<u>Number of Bedrooms</u>	<u>Number of Persons</u>	
		<u>Minimum</u>	<u>Maximum</u>
		2	2
	3	3	6
	4	4	8

Ordinarily, units will be assigned so that it will not be necessary for persons of the opposite sex, other than a spouse, persons of different generations, and unrelated adults to occupy the same bedroom. The THA may waive this condition in the instance where infants or very young children or consenting adults are involved. In these cases, the THA shall allow the applicant to choose whether to opt for a larger or smaller unit at application time.

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.

Utilities: THA will provide water, sewer, and garbage services as are the unit stove and refrigerator and dishwasher. THA will also provide heating (hot water), and cooking (gas). THA will provide electricity and air conditioning

Vacancy Payments: THA will pay vacancy payments under this contract up to the full contract rent for up to two (2) months.