

EXHIBIT 17-1: PBV DEVELOPMENT: Phelan Court Apartments

Development: Phelan Court Apartments

Address: 17 Hopkins Street, Troy NY 12180

Effective Date of Contract: October 1, 2018

Expiration Date of Contract: September 30, 2038

Term of Contract: 20 Years

PBV Unit Description: 35-1 bdrm apartments/ 16-2 bdrm apartments/ 27-3 bdrm apartments, 10-4 bdrm apartments

Accessible Units and Features: N/A

Target Population: Multifamily

Supportive Services: N/A

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 named RAD PBV development:

- 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.

Income Limit: As described in Chapter 3 of the Administrative Plan.

Occupancy Standards:	<u>Number of Bedrooms</u>	<u>Max & Min # of Persons</u>
	1	1 2
	2	2 4
	3	3 6
	4	4 8
	5	5 10

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 un-related 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 not 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 who have a Reasonable Accommodation.

Utilities: THA will provide water, sewer and garbage services as well as the stove and refrigerator. THA will also provide the heating (hot water), and cooking (gas).

Other electric and air conditioning are the responsibility of the family.

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