

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>01/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) _____ Number of Housing Choice Vouchers (HCVs) 2077 (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><tr><th>Participating PHAs</th><th>PHA Code</th><th>Program(s) in the Consortia</th><th>Program(s) not in the Consortia</th><th>No. of Units in Each Program</th></tr><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></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.																																			

<p>B.1</p>	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
<p>B.2</p>	<p>New Activities. – Not Applicable</p> <p>Long term revitalization strategies for all of our properties are beginning to come to life, with participation in the New York State Preservation Opportunity Program (NYS POP). Troy Housing Authority is now working with MDG Real Estate Partners, LLC to renovate Griswold Heights, Corliss Park, Grand Street, Phelan Court and Sweeney Apartments.</p> <p>Construction is underway at Griswold Heights: Bundle 1. In-Unit improvements include New LED Lighting, New Flooring, Renovated Kitchens with New Appliances, Bathroom updates including plumbing, Building System Upgrades, Exterior Site Improvements to roofing and the beautification to the overall grounds at our Griswold Heights location with 390 apartments. Construction has begun and a number of units have already been completed.</p> <p>The Troy Housing Authority secured funding for Bundle 2 and closed on June 25, 2024: Corliss Park, Grand Street, Phelan Court and Sweeney a total of 340 apartments. We are excited to provide In-Unit improvements to New LED Lighting, New Flooring, Renovated Kitchens with New Appliances, Bathroom updates including plumbing, Building System Upgrades, Exterior Site Improvements & Roofing. Bundle 1 & Bundle 2 projects will provide necessary updates as well as ease of access to a number of residents with disabilities. Residents have shown up to a number of resident meetings (standing room only) to provide input and look forward to renovations.</p> <p>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. After the demolition of John P Taylor Apartments Building 1 and 2, a brand new building has gone up with the completion in sight. The new 141-unit apartment building will include 28 RAD units and 113 Project Based Voucher units. These units are expected to accommodate the tenants of Taylor 3 & 4 as we renovate this portion of the property. We are consistently meeting with Taylor tenants and are fully incorporating their ideas into our plans to the extent possible. <i>We are looking to secure financing to demolish Taylor 3 & 4 and construct a new building in its place.</i></p> <p>(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.</p> <p>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.</p> <p>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 administer 17 Emergency Housing Vouchers that are fully issued.</p>

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.

2021 - 2025 Goals and Objectives	2024 Plan Status (Progress Report)
<p>1. Expand the supply of assisted housing to the fullest extent needed by</p> <ol style="list-style-type: none"> Applying for additional rental vouchers Reducing vacancies in apartments we manage Leveraging private/public funds to create housing opportunities Acquiring or build units or developments Working 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, Margaret Phelan and Catherine Sweeney apartments. We consistently work with the City of Troy and others to leverage funds to create more housing.</p>
<p>2. Improve the quality of assisted housing by:</p> <ol style="list-style-type: none"> Assure that all our apartments meet/exceed Housing Quality Standards (HQS) and/or (NSPIRE) as determined by independent inspections. Attain/Maintain SEMAP attaining/maintaining High Performer status. Increase customer satisfaction as indicated through retention. Improve management functions through site-based management. Renovate and modernize our RAD converted properties when funds are available. Providing replacement vouchers when this is the most suitable option. Explore other HUD initiatives. 	<p>All apartments are inspected for HQS in accordance with RAD. Our 2023 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. Full substantial rehabilitation has begun on our Griswold Heights site including 390 units; Corliss Park site including 184 units; Grand Street site including 40 units; Catherine Sweeney site including 24 units; and Margaret Phelan site including 88 units.</p>
<p>3. Increase assisted housing choices by:</p> <ol style="list-style-type: none"> Providing voucher mobility counseling. Conducting outreach efforts to potential voucher landlords. Evaluating and setting appropriate voucher payment standards. Expanding homeownership opportunities. Continue site-based waiting lists. Assist the neediest 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 17 Emergency Housing Vouchers.</p>
<p>4. Provide an improved living environment by:</p> <ol style="list-style-type: none"> Deconcentrating poverty by bringing higher income households into lower income developments. Promoting income mixing by assuring access for lower income families in higher income sites. Continuing security improvements within our complexes. 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> <ol style="list-style-type: none"> Increasing the number/percentage of employed persons in assisted families. Provide access to supportive services to improve employability: transportation, day care, education, job training, etc. 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> <ol style="list-style-type: none"> Undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability. 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. 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> <ol style="list-style-type: none"> 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). 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. 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	Capital Improvements. – Not Applicable 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. Our 2023 Capital Fund allocation is being directed to RAD investment for operations.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (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.
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. 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.
C.4	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. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements.

Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning **January 1, 2025**, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA.
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65).

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site.
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD.
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to always be available and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is following applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

TROY HOUSING AUTHORITY

PHA Name

NY012

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year **2025**

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20_____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director Deborah A. Witkowski

Name Board Chair: Susan J. W. Steele

Signature

Deborah A. Witkowski Date

Signature

Susan J. W. Steele

Date *8/19/24*

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, **Carmella Mantello**, the **Mayor of the City of Troy, New York**
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years **2021- 2025** and/or Annual PHA Plan for
fiscal year **2025** of the **Troy Housing Authority** is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the **City of Troy, N.Y.**
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan
or State Consolidated Plan. The Troy Housing Authority (THA) 2025 Annual Plan addresses needs
identified in the City of Troy's most recent Consolidated Plan; specifically, NA-10 Housing Needs and NA-35
Public Housing Needs by providing and maintaining affordable housing resources (examples are the
revitalization of Martin Luther King Apartments, the redevelopment of Taylor Apartments, Griswold
Heights Apartments, Margaret Phelan Apartments, Catherine Sweeney Apartments, Grand Street
Apartments, as well as, the on-going and planned improvements at all other sites). The THA Plan also
address several strategic plans of the City of Troy. These include SP-50 Public Housing Accessibility and
Involvement, by increasing the number of accessible units and promoting resident involvement; and SP-55
Barriers to Affordable Housing by providing economic subsidies to those most in need of affordable housing.
Finally, the THA Plan outlines their commitment to carrying out the duty to affirmatively further fair
housing as guided by the Analysis of Impediments (AI) to Fair Housing identified by the City of Troy and
expresses how THA addresses those impediments.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Carmella Mantello	Mayor, City of Troy, New York
Signature:	Date:

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Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

COVERED SITES	# UNITS	07/2014 AVERAGE INCOME	07/2015 AVERAGE INCOME	07/2016 AVERAGE INCOME	07/2017 AVERAGE INCOME	7/2018 AVERAGE INCOME	07/2019 AVERAGE INCOME	8/2020 AVERAGE INCOME	8/2021 AVERAGE INCOME	7/2022 AVERAGE INCOME	9/2023 AVERAGE INCOME	9/2024 AVERAGE INCOME
CorlissPark	184											
Taylor 384	136	\$15,853.00	\$16,707.00	\$15,887.00	\$17,420.00	\$19,682.00	\$20,751.86	\$20,774.31	\$21,448.58	\$23,330.15	\$17,489.00	\$16,490.00
Phelan Court	88											
Sweeney Apartments	24						\$20,856.78	\$17,386.62	\$20,449.26	\$16,892.63	\$15,371.00	\$18,372.00
Martin Luther King Phase I	46						\$19,278.03	\$19,118.66	\$24,258.72	\$18,753.31	\$15,125.00	\$18,643.00
Martin Luther King Phase II	58						\$20,314.82	\$24,501.39	\$16,856.25	\$15,775.67	\$12,924.00	\$16,225.00
Fallon Apartments	40						NA	NA	\$17,561.74	\$15,296.93	\$20,106.00	\$16,416.00
Kane Apartments	60						\$25,273.13	\$22,792.63	\$22,014.33	\$21,528.82	\$24,726.00	\$19,836.00
Conway Court	41						\$17,334.90	\$16,357.69	\$16,267.07	\$16,851.00	\$16,376.00	\$16,896.00
Grand Street	42						\$18,036.90	\$16,369.75	\$17,188.71	\$17,232.59	\$16,948.00	\$17,376.00
Guenette Apartments	8						\$23,774.00	\$19,831.16	\$19,394.93	\$18,054.81	\$17,703.00	\$18,150.00
Griswold AMP	390	\$15,588.00	\$15,606.00	\$17,296.00	\$18,130.00	\$17,236.00	\$18,986.89	\$15,312.88	\$20,205.43	\$19,605.88	\$20,257.00	\$19,210.00
Taylor 182	143	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	\$17,904.00
THA AVERAGE		\$16,068.00	\$16,530.00	\$17,582.00	\$18,201.00	\$18,348.00	\$20,025.23	\$19,346.07	\$19,360.71	\$18,871.30	\$18,096.00	\$17,748.00
85%		\$13,657.80	\$14,050.50	\$14,944.70	\$15,470.85	\$15,595.80	\$17,021.45	\$16,444.16	\$16,456.60	\$16,040.60	\$15,382.60	\$15,085.80
115%		\$18,478.20	\$19,009.50	\$20,219.30	\$20,931.15	\$21,102.20	\$23,029.01	\$22,247.98	\$22,264.81	\$21,701.99	\$20,810.40	\$19,522.80

The final rule to deconcentrate poverty identifies covered developments as general occupancy developments with more than 100 units. For 2024 all covered sites are within the proscribed income band. No action is necessary at this time to address this matter. There is one uncovered site with less than 100 units that is above the band, Arnold Fallon Apartments with 40 apartments, as a result of larger units with multiple earners.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/28/2022

Part I: Summary					
TROY HOUSING AUTHORITY		NY012	Locality (City/County & State) Original 5-Year Plan Revision No:		
A.	Development Number and Name	Work Statement for Year 1 FFY 2024	Work Statement for Year 2 FFY 2025	Work Statement for Year 3 FFY 2026	Work Statement for Year 4 FFY 2027
B.	Physical Improvements Subtotal				
C.	Management Improvements				
D.	PHA-Wide Non-dwelling Structures and Equipment				
E.	Administration				
F.	Other				
G.	Operations	\$447,833.00	\$450,000.00	\$460,000.00	\$470,000.00
H.	Demolition				\$480,000.00
I.	Development				
J.	Capital Fund Financing – Debt Service				
K.	Total CFP Funds				
L.	Total Non-CFP Funds				
M.	Grand Total	\$447,833.00	\$450,000.00	\$460,000.00	\$470,000.00
					\$480,000.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2001

[illegible]

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2001**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 2 FFY 2025	Work Statement for Year FFY			Work Statement for FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	1504 RAD Investment Activity			Operations		\$450,000.00
	Subtotal of Estimated Cost		\$0.00	Subtotal of Estimated Cost		\$450,000.00

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2001**

Work Statement for Year 3 FFY 2026	Work Statement for Year FFY			Work Statement for Year: FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
		1504 RAD Investment Activity			Operations	
	Subtotal of Estimated Cost		\$0.00	Subtotal of Estimated Cost		\$460,000.00

Work Statement for Year 4 2027	Work Statement for Year FFY		Estimated Cost	Work Statement for Year: FFY		Estimated Cost
	Development Number/Name General Description of Major Work Categories			Development Number/Name General Description of Major Work Categories		
	1504 RAD Investment Activity			Operations		\$470,000
Subtotal of Estimated Cost			\$0.00	Subtotal of Estimated Cost		\$470,000.00

[illegible]

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

TROY HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

NY06P01250124

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Deborah A. Witkowski

Title

Executive Director

Signature



Date (mm/dd/yyyy)

08/19/2024

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013

Expiration Date: 02/28/2025

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> SubAwardee * Name: <u>Troy Housing Authority</u> * Street 1: <u>1 Eddy's Lane</u> Street 2: _____ * City: <u>Troy</u> State: <u>New York</u> Zip: <u>12180</u> Congressional District, if known: <u>20th</u>		
5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime: 		
6. * Federal Department/Agency: <u>US Department of Housing and Urban Development</u>	7. * Federal Program Name/Description: <u>2024 Capital Fund Program</u> CFDA Number, if applicable: _____	
8. Federal Action Number, if known: _____	9. Award Amount, if known: \$ <u>447,833</u>	
10. a. Name and Address of Lobbying Registrant: Prefix _____ * First Name <u> </u> Middle Name <u> </u> * Last Name <u> </u> Suffix _____ * Street 1: _____ Street 2: _____ * City: _____ State: _____ Zip: _____		
b. Individual Performing Services (including address if different from No. 10a) Prefix _____ * First Name <u> </u> Middle Name <u> </u> * Last Name <u> </u> Suffix _____ * Street 1: _____ Street 2: _____ * City: _____ State: _____ Zip: _____		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. * Signature: <u>Deborah Witkowski</u> * Name: Prefix _____ * First Name <u>Deborah</u> Middle Name _____ * Last Name <u>Witkowski</u> Suffix _____ Title: <u>Executive Director</u> Telephone No.: <u>518-273-3600</u> Date: <u>August 19, 2024</u>		
Federal Use Only:		Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)

**Troy Housing Authority
Admissions & Continued Occupancy Policy
Exhibit K - Deconcentration Policy**

COMMITMENT / GOAL

To achieve a healthy mix of incomes in public housing developments by attracting and retaining higher income families and by working toward deconcentration of poverty.

**DECONCENTRATION OF POVERTY AND INCOME-MIXING
[PER 24 CFR 903.1 AND 903.2]**

The admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [per 24 CFR 903.7(b)]. The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

STEPS FOR IMPLEMENTATION [PER 24 CFR 903.2(C)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the Troy Housing Authority will comply with the following steps:

Step 1. The Troy Housing Authority will determine the average income of all families residing in all the PHA's covered developments.

Step 2. The Troy Housing Authority will determine the average income of all families residing in each covered development without adjusting for unit size on an annual basis.

Step 3. The Troy Housing Authority will then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1.

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the Troy Housing Authority will be considered to be in compliance with the deconcentration requirement and no further action is required.

Step 4. The Troy Housing Authority will then determine whether covered developments having average incomes outside the EIR are consistent with its local goals and annual plan and document it accordingly as part of the annual plan process.

Step 5. Where the income profile for a covered development having average incomes outside the EIR is not explained or justified in the annual plan submission, the Troy Housing Authority will include in its admission policy its specific plan to provide for deconcentration of poverty and income mixing.

DECONCENTRATION PLAN

Depending on current circumstances when the need for a deconcentration plan arises, the deconcentration plan may include, but is not limited, to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the Troy Housing Authority in consultation with the residents and the community through the annual plan process to be responsive to local needs and Troy Housing Authority strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the Troy Housing Authority deconcentration policy. The Troy Housing Authority will not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [per 24 CFR 903.2(c)(4)].

This policy shall not be construed to impose or require any specific income or racial quotas for any public housing development owned by the PHA.

TRANSFER REQUESTS AS RELATED TO DECONCENTRATION GOALS

If subject to deconcentration requirements, the Troy Housing Authority will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the PHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.



Administrative Offices

One Eddy's Lane
Troy, NY 12180

Phone: (518) 273-3600
Fax: (518) 274-6633

Statement of Significant Amendment 2024 Capital Fund Program NY06P0120124

The plans set forth in these documents are the official plans of the Troy Housing Authority.

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, and objectives of the agency and which require formal approval of the Board of Commissioners.

For purposes of the Capital Fund Program, a proposed demolition, dispositions, homeownership, Capital Fund financing, development, or mixed finance proposal are considered by HUD to be significant amendments to the CFP five (5) year Action Plan based on the Capital Fund final rule.

We understand that any such changes will require a full public hearing process and HUD review prior to implementation.

Very truly yours,

8/19/24

Deborah Witkowski, Executive Director

RESOLUTION NO. 24-17

A RESOLUTION APPROVING THE TROY HOUSING AUTHORITY 2025 AGENCY PLAN,
THE 2024 CAPITAL FUND PLAN, THE ON-GOING 2024 – 2028 CAPITAL FUND 5-YEAR PLAN,
AND AUTHORIZING THE SUBMISSION OF THESE PLANS TO HUD

SUBMITTED BY: Deborah A. Witkowski

INTRODUCED BY: Susan J.W. Steele, Chair

WHEREAS, Deborah A. Witkowski, Executive Director, has respectfully submitted the 2025 Troy Housing Authority Agency Plan documents noted above that were completed in accordance with U.S. Department of Housing and Urban Development (HUD) regulations; and

WHEREAS, the 2025 Troy Housing Authority Agency Plan documents were reviewed with the Resident Advisory Board and they offered comments that were considered; and

WHEREAS, public input regarding the 2025 Troy Housing Authority Agency Plan documents was also sought for consideration and noted; and

WHEREAS, Troy Mayor Carmella Mantello has certified that the 2025 Troy Housing Authority Agency Plan documents are consistent with the City of Troy Consolidated plan; and

WHEREAS, the 2025 Troy Housing Authority Agency Plan documents were reviewed by the Board of Commissioners in advance and are recommending approval; and

WHEREAS, HUD requires Board Approval of the Plan documents prior to submission.

THEREFORE, IT IS HEREBY RESOLVED, that, the 2025 Troy Housing Authority Agency Plan documents are hereby approved and submission of said document to HUD is so authorized.

FIRST MOTION: _Debora Jackson, Commissioner

SECOND MOTION: _Steven Sanders, Commissioner

AYES: 7

NAYS: 0

Dated: October 2, 2024