

17-1: PBV RAD DEVELOPMENT: ARNOLD FALLON APTS
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Development:	ARNOLD FALLON APARTMENTS
Address:	847 RIVER STREET TROY NY 12180
Effective Date of Contract:	OCTOBER 1, 2018
Expiration Date of Contract:	SEPTEMBER 30, 2038
Term of Contract:	20 YEARS
PBV RAD Unit Description:	2 – 1 BEDROOM UNITS / 30 – 3 BEDROOM UNITS 8 – 4 BEDROOM UNITS /
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 preferences, 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• Current THA Resident
Preference Verification:	THA will verify preferences as described in chapter 7 of the Section 8 Admin Plan (this may not be the actual chapter)
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. <ul style="list-style-type: none">• 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.

Income Limit:

As described in Chapter 3 of the Administrative Plan.

Occupancy Standards:	<u>Number of Bedrooms</u>	Number of Persons	
		<u>Minimum</u>	<u>Maximum</u>
	1	2	2
	3	3	6
	4	4	8

The PHA will assign one bedroom for each two persons within the household, except in the following circumstances:

The THA shall allow the applicant to choose whether to opt for a larger or smaller unit at application time as long as the family size fits within the occupancy standards listed above.

The following are considered in the assignment of units:

- Children that have an age difference of seven (7) years or greater do not have to share a bedroom.
- Adults and children will not be required to share a bedroom.
- Live-in aides will get a separate bedroom.
- Married Couples will share a 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. THA will also provide heating (hot water), and cooking (gas).

Air Conditioning is the responsibility of the family.

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