

EXHIBIT 17-1: PBV DEVELOPMENT: Peter M. Guenette Apartments
--

Development:	Peter M. Guenette Apartments
Address:	6-8 115 th Street, Troy, NY 12180
Effective Date of Contract:	December 1, 2017
Expiration Date of Contract:	November 30, 2027
Term of Contract:	20 Years
PBV Unit Description:	8 - 1 Bedroom Units
Accessible Units and Features:	4 – 1 Bedroom Units, with entrance ramp, Wheelchair accessible bathrooms, bedrooms and Kitchens, strobe smoke detectors, all 4 units are ADA Compliant.
Target Population:	Veteran's
Supportive Services:	N/A
Waiting List:	Separate; applicants 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 PBV RAD development: ## Homeless Veterans are highest Priority # Any Veteran is second Priority If no Veterans available units are filled in accordance with the selection process of the Troy Housing Authority with the following one point preferences: <ul style="list-style-type: none">• Federally Declared Disaster• Troy Resident• US Military Veteran• Working/Disabled• Homeless• 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).
Income Limit:	As described in Chapter 3 of the Administrative Plan.

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.

Occupancy Standards:	<u>Number of Bedrooms</u>	<u>Number of Persons</u>	
		<u>Minimum</u>	<u>Maximum</u>
	1	1	2

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 (gas).

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 two (2) months.