

EXHIBIT 17-1: PBV DEVELOPMENT: Kennedy Towers Senior Housing

Development: Kennedy Towers Senior Housing

Address: 2100 Sixth Avenue Troy, New York 12180

Effective Date of Contract: July 1, 2005

Expiration Date of Contract: June 30, 2025

Term of Contract: 20 Years

PBV Unit Description: 135 – 1 Bedroom Units

Accessible Units and Features: Wheelchair accessible units

Target Population: 55 years old and older

Supportive Services:

Waiting List: Families will be placed on the waiting list according to preferences, date and time of application and needs according to the Occupancy Standards listed below.

On-site Senior Citizen Housing Aide available to provide supportive services to elderly tenants.

Preferences: THA will consider the following preferences for the above name PBV development:

- Troy Resident
- US Military Veteran
- Homeless
- Current THA Resident

Preference Verification: THA will verify preferences as described in chapter 7 of the Section 8 Admin 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.
- Applicants will have 14 days to dispute denials due to prior criminal convictions.

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

Occupancy Standards:

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

THA will grant exceptions to normal occupancy standards for disabled families or Reasonable Accommodations. The THA will make reasonable accommodations for individuals with disabilities, consistent with Section 504 of the Rehabilitation Act of 1973, and the Fair Housing Amendments Act of 1988.

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

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