

**EXHIBIT 17-1: PBV DEVELOPMENT: [Tapestry On The Hudson]**

**Development: Tapestry On The Hudson**

**Address: 599 River Street, Troy, NY 12180**

**Effective Date of Contract: April 25, 2017**

**Expiration Date of Contract: April 24, 2031**

**Term of Contract: 15 Years**

**PBV Unit Description:** Of the 67 units within the development known as Tapestry on the Hudson, 61 are governed by the Low Income Housing Tax Credit Program (LIHTC) administered by HCR. Of these 61 units, **28 units will receive the benefit of Project Based Vouchers (PBV) from the Troy Housing Authority. These are 7 One Bedroom Units and 21 Two Bedroom Units. Nineteen of the PBV units are set aside for survivors of domestic violence.**

**Accessible Units and Features:** Three (3) PBV units at Tapestry (10% of the PBV units at Tapestry) are accessible for persons with mobility impairment and two (2) PBV units at Tapestry are accessible to persons with visual or hearing impairment. All units at Tapestry are visitable.

**Target Population:** Selection Criteria for all PBV units – Tenants for the PBV units will be selected from THA's waiting list in accordance with the requirements of THA's Section 8 Administrative Plan, as amended from time to time. Tenants for the 19 PBV units with a set-aside for survivors of domestic violence shall likewise be required to meet the preference and selection criteria in THA's Section 8 Administrative Plan to qualify for these units. (For purposes of selection by THA, these tenants may be alternatively referred to as "victims of domestic violence" as well).

**Supportive Services: Yes**, for the PBV units set aside for survivors of domestic violence, the Development has entered into a Memorandum of Agreement with Unity House (UHDVS) with respect to provision of supportive services for such tenants. Through the proposed project, UHDVS will partner with Agent to offer valuable services that promote permanent housing and increase access to TCB's permanent housing options for survivors of domestic violence. Survivors of domestic may have acquired debts, bad references from landlords and employers, and even criminal charges as a result of the violence in their life, all of which can negatively impact a survivor's ability to secure TCB and other forms of permanent housing. The Owner acknowledges that the protections of 24 CFR Part 5, subpart L apply with respect to survivors of domestic violence.

**Waiting List:** THA shall maintain a site-based waiting list for the PBV units at the Development and the Development may refer applicants to THA's PBV waiting list.

**Preferences: E.** Applicants who will occupy PBV units at Tapestry must be selected from the THA waiting list. THA will select applicants from the THA waiting list in accordance with the

policies in the THA Section 8 Administrative Plan. The Owner will be responsible for all additional screening as described under this Tenant Selection Plan.

Preference for units accessible to or adaptable for occupancy by physically disabled persons in conformance with applicable law shall be given to physically disabled persons.

**Preference Verification:** THA will select applicants from the THA waiting list in accordance with the policies in the THA Section 8 Administrative Plan.

**Income Limit:** Maximum Income – Household annual income must not exceed current income limits for the program to which application is made. Minimum rent obligations are not applicable to participants in low rent programs, such as Section 8.

Income Limits are further described in Chapter 3 of the Administrative Plan.

<b>Occupancy Standards:</b>	<i># Bedrooms Maximum</i>	<i>Number of Persons</i>
	1	2 persons
	2	4 persons
	3	6 persons

**Utilities:**

**Vacancy Payments:** N/A