

EXHIBIT 17-1: PBV DEVELOPMENT: Phelan Court Apartments

Development:	Phelan Court Apartments												
Address:	17 Hopkins Street, Troy NY 12180												
Effective Date of Contract:	October 1, 2018												
Expiration Date of Contract:	September 30, 2038												
Term of Contract:	20 Years												
PBV Unit Description:	1-Studio Apartment / 35-1 bdrm apartments/ 17-2 bdrm apartments, 10-4 bdrm apartments Accessible Units												
and Features:	1 and 2 bedroom wheelchair accessible apartments.												
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 named RAD PBV 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.												
Income Limit:	As described in Chapter 3 of the Administrative Plan.												
Occupancy Standards:	<table border="0"> <thead> <tr> <th><u>Number of Bedrooms</u></th> <th><u>Max & Min # of Persons</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1 2</td> </tr> <tr> <td>2</td> <td>2 4</td> </tr> <tr> <td>3</td> <td>3 6</td> </tr> <tr> <td>4</td> <td>4 8</td> </tr> <tr> <td>5</td> <td>5 10</td> </tr> </tbody> </table>	<u>Number of Bedrooms</u>	<u>Max & Min # of Persons</u>	1	1 2	2	2 4	3	3 6	4	4 8	5	5 10
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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 who have a Reasonable Accommodation.

Utilities: THA will provide water, sewer and garbage services as well as the stove and refrigerator. THA will also provide the heating (hot water), cooking (gas), and Air Conditioning.

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