

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/ 27-3 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:

- 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:	Number of Bedrooms	Max & Min # of Persons	
	1	1	2
	2	2	4
	3	3	6
	4	4	8
	5	5	10

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.