

SIGNIFICANT AMENDMENTS TO SMHA'S ANNUAL PLAN FOR FISCAL YEAR BEGINNING 4/1/2020

Public Comment Period:

July 10, 2020, to August 25, 2020, at 5:00pm

SMHA is amending its PHA Plan to include plans that describe Phase II of the Yates Village Development Project. Phase II will consist of buildings B, C, D, F, G, H.

PUBLIC NOTICE

Public Notice of Significant Amendments to the Schenectady Municipal Housing Authority Annual PHA Plan

The Schenectady Municipal Housing Authority (SMHA) is amending its Annual PHA Plan. Proposed amendments: The PHA Plan is being amended to include details of the demolition and disposition plans for Yates Village Phase 2. SMHA plans to selectively demolish portions of existing structures resulting in the substantial rehabilitation and the new construction of two hundred eleven (211) apartment units within the area of existing B, C, D, F, G & H buildings at Yates Village. Sixty-Six (66) units will be demolished, one hundred fifty-nine (159) units will be rehabilitated and there will be fifty-two (52) units of new construction. SMHA plans to project-base two hundred eleven (211) Project Based Voucher units without following a competitive process at the property or site.

This is a notice of a 45-day period to present public comments regarding amendments to SMHA's Annual PHA Plan. The comment period will end and a public hearing will be conducted on Tuesday, August 25, 2020, at 5:00 pm. The public hearing will take place via conference call: 1-302-202-5900; ID: 717-302-989.

The proposed significant amendments are available for review at the SMHA website at <http://www.smha1.org/>. The amendments may also be obtained by request at 518-386-7053. SMHA offices are closed to the public during the COVID-19 pandemic.

Comments may be submitted in writing before the public hearing to: Richard Homenick, SMHA, 375 Broadway, Schenectady, NY 12305.

2020 PHA PLAN AMENDMENTS

The proposed amendments to the 2020 PHA Plan are shown here with new language both underlined and in **bold** print, and deleted language with a ~~striketrough~~.

Section B.2(b) form HUD-50075-ST

(b) If any of these activities are planned for the current Fiscal year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Activities That May Take Place During the Fiscal Year

- 1) Hope IV or Choice Neighborhoods
- 2) Mixed Finance Modernization or Development
- 3) Demolition and/or Disposition
- 4) Conversion of Public Housing to Tenant-Based Assistance
- 5) Conversion of Public Housing to Project-Based Assistance under RAD
- 6) Project Based Vouchers
- 7) Non-Smoking Policies
- 8) Units with Approved Vacancies for Modernization
- 9) Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grant or Emergency Safety and Security Grants)

Description of Activities – #1 through #6, #8, #9

Yates Village Development Project

The Schenectady Municipal Housing Authority (SMHA) will request HUD approval to remove public housing property (residential and non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract and the Declaration of Trust/Declaration of Restrictive Covenants. SMHA will request this approval from HUD under the demolition/disposition laws at Section 18 of the 1937 Act and 24 CFR part 970.

This removal action includes demolition/disposition, and this Significant Amendment to SMHA's Annual Plan hereby describes the demolition/disposition plan. The plan described in this

Significant Amendment is substantially identical to the description that will be provided in the demolition/disposition application to be submitted to HUD's Special Applications Center.

Demolition and Disposition Plan

The Schenectady Municipal Housing Authority (SMHA) has received an award from New York State Homes & Community Renewal for the revitalization of Yates Village (project number: NY028000130), buildings A and E, which will include the demolition/disposition of residential and non-residential public housing property.

Yates Village is located at 2450 Van Vranken Ave, Schenectady, NY 12308, and consists of 300 units of public housing. Phase 1 of the revitalization project consists of all residential units in buildings A and E, which contain seventy-five (75) residential units (38 unit addresses in building A: A-1 to A-32; A-34 to A-39) (37 unit addresses in building E: E-1 through E-37) and one community facility. The unit sizes for building A are: 1-bedroom: 3; 2-bedroom: 26; 3-bedroom: 8; 5-bedroom: 1. The unit sizes for building E are: 1-bedroom: 3; 2-bedroom: 22; 3-bedroom: 8. There are 4-Special Use units in building E that house the Boys & Girls Clubs, Head Start and a food pantry. The accessibility features for buildings A and E are: Hearing and Audio/Visual: 1; Hearing: 1; Wheelchair Accessible: 1.

SMHA will request approval of HUD's Special Applications Center to demolish fifty (50) public housing units, and to rehabilitate twenty-five (25) public housing units of existing buildings A & E at Yates Village. Sixty-four units of new construction along with the twenty-five (25) rehabilitated units will total eighty-nine (89) first phase new and rehabilitated affordable residential units, and the construction of a stand-alone community facility. The eighty-nine (89) affordable residential units will be a mix of 34 one-bedroom, 37 two bedroom, and 18 three-bedroom units.

Timetable for Application, Demolition, Construction and Occupancy

It is anticipated that the SMHA Board of Commissioners at their meeting of August 28, 2018, will specifically authorize the demolition/disposition of Yates Village buildings A and E in the PHA Annual Plan, and will certify that the actions contemplated in the PHA Annual Plan comply with Section 18 of the United States Housing Act and 24 CFR part 970, and will authorize an application to the HUD Special Applications Center for the demolition/disposition of Yates Village buildings A and E. Anticipated Timetable:

Household One on One Relocation Assessments	July 2018
HUD Special Applications Center Demolition Approval	October 2018
Commence Household Relocation	January 2019
Construction Finance Closing/Execution of Long-Term Ground Lease	January 2019
Construction Start	January 2019
Construction Completion/Ground Lease Effective Date	March 2020
Complete Rent-up/Occupancy	September 2020
Permanent Finance Closing	December 2020

Project Based Vouchers

The projected number of Project-Based Vouchers to be used for this first phase in buildings A and E is fifty-seven (57), which is consistent with SMHA's PHA Plan to design a neighborhood plan using a mixed finance approach that will support the preservation and creation of affordable housing opportunities.

Development Team/Ownership Information

Yates Village Phase 1 will be owned by Yates Village I LLC (the "Owner"), a for profit limited liability corporation. This entity will be the recipient of any funds awarded pursuant to this application. The Managing Member of the Owner will be Yates Village I GP LLC. As the Managing Member of the Owner entity, Yates Village I GP LLC will direct the activities of the planning, architecture, engineering, legal, construction services, and management teams. Yates Village I GP LLC will be comprised of a joint venture entity comprised of Pennrose, LLC and Duvernay and Brooks, and a non-profit affiliate of the SMHA.

Future Phases of Yates Village Revitalization

The residential units not included in the first phase of revitalization will be staged as a combined scope of newly constructed and rehabilitated units.

Yates Village Phase 2 Development Project

The Schenectady Municipal Housing Authority (SMHA) will request HUD approval to remove public housing property (residential and non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract and the Declaration of Trust/Declaration of Restrictive Covenants. SMHA will request this approval from HUD under the demolition/disposition laws at Section 18 of the 1937 Act and 24 CFR part 970.

This removal action includes demolition/disposition, and this Significant Amendment to SMHA's Annual Plan hereby describes the demolition/disposition plan. The plan described in this Significant Amendment is substantially identical to the description that will be provided in the demolition/disposition application to be submitted to HUD's Special Applications Center.

Demolition and Disposition Plan

Yates Village is located at 2450 Van Vranken Ave, Schenectady, NY 12308, and consisted of 300 units of public housing. The SMHA received an award from New York State Homes & Community Renewal for the revitalization of Yates Village Phase 1 (project number: NY028000130), buildings A and E, containing seventy-one (71) residential units and four (4) non-dwelling units. SMHA received approval from HUD for the demolition/disposition of residential and non-residential public housing property on February 1, 2019. Construction began in September 2019 on Phase 1, with a total of eighty-nine (89) residential units and a new community facility.

The proposed plan for Yates Village Phase 2 will selectively demolish portions of the existing structures, resulting in the substantial rehabilitation and the new construction of two hundred eleven (211) apartment units. SMHA will request approval of HUD’s Special Applications Center to dispose of all two hundred twenty-five (225) residential units in buildings B, C, D, F, G and H. Sixty-six (66) units will be demolished, and one hundred fifty nine (159) units will be rehabilitated. Yates Phase 2 will also consist of fifty two (52) units of new construction, totaling two hundred eleven (211) new and rehabilitated affordable residential units in a mix of one-bedroom, two-bedroom, three-bedroom and four-bedroom units. Phase 2 will include eleven (11) handicapped accessible units.

Timetable for Application, Demolition, Construction and Occupancy

It is anticipated that the SMHA Board of Commissioners at their meeting in August 2020, will specifically authorize the demolition/disposition of Yates Village buildings B, C, D, F, G and H in the PHA Annual Plan, and will certify that the actions contemplated in the PHA Annual Plan comply with Section 18 of the United States Housing Act and 24 CFR part 970, and will authorize an application to the HUD Special Applications Center for the demolition/disposition of Yates Village buildings B, C, D, F, G and H.

Anticipated Timetable

Household One on One Relocation Assessments	July 2020
HUD Special Applications Center Demolition Approval	October 2020
Commence Household Relocation	January 2021
Construction Finance Closing/Execution of Long-Term Ground Lease	April 2021
Construction Start	April 2021
Construction Completion/Ground Lease Effective Date	February 2023
Complete Rent-up/Occupancy	August 2023
Permanent Finance Closing	November 2023

Project Based Vouchers

The projected number of Project-Based Vouchers to be used for this this second phase is two hundred eleven (211), which is consistent with SMHA’s PHA Plan to design a neighborhood plan using a mixed finance approach that will support the preservation and creation of affordable housing opportunities.

Development Team/Ownership Information

Yates Village Phase 2 will be owned by Yates Village II LLC (the “Owner”), a for profit limited liability corporation. This entity will be the recipient of any funds awarded pursuant to this application. The Managing Member of the Owner will be Yates Village II GP LLC. As the Managing Member of the Owner entity, Yates Village II GP LLC will direct the activities of the planning, architecture, engineering, legal, construction services, and management teams. Yates Village II GP LLC will be comprised of a joint venture entity comprised of Pennrose, LLC and Duverney and Brooks, and a non-profit affiliate of the SMHA.

HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN AMENDMENTS

The proposed amendments to the Section 8 Administrative Plan are shown here with new language both underlined and in **bold** print, and deleted language with a ~~strikethrough~~.

25) PROJECT BASED VOUCHER PROGRAM, SECTION C) PART II: PBV OWNER PROPOSALS

i) Overview

(1) In this document, the SMHA will describe the procedures for owner or owner's designee submission of PBV proposals, SMHA selection of PBV proposals, describe how the SMHA will determine that PBV proposals comply with HUD program regulations and requirements, that proposals comply with the cap on the number of PBV units per building, and meet site selection standards.

ii) Owner proposal selection procedures [24 CFR 983.51]

(1) The SMHA will select PBV proposals in accordance with the selection procedures in this SMHA Administrative Plan. The SMHA will select PBV proposals by either of the following three methods. SMHA will only use competitive selection procedures when non-competitive selection is not applicable.

(a) SMHA request for PBV Proposals. The SMHA may solicit proposals by using a Request for Proposals (RFP) to select proposals on a competitive basis in response to the SMHA request. The SMHA may not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for PBV housing on different sites;

(b) SMHA selection of a proposal previously selected based on a competition. This may include selection of a proposal for housing assisted under a federal, state, or local government housing assistance program that was subject to a competition in accordance with the requirements of the applicable program, community development program, or supportive services program that requires competitive selection of proposals (e.g., HOME, and units for which competitively awarded LIHTCs have been provided), where the proposal has been selected in accordance with such program's competitive selection requirements within three years of the PBV proposal selection date, and the earlier competitive selection proposal did not involve any consideration that the project would receive PBV assistance.

(c) SMHA may attach Project Based Vouchers (PBV) to projects in which SMHA has an ownership interest or a controlling interest, without following a competitive process, when SMHA is engaged in an initiative to improve, develop, and/or replace a public housing property or site. Ownership Interest means that SMHA or its officers, employees, or agents are in an entity that holds any direct or indirect interest in the project in which the units are located, including, but not limited to an interest as: titleholder; lessee; stockholder; member, or general or limited partner; or member of a

limited liability corporation. An ownership interest also includes where SMHA is the lessor of the ground lease for the land upon which the PBV project to improve, develop, or replace the public housing property is located or will be constructed.

- (i) SMHA is engaged in an initiative to improve, develop, and/or replace its public housing properties or sites including:
 - 1. Yates Village – Phase 1: SMHA plans to demolish fifty (50) public housing units, and to substantially rehabilitate twenty-five (25) public housing units within the area of the existing A & E buildings at Yates Village. An additional fourteen (14) units will result in a total of eighty-nine (89) first phase units of new and substantially rehabilitated affordable housing dwelling units, and the construction of a stand-alone community center. SMHA plans to project-base up to fifty-seven (57) PBV units without following a competitive process at the property or site.
 - 2. **Yates Village – Phase II: SMHA plans to selectively demolish portions of existing structures resulting in the substantial rehabilitation and the new construction of two hundred eleven (211) apartment units, within the area of existing B, C, D, F, G & H buildings at Yates Village. Sixty-Six (66) units will be demolished, one hundred fifty-nine (159) units will be rehabilitated and there will be fifty-two (52) units of new construction. SMHA plans to project-base two hundred eleven (211) Project Based Voucher units without following a competitive process at the property or site.**
- (ii) The above is consistent with SMHA’s PHA Plan to design a neighborhood plan using a mixed finance approach that will support the preservation and creation of affordable housing opportunities.