

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Virgin Islands Housing Authority

Agency Plan

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA AGENCY PLAN TEMPLATE (HUD 50075) HAS BEEN COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Virgin Islands Housing Authority

PHA Number: VQ001

PHA Fiscal Year Beginning: January 2000

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices- St. Croix District Office

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below) – St. Croix District Office

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below) – St. Croix District Office

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
 [24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The Mission of the Virgin Islands Housing Authority ("VIHA") is to provide decent, safe and sanitary housing through quality maintenance, management and modernization services in a strategically planned and cost effective manner that will culminate in homeownership opportunities and higher standard of living for Virgin Islands residents.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
 Objectives:
- Apply for additional rental vouchers: 2000
 - Reduce public housing vacancies: by 2%
 - Leverage private or other public funds to create additional housing opportunities: 4 Communities: \$200,000,000.00
 - Acquire or build units or developments: 4 Communities: Approximately 1000 units
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
 Objectives:
- Improve public housing management: (PHAS score) 90
 - Improve voucher management: (SEMAP score) 90
 - Increase customer satisfaction: 100%
 - Concentrate on efforts to improve specific management functions: <Action items are listed under our seven (7) Strategies>

- Renovate or modernize public housing units: 1200/25%
- Demolish or dispose of obsolete public housing: 900 units
- Provide replacement public housing: 825 units
- Provide replacement vouchers: 600 units
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: 600 families
- Conduct outreach efforts to potential voucher landlords: 500
- Increase voucher payment standards: 100%
- Implement voucher homeownership program: 300 families
- Implement public housing or other homeownership programs: 300
- Implement public housing site-based waiting lists: All sites
- Convert public housing to vouchers: 150 units
- Other: (list below)

Other PHA Goal/s and objectives: (List below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: 4 Communities
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: 4 Communities
- Implement public housing security improvements: All sites
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities): 20%
- Other: (list below)

Other PHA Goal/s and objectives: (List below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families: 25%

- Provide or attract supportive services to improve assistance recipients' employability: All sites
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. All Sites
 - Other: (list below)
- Other PHA Goal/s and objectives: (List below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: All sites
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: All sites
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: All sites
 - Other: (list below)
- Other PHA Goal/s and objectives: (List below)

Other PHA Goals and Objectives: (list below)

- **STRATEGY I: DEVELOP A HIGH PERFORMANCE WORKFORCE**

Actions:

1. Continue to develop and implement a new performance management system.
2. Continue to improve employee morale by encouraging participation in areas that affect them.
3. Continue to promote professional ethics and trust within VIHA.
4. Continue to ensure all controllable rules and regulations are tied to our Vision, Mission and Values.
5. Continue to provide opportunities for career growth.
6. Continue to involve unions in all aspects of organizational changes.
7. Continue to develop Training Plans.
8. Continue to develop Rewards Recognition System.
9. Continue to develop and establish a Resource Library (Industrial information, policies, training material).

10. Continue to develop plan to improve employee communications skills (writing, speaking and presentation).

- **STRATEGY II: INCREASE NON-SUBSIDIZED REVENUES AND ASSETS**

Actions:

1. Continue to develop marketing plan to promote VIHA's management capability.
2. Continue to assess and develop investment portfolio(s).
3. Continue to develop linkages with community-based organizations and governmental agencies to increase non-subsidized revenues and assets.
4. Continue to pursue financiers/developers to facilitate new development activities.

- **STRATEGY III: ENSURE SAFE ENVIRONMENT**

Actions:

1. Continue to enhance Crime Prevention through Environmental Design (CPTED).
2. Continue to assess employee workplace and equipment to determine potential safety hazards.
3. Continue to ensure compliance with OSHA/EPA and other regulatory agency requirements.
4. Continue to set up Risk Management entity to monitor continued compliance.
5. Continue to examine residences and communities to determine potential safety hazards.
6. Continue to develop Safety Training Plan.
7. Continue to develop Emergency Response Plan.

- **STRATEGY IV: IMPROVE COMMUNICATION INTERNALLY AND EXTERNALLY**

Actions (Internal)

1. Continue to develop an employee newsletter.
2. Continue to schedule regular monthly meetings at all levels.
3. Continue to post relevant and pertinent information in each department (press releases, budget approvals, land acquisitions, and decisions/actions of Board of Commissioners).
4. Continue timely and accurate reporting of information affecting Authority.
5. Continue to implement telecommunication system (E-mail).
6. Continue to create employee/actions committee to collect and disseminate ideas.

Actions (External)

7. Continue to disseminate policies and changes to public/private entities, agencies, landlords, tenants, Government agencies etc.
8. Continue to presentations to civic organizations, community groups, etc.
9. Continue to assist in the development of resident newsletter.
10. Continue to consistently use logo as identification in all correspondence, brochures, publications, programs, etc.
11. Continue to ensure pertinent information is communicated clearly and efficiently.

- **STRATEGY V: PROMOTE RESIDENT SELF-SUFFICIENCY**

Actions:

1. Continue to assess residents' needs and what motivates them.
2. Continue to evaluate resident programs to assess cost-effectiveness.
3. Continue to establish systematic plan for conversion of units to homeownership.
4. Continue to develop linkages with community-based organizations and Government agencies to provide resident employment and training.
5. Continue to develop ways to increase program participation and to analyze effectiveness.
6. Continue to assess impact of Welfare Reform Act on residents.
7. Continue to develop interagency agreement for disabled residents.
8. Continue to explore methods of stimulating resident owned businesses.
9. Continue to partner with resident councils to reinforce and maximize leadership skills potential.

- **STRATEGY VI: IMPROVE EFFICIENCY, EFFECTIVENESS, AND FLEXIBILITY OF ORGANIZATIONAL SYSTEMS**

Actions:

1. Continue to create nonprofit subsidiary for private venture activities (Community Development Corp.).
2. Continue to convert Financial Accounting System to Generally Accepted Accounting Principles (GAAP).
3. Continue to maintain current Audited Financial Statements.
4. Continue to involve Union and Non-Union employees in pertinent organization change process.
5. Continue to improve Procurement system.
6. Continue to evaluate programs to assess cost effectiveness.
7. Continue to implement performance based management/budget.
8. Continue to review organizational structure; assess, align, develop, implement and evaluate.
9. Continue to provide access to advanced technology.
10. Continue to create Public Relations/Media Division.

- **STRATEGY VII: ENHANCE CUSTOMER SATISFACTION**

Actions:

1. Continue to partner with stakeholders and customers to improve delivery of services.
2. Continue to where possible, utilize rules and regulations to benefit customers.
3. Continue to require all supervisors and above to meet and serve customers directly (i.e. work in managers' offices, walk communities).
4. Continue to perpetuate professional ethics and trust within VIHA.
5. Continue to survey customer satisfaction on a regular basis.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

• **STRATEGY I: DEVELOP A HIGH PERFORMANCE WORKFORCE**

Actions:

1. Develop and implement a new performance management system.
2. Improve employee morale by encouraging participation in areas that affect them.
3. Promote professional ethics and trust within VIHA.
4. Ensure all controllable rules and regulations are tied to our Vision, Mission and Values.
5. Provide opportunities for career growth.
6. Involve unions in all aspects of organizational changes.
7. Develop Training Plans.
8. Develop Rewards Recognition System.
9. Develop plan to improve employee communications skills (writing, speaking and presentation).

• **STRATEGY II: INCREASE NON-SUBSIDIZED REVENUES AND ASSETS**

Actions:

1. Develop marketing plan to promote VIHA's management capability.
2. Assess and develop investment portfolio(s).

3. Develop linkages with community-based organizations and governmental agencies to increase non-subsidized revenues and assets.
4. Pursue financiers/developers to facilitate new development activities.

- **STRATEGY III: ENSURE SAFE ENVIRONMENT**

Actions:

1. Enhance Crime Prevention through Environmental Design (CPTED).
2. Assess employee workplace and equipment to determine potential safety hazards.
3. Examine residences and communities to determine potential safety hazards.
4. Develop Safety Training Plan.

- **STRATEGY IV: IMPROVE COMMUNICATION INTERNALLY AND EXTERNALLY**

Actions (Internal)

1. Develop an employee newsletter.
2. Schedule regular monthly meetings at all levels.
3. Post relevant and pertinent information in each department (press releases, budget approvals, land acquisitions, and decisions/actions of Board of Commissioners).
4. Timely and accurate reporting of information affecting Authority.
5. Implement telecommunication system (E-mail).
6. Create employee/actions committee to collect and disseminate ideas.

Actions (External)

7. Disseminate policies and changes to public/private entities, agencies, landlords, tenants, Government agencies etc.
8. Presentations to civic organizations, community groups, etc.
9. Assist in the development of resident newsletter.
10. Consistently use logo as identification in all correspondence, brochures, publications, programs, etc.
11. Ensure pertinent information is communicated clearly and efficiently.

- **STRATEGY V: PROMOTE RESIDENT SELF-SUFFICIENCY**

Actions:

1. Assess residents' needs and what motivates them.
2. Evaluate resident programs to assess cost-effectiveness.
3. Establish systematic plan for conversion of units to homeownership.
4. Develop linkages with community-based organizations and Government agencies to provide resident employment and training.
5. Develop ways to increase program participation and to analyze effectiveness.

6. Assess impact of Welfare Reform Act on residents.
 7. Explore methods of stimulating resident owned businesses.
 8. Partner with resident councils to reinforce and maximize leadership skills potential.
- **STRATEGY VI: IMPROVE EFFICIENCY, EFFECTIVENESS, AND FLEXIBILITY OF ORGANIZATIONAL SYSTEMS**

Actions:

1. Convert Financial Accounting System to Generally Accepted Accounting Principles (GAAP).
 2. Involve Union and Non-Union employees in pertinent organization change process.
 3. Improve Procurement system.
 4. Evaluate programs to assess cost effectiveness.
 5. Implement performance based management/budget.
 6. Review organizational structure; assess, align, develop, implement and evaluate.
 7. Develop Map/flowchart for major processes.
 8. Provide access to advanced technology.
 9. Create Public Relations/Media Division.
- **Strategy VII: ENHANCE CUSTOMER SATISFACTION**

Actions:

1. Partner with stakeholders and customers to improve delivery of services.
2. Where possible, utilize rules and regulations to benefit customers.
3. Require all supervisors and above to meet and serve customers directly (i.e. work in managers' offices, walk communities).
4. Perpetuate professional ethics and trust within VIHA.
5. Survey customer satisfaction on a regular basis.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A. Admissions Policy for Deconcentration (VQ001a01.doc)
 B. FY 2000 Capital Fund Program Annual Statement (VQ001b01.doc)
 C. Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- D. PHA Management Organizational Chart (VQ001d01.doc)
 E. FY 2000 Capital Fund Program 5 Year Action Plan (VQ001e01.doc)
 F. Public Housing Drug Elimination Program (PHDEP) Plan
 G. Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

H. Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	5	5	5	5	5	5	5
Income >30% but <=50% of AMI	4	4	4	4	4	4	4
Income >50% but <80% of AMI	3	3	3	3	3	3	3
Elderly	3	3	3	3	3	3	3
Families with Disabilities	3	3	3	3	3	3	3
Race/Ethnicity	2	2	2	2	2	2	2
Race/Ethnicity	2	2	2	2	2	2	2

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity	2	2	2	2	2	2	2
Race/Ethnicity	2	2	2	2	2	2	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1997 and 1999
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing – St. Thomas / St. John		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families As of 8/27/99	% of total families	Annual Turnover 1/98 – 12/98
Waiting list total	1,764		54* or 3%
Extremely low income <=30% AMI	395	22%	
Very low income (>30% but <=50% AMI)	126	7%	
Low income (>50% but <80% AMI)	1,243	71%	
Families with			

Housing Needs of Families on the Waiting List			
children	1,513	86%	
Elderly families	87	5%	
Families with Disabilities	47	3%	
Single Pregnant Females	25	1%	
Single Room Occupants	92	5%	
Race/ethnicity			
Race/ethnicity			
* Includes 3-0 Bedrooms or .2%			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	477	27%	12 or .7%
2 BR	660	37%	24 or .1%
3 BR	543	31%	12 or .1%
4 BR	78	4%	3 or .2%
5 BR	6	.3%	0 or 0%
5+ BR	0	0%	0 or 0%
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing – St. Croix			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families As of 7/29/99	% of total families	Annual Turnover 1/98 – 12/98
Waiting list total	880		190
Extremely low income <=30% AMI	771	87%	
Very low income (>30% but <=50% AMI)	85	10%	

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	24	3%	
Families with children	720	82%	
Elderly families	43	5%	
Families with Disabilities	27	3%	
Single Pregnant Females	1	0%	
Single Room Occupants	89	10%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	272	31%	
2 BR	355	40%	
3 BR	209	24%	
4 BR	39	5%	
5 BR	5	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing – St. Croix <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families As of 7/29/99	% of total families	Annual Turnover 1/98 – 12/98
Waiting list total	1878		104 or 19%
Extremely low			

Housing Needs of Families on the Waiting List			
income <=30% AMI	1002	53%	
Very low income (>30% but <=50% AMI)	923	49%	
Low income (>50% but <80% AMI)	117	6%	
Families with children	1776	95%	
Elderly families	73	4%	
Families with Disabilities	29	2%	
Single Pregnant Females	1	0%	
Single Room Occupants	89	10%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	272	31%	
2 BR	355	40%	
3 BR	209	24%	
4 BR	39	5%	
5 BR	5	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

St. Thomas – The Lucinda Millin Home is designated for the elderly.
St. Croix – The Whim Gardens and the Joseph E. James Terrace are designated for the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

St. Thomas – The Lucinda Millin Home is designated for the disabled.
St. Croix – The Whim Gardens and the Joseph E. James Terrace are designated for the disabled.

The following are number of units occupied by the elderly and designed for use by the Disabled.

ST. THOMAS / ST/ JOHN				
Project No.	Community	Elderly	Physical Handicap	Hearing/Sight Impaired
VQ001001	Paul M. Pearson	60	8	0
VQ001004A	H. H. Bergs	0	6	4
VQ001005	Oswald E. Harris Court	59	24	18
VQ001007	Michael J. Kirwan	14	12	6
VQ001009	Addition to Bergs Home	8	4	0
VQ0010016	Estate Tutu Apartments –	54	0	11
VQ001017	Estate Donoe Apartments	36	0	0
VQ001019	Estate Bovoni Apartments	52	0	0
VQ001031	Pollyberg Gardens	0	0	0
VQ001032	Anna's Retreat Heights	5	0	0
VQ001034	George Simmons Terrace	0	0	0
VQ001035	The Knolls at Contant	0	5	4
	Total	288	59	43

ST. CROIX				
Project No.	Community	Elderly	Physical Handicap	Hearing/Sight Impaired
VQ001003	D. Hamilton Jackson Terrace	32	6	2
VQ001003	Ludvig E. Harrigan Court	8	3	3
VQ001004B	Basin Triangle	0	5	0
VQ001004C	Marley Homes	0	1	3
VQ001006	Ralph deChabert Place	16	16	5
VQ001008	John F. Kennedy Terrace	39	13	1
VQ001010	Addition to Marley Homes	8	0	2
VQ0010012	Aureo Diaz Heights	6	6	0
VQ001015	Williams Delight	0	7	0
VQ0010018	Louis E. Brown Villas	0	6	0
VQ001020	Walter I. M. Hodge Pavilion	26	10	9
VQ001022	Mount Pleasant	0	1	1
VQ001023	Louis E. Brown Villas	0	0	0
VQ001024A	Nicasio Nico Apartments	5	4	0
VQ001024B	Candido R. Guadalupe Terrace	4	5	2
	TOTAL	144	77	28

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<p>Financial Resources: Planned Sources and Uses</p>

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	20,552,651	
b) Public Housing Capital Fund	7,858,060	
c) HOPE VI Revitalization		
d) HOPE VI Demolition	2,676,237	
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,402,080	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	218,050	Water Line Installation
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	13,420,205.15	Warren E. Brown Development
3. Public Housing Dwelling Rental Income		
	4,457,167	Operations
4. Other income (list below)	621,044	Disaster repairs
LOAN	12,000,000	Emergency repairs
4. Non-federal sources (list below)	2,500,000	Health services
	25,000,000	Local Housing Finance Authority Bond for Louis E. Brown community
Total resources	92,705,464.15	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: Within top 10
 When families are within a certain time of being offered a unit: 90 days
 Other: (describe) Telephone verification: 120

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists: 2 Districts
 Site-based waiting lists: A pilot program is planned
 Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office: St. Thomas
 PHA development site management office
 Other (list below) – District Office – St. Croix

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 2

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 2

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 6 Waiting Lists (3 per District)

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below) St. Croix District Office

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused

- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Substandard housing
- 1 High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 3 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:

All sites except elderly housing communities
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

Louis E. Brown
Estate Donoe

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below) – St. Croix District Office

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Substandard housing
- 1 Homelessness
- 1 High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 1 Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below): SRO Administrative Plan

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:
 Admissions & Occupancy Policy – Revision 1999

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

- 0 Br. - \$358.00
- 1 Br. - 434.00
- 2 Br. - 511.00
- 3 Br. - 639.00
- 4 Br. - 715.00
- 5 Br. - 823.00

The circumstances under which the planned flat rents will be used are to afford rent reasonableness to the resident who at times may have to pay rents that exceed market rates as a result of income based rents.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)
 If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
 If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 Reflects market or submarket
 To increase housing options for families

Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

Annually

Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

Success rates of assisted families

Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

\$0

\$1-\$25

\$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

An organization chart showing the PHA’s management structure and organization is attached. Attachment is named: **VQ001d01.doc**

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each are indicated in the following chart. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	4,309	11%
Section 8 Vouchers	112	1%
Section 8 Certificates	590	2%
Section 8 Mod Rehab	7	1%
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	4,157	
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of

public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
A&O Policy, Pest Control Policy, Maintenance Plan
- (2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
 - PHA main administrative office
 - PHA development management offices
 - Other (list below) – St. Croix District Office

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
 - PHA main administrative office
 - Other (list below) – St. Croix District Office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) VQ001b01.doc

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) VQ001e01.doc

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

Louis E. Brown

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

Louis E. Brown
Estate Donoe

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

Warren E. Brown replacement housing

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description: Louis E. Brown

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Louis E. Brown 1b. Development (project) number: VQ001023
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(05/17/99)</u>
5. Number of units affected: 436 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: November 1, 1999 b. Projected end date of activity: October 1, 2001

Demolition/Disposition Activity Description
1a. Development name: Estate Donoe 1b. Development (project) number: VQ001017
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(07/15/99)</u>
5. Number of units affected: 300 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 1, 2000 b. Projected end date of activity: June 1, 2001

Demolition/Disposition Activity Description
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1a. Development name: Tutu Hi-Rise 1b. Development (project) number: VQ001016
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (03/01/00)
5. Number of units affected: 24
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: November 1 st , 2000 b. Projected end date of activity: October 1 st , 2001

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	Lucinda Millin Home
1b. Development (project) number:	VQ001011
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	8/24/64
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	85
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Whim Gardens
1b. Development (project) number:	VQ001021
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	12/31/99
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	98
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Joseph E. James Terrace
1b. Development (project) number:	VQ001033

2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 12/31/99
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 34 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Oswald Harris Court 1b. Development (project) number: VQ001005
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 12/31/99
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 16 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Michael J. Kirwan Terrace 1b. Development (project) number: VQ001007
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: 12/31/99</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 12</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description: Estate Donoe

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name: Estate Donoe	
1b. Development (project) number: VQ001017	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to	

block 5.)
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input checked="" type="checkbox"/> Conversion Plan submitted to HUD on: (07/15/1999)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:)</p> <p><input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: 07/15/1999)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status.

PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Estate Anna’s Retreat Height
1b. Development (project) number:	VQ001032
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	November , 1993
5. Number of units affected:	53
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Pollyberg Gardens
1b. Development (project) number:	VQ001031
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	

May, 1997
5. Number of units affected: 30
6. Coverage of action: (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	George Simmons Terrace
1b. Development (project) number:	VQ001034
2. Federal Program authority:	
<input type="checkbox"/> HOPE I	
<input checked="" type="checkbox"/> 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	May, 1997
5. Number of units affected:	25
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Williams Delight Villas
1b. Development (project) number:	VQ001015
2. Federal Program authority:	
<input type="checkbox"/> HOPE I	
<input checked="" type="checkbox"/> 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	February, 1999
5. Number of units affected:	300
6. Coverage of action: (select one)	

<input type="checkbox"/>	Part of the development
<input checked="" type="checkbox"/>	Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 05/15/1999

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe): Opening One-Stop Career Centers

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description	Estimated Size	Allocation Method	Access	Eligibility

VIHA Steelpan Ambassadors Steel band orchestra with Instruction and Music Theory	36	Recruitment All PHA Development Offices	All PHA Development Offices	Residents/ Section 8
VIHA SteelPan Amb's -OHC Steel band orchestra with Instruction and Music Theory	29	11 Waiting List	All PHA Development Offices	Residents/ Section 8
VIHA Fleet Car Wash Program Detailing of Agency's Fleet	135	Tenant Council's	All PHA Development Offices Central Office Compound	Residents/ Section 8
Cake Decorating Program Basic Instruction in cake theory and techniques on how to ice and decorate finished product	20	Recruitment All PHA Development Offices	All PHA Development Offices	Residents
Floral Arrangement program Basic Instruction on how theory and techniques on creatively arranging flowers	17	Recruitment All PHA Development Offices	All PHA Development Offices	Residents/ Section 8
Clothing Instruction Course Basic Instruction on how to use a sewing machine, and construct clothes through use of pattern	40 (34 RS)	Recruitment All PHA Development Offices	All PHA Development Offices	Residents/ Section 8
Upholstery Course Basic Instruction and theory on how sofa, chairs, cushions using machine and manual techniques	20	Recruitment All PHA Development Offices	All PHA Development Offices	Residents/ Section 8
Computer Lab Instruction provided on introduction to Computers and Advanced Word Processing Skills – Resume writing and desktop publishing also addressed.	Adults –25 Children – 15 Job Readiness – 22	Recruitment All PHA Development Offices Adults – 25 WL Children – 40 WL JR - RS	All PHA Development Offices	Residents/ Section 8
Sponsorship Program/ Mini-grant and scholarships to further academic studies, vocational skills and career building.	15	Recruitment All PHA Development Offices	All PHA Development Offices	Residents
Youth Entrepreneurship Mini-grant and scholarships to further academic studies, vocational skills and career building.	17	Recruitment All PHA Development Offices - RS	All PHA Development Offices	Residents/ Section 8
Summer Program	266	Recruitment All PHA Development Offices - RS	All PHA Development Offices	Residents/ Section 8
Peer Mediation	13	Recruitment All PHA Development Offices - RS	All PHA Development Offices	Residents/ Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 07/29/99)
Public Housing		
Section 8	25	25

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)
- Not applicable

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)
- Not applicable

3. Which developments are most affected? (list below)

All Sites

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

All sites; See VIHA Policing Plan

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)
- Not applicable

2. Which developments are most affected? (list below)

All Sites

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?
Attachment is named:

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name) **-***-**
 - Provided below:
 The Resident Advisory Board convened twice to review the Agency Plan. Members of the Advisory Board asked questions regarding sections of the Agency Plan. The Resident Advisory Board did not issue any comments on the Agency Plan except that

they were encouraged by the Agency plan and thanked the Housing Authority for keeping them involved in the process of developing the PHA Plan. They also indicated their desire to play a role in the future implementation of items referred to in the PHA Plan. The Resident Advisory Board also asked that the Housing Authority provide copies of the final plan to them upon submission to HUD.

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: U.S. Virgin Islands
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number: VQ46P001708-99 FFY of Grant Approval: (06/17/99)

Original Annual Statement

Line No	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$0.00
3	1408 Management Improvements	1,405,609.00
4	1410 Administration	639,692.00
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	568,887.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	100,000.00
10	1460 Dwelling Structures	4,363,872.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00
12	1470 Nondwelling Structures	40,000.00
13	1475 Nondwelling Equipment	125,600.00
14	1485 Demolition	500,000.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	114,400.00
18	1498 Mod Used for Development	0.00
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	7,858,060.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	160,000.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA- Wide	PHA Wide Modernization associated with Hurricanes Marilyn, Bertha and Georges Disaster Recovery and Mitigation initiatives on St. Croix to include painting of walls, ceilings, cabinets, closets and bathrooms. Replacing floor tiles, bathroom and toilet accessories, electrical switches and outlets, door hardware, rails, window and door screens, cistern pumps and water heaters. Repairing electrical circuits and installing metal roofs.	1460	\$705,461.00
HA- Wide	PHA Wide Modernization associated with hurricanes Marilyn, Bertha and Georges Disaster Recovery and Mitigation Initiatives on St. Thomas and St. John to include painting of walls, ceilings, cabinets, closets, and bathrooms. Replacing floor tiles, bathroom and toilet accessories, electrical switches and outlets, door hardware, rails, window and door screens, cistern pumps and water heaters. Repairing electrical circuits and installing metal roofs.	1460	\$818,411.00
HA-Wide	Installation of security gates and buzzers at Central Offices STT and STX.	1470	\$10,000.00
VQ1, VQ2, VQ5, VQ6, VQ9, VQ22	Installation of stairwell entrance security gates	1470	\$126,000.00
HA-Wide	Installation of ID card machines, including software for security control at entries to Central Offices on STT and STX.	1470	\$24,000.00
HA- Wide	To complete repairs to dwelling units in preparation for home ownership.	1460	\$220,000.00
HA-Wide	Extraordinary Maintenance – St. Croix	1460	\$500,000.00
HA-Wide	Extraordinary Maintenance – St. Thomas/St. John	1460	\$500,000.00
HA-Wide	Inspection costs for disaster recovery and modernization repairs at VQ1, VQ4A, VQ5, VQ7, VQ2, VQ3, VQ6, VQ8, VQ10, VQ12, VQ13, VQ16, VQ17, VQ19, VQ20, VQ21, VQ22, VQ18/23 VQ33.	1430	\$568,887.00
HA-Wide			
HA- Wide	Provide resources to upgrade VIHA’s recreational infrastructure at VQ2, VQ3, VQ6, VQ8, VQ12, VQ15, VQ17, VQ19 and VQ20.	1450	\$100,000.00
VQ0018/23-Louis E.		1485	\$500,000.00

Brown	For demolition of 400 units the Louis E. brown community.		
HA-Wide Administration	Costs associated with administering the modernization program.	1410	\$639,692.00
VQ0018/23-Louis E. Brown	Partial Payment of Corps of Engineers settlement claims for St. Croix.	1460	\$900,000.00
VQ0020-W.I.M.Hodge	Partial Payment MacLevan Williams Settlement of Claim	1460	\$600,000.00
HA-Wide	Non-dwelling equipment	1475	\$125,600.00
HA-Wide	Relocation	1495	\$114,400.00
HA-Wide Management Improvement	1) Reduce outstanding work orders		
	2) Continue zone crew concept of strategic deployment to reduce response time between calls for service.		
	3) Maintain an annual bidding process for major stock items to ensure availability when needed.	1408	\$368,693.00
	4) Improve Unit Turnaround		
	• Bi-weekly vacancy rehab Task Force meetings significantly improve coordination between Maintenance and Management		
	• Utilize private contractors to offset VIHA's in-house vacant unit repair capabilities.		
	5) Reduce TARS to 10% of Tenant Charges	1408	\$141,347.00
	• Enforce all repayment agreements		
	• Ensure full compliance with VIHA's Admissions and Occupancy Policy.		
	• Improve and increase staff support in office of Legal Counsel.		
	6) Increase Participation in Resident Initiative programs and Activities	1408	\$332,250.00
	• Provide opportunities to improve organizational skills of resident groups.		
	• Encourage youth residents to participate in non-traditional recreational programs.		
	7) Timely Fund Obligation	1408	\$99,082.00
	• Improved capability of tracking funds.		
	• Continue timely obligation of Comp Grant funds been obligated.		
	8) Annual Inspection	1408	\$100,000.00

	<ul style="list-style-type: none"> • Annual HQS inspections are performed on each unit. • Continue to refer units failing HQS to Maintenance. 		
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Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name	HA-Wide Activities All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PHA Wide-MOD St. Thomas	Dec. 2000	Sept. 2002
PHA-Wide-Extraordinary Maintenance	Dec. 2000	Dec. 2001
Business Opportunities - LEB	June 2000	June 2001
PHA Wide-MOD St. Croix	Dec. 2000	Sept. 2002
PHA Wide-Security Initiatives	Sept. 2000	Sept. 2002
PHA Wide A/E Inspection	June 2000	June 2001
Repairs to facilitate Homeownership	Dec. 2000	Dec. 2001
Corps of Engineers Settlement of Claim	Dec. 2000	June 2001
PHA Wide-Administrative	Oct. 1, 1999	Sept. 30, 2000
PHA Wide – Management Improvement	Oct. 1, 1999	Sept. 30, 2000
1)	Oct. 1, 1999	Sept. 30, 2000
2)	Oct. 1, 1999	Sept. 30, 2000
3)	Oct. 1, 1999	Sept. 30, 2000
4)	Oct. 1, 1999	Sept. 30, 2000
5)	Oct. 1, 1999	Sept. 30, 2000
6)	Oct. 1, 1999	Sept. 30, 2000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001	PHA Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Purchase of Non-dwelling equipment, Management Improvements (reduce outstanding work orders, improve unit turnaround, reduce TARS to 10% of Tenant charges, improve tenant participation in Resident Initiative Programs and activities, Timely obligation of Comprehensive Grant Funds, Annual HQS Inspections)			\$5,357,908	1/1/2000
Total estimated cost over next 5 years			\$5,357,908	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1001	Paul Pearson Gardens	0	0
Description of Needed Physical Improvements or Management Improvements			
Sanitary System Non-Dwelling, Electrical System Non- Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site(parking,etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$7,400,000	1/1/2000
Total estimated cost over next 5 years		\$7,400,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1002	Hamilton Jackson Terrace	8	7
Description of Needed Physical Improvements or Management Improvements			
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non Dwelling, Water System Non-Dwelling, Sports Facilities, Site (parking,etc), Dwelling Units, Non-Dwelling Structures		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$6,588,000	1/1/2000
Total estimated cost over next 5 years		\$6,588,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ1003	Ludvig Harrigan Court	9	12	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Sanitary Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site Improvements (grading, drainage around project, boundaries, garbage stations, parking areas, concrete barriers, streets, walks, boundary fence, storm sewer system, sanitary sewer system, recreational facilities, signs, telephone work, electrical work), Dwelling Units (exterioro paint, iron grills and gates, exterior paint, roof treatment, electrical meter bank, clothes drying facilities, stairs, steps & landings, stairway handrails, telephone hatches, floors, walls and ceilings, interior doors, windows, kitchen cabinets and glazed tiles, bathroom accessories and medicine cabinets, bathroom fixtures, shower faucets, bathroom glazed & ceramic tiles, balconies, electrical system, illumination, smoke detectors, cisterns, solar water heaters), 3 Relocations, Non-Dwelling Structures, Handicapped Units	\$4,830,000	1/1/2000
Total estimated cost over next 5 years	\$4,830,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1004A	H. H. Berg's Home	25	50

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Lead Based Paint Abatement, Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Sports Facilities, Site(parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units	\$3,430,000	1/1/2000
Total estimated cost over next 5 years	\$3,430,000	

Table Library

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1004B	Basin Triangle	2	7
Description of Needed Physical Improvements or Management Improvements			
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water system Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site(parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Unit		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$1,690,000	1/1/2000
Total estimated cost over next 5 years		\$1,690,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1004C	Marley Homes	7	21
Description of Needed Physical Improvements or Management Improvements			
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Sports Facilities, Site (parking,etc), Dwelling Units, Handicapped Units		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$2,080,000	1/1/2000
Total estimated cost over next 5 years		\$2,080,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1005	Oswald Harris Court	2	0
Description of Needed Physical Improvements or Management Improvements			
Lead Based Paint Abatement, Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Sports Facilities, Site(parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units, Site Improvements (grading, drainage around project, boundaries, garbage stations, parking areas, concrete barriers, streets, walks, boundary fence, storm sewer system, sanitary sewer system, recreational facilities, signs, telephone work, electrical work), 2 relocations, dwelling structures (exterior paint, iron grills and gates, exterior lighting, roof treatment, electrical meter bank, clothes drying facilities, stairs, steps & landings, stairway handrails, telephone hatches, floors, walls and ceilings, interior doors, windows, kitchen cabinets and glazed tiles, bathroom accessories and medicine cabinets, bathroom fixtures, shower faucets, bathroom glazed & ceramic tiles, balconies, electrical system, illumination, smoke detectors, cisterns, solar water heaters)		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$4,560,721	01/01/00

Total estimated cost over next 5 years	\$4,560,721	
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Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1006	Ralph deChabert	8	3
Description of Needed Physical Improvements or Management Improvements			
Lead Based Paint Abatement, Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site(parking, etc), Dwelling Units, Non-Dwelling Structures – Comprehensive Modernization. Funding to modernize Community Center to house Manager’s Office, Center for resident meetings, After school tutorial programs, security substation and headstart center, Handicapped Units		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$17,225,000	1/1/00
Total estimated cost over next 5 years		\$17,225,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1007	Michael Kirwan Terrace	1	0
Description of Needed Physical Improvements or Management Improvements			
		Estimated Cost	Planned Start Date (HA Fiscal Year)
Lead Based Paint Abatement, Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site(parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units		\$9,660.00	1/1/2000
Total estimated cost over next 5 years		\$9,660.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ1008	John F. Kennedy	5	2	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site(parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units			\$13,000,000	1/1/2000
Total estimated cost over next 5 years			\$13,000,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ1009	Berg Homes' Addition	23	95	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sanitary System Non Dwelling, Electrical System Non-Dwelling, Storm Sewer System, Water System Non-Dwelling, Sports Facilities Site(parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units			\$1,680,000	01/01/00
Total estimated cost over next 5 years			\$1,680,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1010	Marley Addition	1	1
Description of Needed Physical Improvements or Management Improvements			
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site(parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$4,200,000	01/01/00
Total estimated cost over next 5 years		\$4,200,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ1011	Lucinda Millin	3	3	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Site(parking, etc), Dwelling Units, Non-Dwelling Structures Units			\$3,400,000	1/1/2000
Total estimated cost over next 5 years			\$3,400,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1012	Aureo Diaz Heights	2	2
Description of Needed Physical Improvements or Management Improvements			
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer Sysem Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site(parking, etc), Dwelling Units, Comprehensive Modernization of Non-Dwelling Structures – to modernize community center to house manager’s office, center for resident meetings, after school tutorial programs, and headstart center		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$6,500,000	1/1/2000
Total estimated cost over next 5 years		\$7,348,411	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1015	William Delight Villas	6	2
Description of Needed Physical Improvements or Management Improvements			
Sanitary System Non-Dwelling, Electrical Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site Improvements (grading, drainage around project, boundaries, garbage stations, parking areas, concrete barriers, streets, walks, boundary fence, storm sewer system, sanitary sewer system, recreational facilities, signs, telephone work, electrical work), Dwelling Units, Non-Dwelling Structures (exterior paint, iron grills and gates, exterior paint, roof treatment, electrical meter bank, clothes drying facilities, stairs, steps & landings, stairway handrails, telephone hatches, floors, walls and ceilings, interior doors, windows, kitchen cabinets and glazed tiles, bathroom accessories and medicine cabinets, bathroom fixtures, shower faucets, bathroom glazed and ceramic tiles, balconies, electrical system, illumination, smoke detectors, cisterns, solar water heaters), Handicapped Units, Housing Quality Standards		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$21,000,000	1/1/2000

Total estimated cost over next 5 years	\$21,000,000	
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Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
VQ1016	Tutu Hi-rise	40	10		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Electrical System Non-Dwelling, Storm Sewer System /Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site (parking, etc), Dwelling Units, Comprehensive Modernization of Non-Dwelling Structures – to modernize Community Center to house manager’s office, center for resident meetings, after school tutorial programs and headstart center				\$27,860,000	1/1/2000
Total estimated cost over next 5 years				\$27,860,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
VQ1017	Estate Donoe	7	2		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Lead Based Paint Abatement, Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Sports Facilities, Site (parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units				\$20,914,740	1/1/2000
Total estimated cost over next 5 years				\$20,914,740	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ1018	Louis E. Brown	155	60	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Lead Based Paint Abatement, Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site (parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units, Housing Quality Standards, Revitalization project – developing business opportunities for residents			\$17,080,000	1/1/2000
Total estimated cost over next 5 years			\$17,080,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1019	Estate Bovoni	3	0
Description of Needed Physical Improvements or Management Improvements			
		Estimated Cost	Planned Start Date (HA Fiscal Year)
Lead Based Paint Abatement, Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Sports Facilities, Site(parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units		\$25,211,000	1/1/2000
Total estimated cost over next 5 years		\$25,211,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
VQ1020	Walter M. Hodge Pavilion	18	7		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site (parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units				\$17,200,000	1/1/2000
Total estimated cost over next 5 years				\$17,200,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ1021	Whim Gardens	12	12	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Site Improvements (grading, drainage around project, boundaries, garbage stations, parking areas, concrete barriers, streets, walks, boundary fence, storm sewer system, sanitary sewer system, recreational facilities, signs, telephone work, electrical work), Dwelling Units (exterior paint, iron grills and gates, exterior paint, roof treatment, electrical meter bank, clothes drying facilities, stairs, steps & landings, stairway handrails, telephone hatches, floors, walls and ceilings, interior doors, windows, kitchen cabinets and glazed tiles, bathroom accessories and medicine cabinets, bathroom fixtures, shower faucets, bathroom glazed and ceramic tiles, balconies, electrical system, illumination, smoke detectors, cisterns, solar water heaters), Non-Dwelling Structures, Handicapped Units			\$3,920,000	1/1/2000
Total estimated cost over next 5 years			\$3,920,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
VQ1022	Mount Pleasant	15	34		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site (parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units, Housing Quality Standards				\$2,200,000	1/1/2000
Total estimated cost over next 5 years				\$2,200,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1023	Louis E. Brown Villas	153	79
Description of Needed Physical Improvements or Management Improvements			
Lead Based Paint Abatement, Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site (parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units, Housing Quality Standards, Revitalization project – developing business opportunities for residents		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$12,166,560	1/1/2000
Total estimated cost over next 5 years		\$12,166,560	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
VQ1024A	Nicasio Nico Apartments	6	10		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling Security Non-Dwelling, Sports Facilities, Site (parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units				\$3,900,000	1/1/2000
Total estimated cost over next 5 years				\$3,900,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ1024B	Candido Guadalupe	19	21	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Sports Facilities, Site(parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units, Site Improvements (grading, drainage around project, boundaries, garbage stations, parking areas, concrete barriers, streets, walks, boundary fence, storm sewer system, recreational facilities, signs, telephone work, electrical work), 3 relocations, dwelling structures (exterior paint, iron grills and gates, exterior lighting, roof treatment, electrical meter bank, clothes drying facilities, stairs, steps & landings, stairway handrails, telephone hatches, floor, walls and ceilings, interior doors, windows, kitchen cabinets and glazed tiles, bathroom accessories and medicine cabinets, bathroom fixtures, shower faucets, bathroom glazed & ceramic tiles, balconies, electrical system, illumination, smoke detectors, cisterns, solar water heaters) ,			\$5,850,000	1/1/2000
Total estimated cost over next 5 years			\$5,850,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
VQ1031	Pollyberg Gardens	18	60		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Sanitary system Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Sports Facilities, Site(parking,etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units				\$2,1000,000	1/1/2000
Total estimated cost over next 5 years				\$2,1000,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1032	Anna's Retreat Heights	47	88
Description of Needed Physical Improvements or Management Improvements			
Sanitary System Non-Dwelling, Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site (parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$3,710,000	1/1/2000
Total estimated cost over next 5 years		\$3,710,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1033	Crestland Housing Elderly	0	0
Description of Needed Physical Improvements or Management Improvements			
Electrical System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Site(parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$2,040,000	1/1/2000
Total estimated cost over next 5 years		\$2,040,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ1034	George Simmons Terrace	8	32
Description of Needed Physical Improvements or Management Improvements			
Electrical System Non-Dwelling, Storm Sewer System Non-Dwelling, Water System Non-Dwelling, Security Non-Dwelling, Sports Facilities, Site (parking, etc), Dwelling Units, Non-Dwelling Structures, Handicapped Units		Estimated Cost	Planned Start Date (HA Fiscal Year)
		\$1,000,000	1/1/2000
Total estimated cost over next 5 years		\$1,000,000	