

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

Richmond Redevelopment & Housing Authority Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2002

NOTE: THIS PHA PLAN STEMPL ATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE
PIH NOTICES

June 11, 2002

PHA Plan Agency Identification

PHAName: Richmond Redevelopment and Housing Authority

PHANumber: VA007

PHAFiscalYearBeginning: 10/2002

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

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)

City of Richmond Department of Social Services

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)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
 [24CFRPart903.5]

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 PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The mission of the Richmond Redevelopment & Housing Authority is to provide and preserve quality affordable housing, promote self - sufficiency, homeownership and independence among all of our housing residents, revitalize Richmond's neighborhoods and transform the quality of life to achieve common progressive goals of the Authority, the City, and our partners.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA 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 target sets such as: numbers of families served or PHA scores achieved.) PHA 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.

SEERRH GOALS: 1,5,6,7,8,9,12,13,15,16

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 78%
- Improve voucher management: (SEMAP score) 70%
- Increase customer satisfaction:
- Concentrate on effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach effort to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

SEERRH GOALS: 2, 3, 6, 9, 10, 11

- PHA Goal: Provide an improved living environment

Objectives:

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

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

SEERRHAGOALS:1,2,3,4,14

PHAGoal:Promoteself -sufficiencyandassetdevelopmentofassisted households

Objectives:

- Increasethenumberandpercentageofemployedpersonsinassisted families:
- Provideoratractssupportiveservicestoimproveassistancerecipients' employability:
- Provideoratractssupportiveservicestoincreaseindependenceforthe elderlyorfamilieswithdisabilities.
- Other:(listbelow)

HUDStrategicGoal:EnsureEqualOpportunityinHousingforallAmerica ns

SEERRHAGOALS:1,2

PHAGoal:Ensureequalopportunityandaffirmativelyfurtherfairhousing

Objectives:

- Undertakeaffirmativemeasurestoensureaccesstoassistedhousing regardless ofrace,color,religionnationalorigin,sex,familialstatus,and disability:
- Undertakeaffirmativemeasurestoprovideasuitablelivingenvironment forfamilieslivinginassistedhousing,regardless ofrace,color,religion nationalorigin,sex,familialstatus, anddisability:
- Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons withallvarietiesofdisabilitiesregardless ofunitsizerequired:
- Other:(listbelow)

OtherPHAGoalsandObjectives:(listbelow)

Thefollowing5 -YearPlanforfiscalyears2000 -2004hasbeenupdatedasprovidedby theoptionavailableasstatedinNoticePIH2000 -43(HA),Attachment A.

Goal1:Provideavarietyofhousingoptionsforlow -tomoderate -income personsinthe CityofRichmondinfullcompliancewithallEqual Opportunitylawsandregulations.

Objectives:

- 1.Offerlease/purchase,andmarket -ratesingle -familyhousing. *Ongoing*
- 2.Utilizesmallerdevelopments,suchasDove,Fulton,Bainbridge/MoodyStreet,and Aftontoattractpublichousingeligible residents ofvarious incomeranges. *Still planned*

3. Develop non-traditional funding streams including expanding public/private partnerships. *In planning stage*
4. Sustain public housing proper ties and Housing Choice Voucher/Mod Rehab (Section 8) program. *Ongoing*
5. Apply for additional rental/home ownership vouchers, when available. *Still planned*

Goal 2: Increase the level of communication between RRHA developments and adjacent neighborhoods by creating collaboratives which focus on community safety and crime reduction and services that improve the quality of life.

Objectives:

1. Develop joint meetings between tenant councils, the City's Neighborhood Teams Process, civic associations and other neighborhood groups by September 30, 2003. *Ongoing*
2. Facilitate joint problem solving between tenant councils, the City's Neighborhood Teams Process, civic associations on such issues as crime, support for neighborhood schools, enhancement of city services such as lighting, trash removal by September 30, 2003. *Ongoing*
3. Promote collaboration between public and private agencies (schools, churches, Boys and Girls Clubs, Scouts, Garfield, Social Services, Health Department) to develop inter-systems approach to improve the quality of life in public housing. *Ongoing*

Goal No. 3: Empowerment of residents through their engagement as full partners in all facets of RRHA operations.

Objectives:

1. Strengthening RTOL leadership through training and exposure to state and national training opportunities. *Ongoing*
2. Increasing individual tenant council memberships by 50% by September 30, 2003. *Ongoing*
3. Increase resident input in decision and policy making through empowerment. *Ongoing*
4. Develop curriculum of training for leaders and residents which focuses upon enhancing their skills and improving their technical knowledge of PHA regulations and policies.
5. Implement memorandum of agreement with Richmond Tenants Organization and individual tenant councils by October 30, 2002.

Goal No. 4: Focus on self-sufficiency of residents as a priority.

Objectives:

1. Increase the number of families enrolled in Family Self-Sufficiency to 500 by September 30, 2004.
2. Provide opportunities for education enhancement, training, work experience, job placement and entrepreneurship through the RRHA University. *In progress*
3. Market self-sufficiency opportunities to all assisted housing residents, including seniors. *Ongoing*
4. Provide assistance in the expansion of family opportunities which address socioeconomic, recreation, and other social service needs. *Being developed*
5. Retain current and attract potential residents with a sufficient occupancy period to enable them to become self-sufficient. *Ongoing*

Goal No. 5: Institute quality assurance mechanisms to ensure that all management operations meet the highest standard.

Objectives:

1. Hire quality assurance staff by August 1, 2001 (job description has been completed).
2. Set critical performance standards for all facets of the authority's programs and monitor accordingly.
3. Routinely solicit resident feedback on service quality.
4. Maintain high quality of all units ensuring conformance to Uniform Conditions Standards (UPCS) through continuous improvements.
5. Maintain a high level of professionalism in day-to-day management of all program components. *Ongoing*
6. Hire a customer service analyst by December 30, 2000. *DONE*

Goal No. 6: Provide affordable housing stock in the community available to families with extremely low incomes, identified as a primary need in the City's Consolidated Plan.

Objectives:

1. Enter into public/private partnerships to develop mixed finance rental property. *(Underway)*
2. Explore the feasibility of converting public housing units to the Housing Choice Voucher Program (Section 8) housing in concurrence with federal initiatives. *Still being developed*

Goal No. 7: Strive to improve the community's perception of the Housing Choice Voucher Program (Section 8) and public housing.

Objectives:

1. Develop and implement an outreach program to prospective landlords and community organizations by June 1, 2001. *Continuous outreach efforts*
2. Utilize the Public Affairs Office to develop a promotional campaign to define the positive aspects of the Housing Choice Voucher (Section 8) Program and public housing.

3. Offer two landlord briefing sessions annually to attract prospective landlords to the Housing Choice Voucher (Section 8) Program and to provide an update on program revisions and requirements to current landlords. *Done/ongoing*
4. Solicit media support in promoting and publishing positive stories quarterly on public housing and its families. *Ongoing*

Goal No. 8: Improve the quality of work in the housing authority's maintenance division and thereby improve tenants' level of satisfaction with maintenance and management operations.

Objectives:

1. Create and implement a quality control unit by December 1, 2002.
2. Create and implement a customer satisfaction component as a part of the quality control unit by December 1, 2002.

Goal No. 9: Strive to address the housing needs of the City of Richmond through identification of housing needs and implementation of marketing strategy.

Objectives:

1. Develop a partnership with the City of Richmond, local community development corporations, Housing Opportunities Made Equal, and private developers to prepare and implement a marketing program to attract low-, moderate-, and middle-income families to take advantage of available, affordable housing opportunities by September 30, 2002. *Underway*
2. To develop mixed-income, multi-family and homeownership programs through Capital Improvement funds, CDBG, HOPEVI and Section 5H programs for low- and moderate-income families throughout the city.
3. Prepare application and seek community input to provide additional housing for another HOPEVI and other federal, state, and local initiatives.

Goal No. 10: Improve public awareness of the housing authority as a public service agency, which provides quality housing services to residents, and manages redevelopment efforts throughout the city.

Objectives:

1. Prepare a Communications Plan by April 30, 2002, which will include tasks, schedules, and department responsibilities to support and promote the goals, accomplishments, and the services provided by RRHA.
2. Develop a Customer Relations Plan by April 30, 2002, which will include strategies to improve customer service delivery, community relations, and promote the goal of RRHA.
3. Achieve a level of customer satisfaction that gives the agency the highest score possible on Public Housing Assessment System (PHAS). *Ongoing*
4. Remove all graffiti within 72 hours of discovering it by September 30, 2002.

5. Achieve proper curb appeal for landscaping, keeping its grass cut, making the properties litter-free by September 30, 2002.
6. Become a more customer-oriented organization. (*Underway*)

Goal No. 11: Improve the safety of public housing communities by increasing crime reporting by residents and staff and reducing the incidence of crime.

Objectives:

1. Strengthen relationship with police department as outlined in memorandum of agreement, with emphasis on community policing. *Completed September 2001*
2. Assist police with public safety campaigns by publishing and distributing flyers, regular police forums on crime and safety issues by March 30, 2001. *Completed*
3. Provide select residents with telephones (police line only) to assist in crime reporting by September 30, 2001. *Purchase orders setup, waiting on purchase*
4. Document through database follow-up per each police report of incidents by September 30, 2001. *Completed*
5. Implement hot line for crime reporting by December 31, 2000. *Completed; joint venture with Richmond Crime Stoppers*
6. Security chief to facilitate coordinated anti-crime efforts by January 1, 2001. *Completed*
7. Support the Tenant Councils in reducing crime and improving communities by April 1, 2001. *Resident patrol in progress*
8. Develop tenant patrols in all housing communities by September 30, 2001. *Completed*
9. Reduce crime in its developments by 5% each year -15% by September 30, 2004, and maintain security efforts in the elderly buildings. *In progress; 1st year goal achieved*

Goal No. 12: Make available a listing offering a wide variety of housing options to participants in the tenant-based Housing Choice Voucher Program (Section 8).

Objectives:

1. Develop a plan for submission of a demonstration homeownership program for Housing Choice Voucher Program (Section 8) participants by December 2002.
2. Achieve and maintain a lease-up rate no lower than 95% in the Housing Choice Voucher Program (Section 8).
3. Conduct inspections of all initial units within 3-5 days following the units being called in ready. *Underway*
4. Improve program management to attain a high Section Eight Management Assessment Program (SEMAP) score. *Underway*

Goal No. 13: Maintain the RRHA's physical assets in a manner that results in good physical conditions scores on HUD's PHAS inspection.

Objectives:

1. Supplement the interior Preventive Maintenance Program (PM Program) with an exterior Preventive Maintenance crew by October 1, 2002 (subject to Capital Improvement Funding).
2. **Revise the Preventive Maintenance Program's operation to allow for an additional mini-Preventive Maintenance by April 1, 2001. (DONE)**

Goal No. 14: Market resident services programs and opportunities to increase the level of awareness of all residents.

Objectives:

1. Promote program through flyers, public service announcements, and other opportunities. **Ongoing**
2. Sample resident population to determine level of awareness of programs by November 2002.
3. Utilize tenant patrol to publicize programs. **Underway**
4. Utilize the Communications Department to develop a promotional campaign to promote awareness of resident services program by October 2002. **Ongoing**
5. Develop Family Self-Sufficiency (FSS) newsletter by November 2002.
6. Support the Tenant Councils in increasing the level of awareness of all residents about services and programs. **Ongoing**

Goal No. 15 : Ensure RRHA remains fiscally responsible through a continual focus on enhancing the effective utilization of resources.

Objectives:

1. Review all program areas for duplication of effort by September 30, 2001.
2. Improve daily cash forecasting and cash management activities by September 30, 2001.
3. Create a comprehensive budget strategy, implementation schedule and management reporting system by December 15, 2001.
4. Implement full project -based accounting in three developments by September 30, 2001.
5. Develop five-year revenue and expense forecasts by April 15, 2001.

Goal No. 16: Improve system for purchase and distribution of materials and supplies.

Objectives:

1. Implement central warehouse operation by October 1, 2001, to lower cost of materials and material handling. **Done**

Brief Statement of Progress in Meeting Mission and Goals Outlined in the Five -Year Plan

GoalNo.1: Provideavarietyofhousingoptionsforlow -tomoderate -income persons.

Ongoingactivitiestomeetobjectives.Atransitionalhousingprogramisbeing implementedforFamilySelf -SufficiencyparticipantsonIdlewoodAvenuewith remodelingtobecpletedbyspring2002.

Ninety-ninemixed -incomerentalapartmentscompletedinBlackwellHOPE VI siteand fullyoccupiedbyworkingfamilies(50publichousingand49taxcredit)withlowand moderateincomes.

RRHAreceiveda\$1milliongrantforU. S.DepartmentofHousingandUrban DevelopmentinJanuary2002foraHousingSearchAssistanceProgramtoassist participantsinpartnershipwithHousingOpportunitiesMadeEqual(HOME).

GoalNo.2: Increasecommunicationsamongdevelopments.

InitiativeshavestartedinFairfield,Creighton/EastEndCivicAssociation,and Blackwell/BlackwellCivicAssociation.Currently,RRHahas aMemorandumof AgreementwiththeDepartmentsofHealth,SocialServices,JuvenileJustice,andthe Police.RRHAparticipatesintheWorkForceInvestmentActTaskForce,BoyScouts, RUPES,HealthyStartInitiative,andnumerousotherpublic andprivateagencies.

Objective3:

RRHAcontinuestopartnerwithnumerouspublicandprivateagenciessuchastheHealth Department,BoysandGirlsClub,Garfield,andotherstobringneededservicestoits communitiesandtoimprovethequalityoflife inpublichousing.

GoalNo.3: EmpowerresidentsinRRHAoperations.

RRHAprovidessupport,assistance,andresourcestoenhancetheRTOannualmeeting. OngoingmeetingsareheldwiththeRTOandindividualtenantcouncilstocreate/open linesofcommunicationandsetexpectations.AMemorandumofAgreementwillbe developedwithalltenantcouncilsbyOctober 30,2002.

Objective1:

Thispastyear,RRHAresidentleadersattendedanumberofnationaltrainingconferences toenhance their leadership effectiveness,includingHUD'sPublicandAssistedResident LeaderConference,theYouthViolencePreventionWorkshop,theNeighborhoodUSA, amongothers.

Objective5:

MemorandumofAgreementwithindividualtenantcouncilsandwiththeRTOhasbeen developed.Negotiationcontinuestofinalizethedocument.

GoalNo.4: FocusonResidentSelf -Sufficiency

ThegoalofincreasingFSSenrollmentby100 percenthasbeenmetandanewgoalhas beensettoincreaseenrollmentbyanother50 percentto500participan tsby September 30,2002.Amarketingprogramwiththepublicaffairsofficewillbe completedbyJune2001.AFamilySelf -Sufficiencytransitionalhousingprogramis beingdeveloped.

Objective1:

Wehavesurpassedourminimumrequirementsinbothpubli chousingandtheHousing ChoiceVoucherProgram(Section 8).Ournumberscontinuetoincreasemonthly.

Objective2:

TheRRHAUniversitywasestablishedin2001.TheUniversity'sprogramsarestillinthe developmentalstageandwillbeexpanding.List edbelowarestatisticsregardingthe RRHAUniversity'sprogressinthe provisionofeducationandtrainingservicesfor residents.ThesestatisticsreflectservicesprovidedfromJuly2001throughDecember 2001:

Activity	Numberofresidents served
NewTenantOrientation	215
LeadershipSkills(newtenantcouncil officers)	7
FSSWorkshops	84
IntroductiontoBuildingMaintenance	85
Homeownership	61
ComputerTraining	41
CNA:	
Enrolled	64
Currentclass	10
Eligibleonwaitinglist	85
Graduated	49
EmploymentServices:	
Enrolled	208
Jobretentionseminars	25/month

Objective3:

WehaveheldtwoannualFSSralliestorecruitFSSparticipants.wehavedeveloped posters,displayedthroughoutourdevelopments,andcreatedafSSbrochure.We continuetoattendallHousingChoiceVoucherProgram(Section 8)briefings.

Objective6:

Tenant Council offices have been created in all major housing communities, supporting council efforts to inform and educate their communities.

Thirty-five former Blackwell residents (20 public housing, 15 Housing Choice Voucher) participate in FSS. One hundred sixty -one former Blackwell residents are enrolled in education and workforce training, and out of this number, 101 are employed.

Twenty-five youth and teens participated in the Summer Arts Project with local artists and VCU faculty.

The Housing Choice Voucher Program briefing sessions include information to encourage and promote FSS participation.

Goal No. 5: Institute quality assurance mechanisms.

PHDEP and PHAS will be utilized as mechanisms for feedback for determining effectiveness in service delivery. Hire quality assurance staff by August 1, 2001. Maintain UPCSS Standards (Uniform Conditions Standards). A customer service analyst was hired by December 30, 2000, meeting the stated objective.

Goal No. 6: Provide affordable housing stock.

Ongoing activities. Also see report or progress for Goal No. 1.

Goal No. 7: Improve community's perception of Housing Choice Voucher Program (Section 8) and public housing programs.

RRHA has been involved in providing community outreach, community meetings, and public briefings to potential landlords, programs/briefings for residents on how to be better tenants and working with the city to clean up privately -owned apartments. The Assisted Housing office is open 8:00 a.m. - 5:00 p.m. on RRHA Customer Service Saturdays. Two landlord briefing sessions were held in May 2001 and June 2001 and two briefings will continue to be held annually.

GoalNo.8: Improve the quality of maintenance operations.

RRHA plans are underway to implement a quality control unit by December 1, 2002, and customer satisfaction component for quality control by August 1, 2002.

GoalNo.9: Identify and market housing strategies.

Relationships are being developed to assist in broadening housing opportunities in the city and surrounding counties that will assist mixed-income families served by RRHA. A \$1 million grant was received in January 2002 to provide assistance to participants through the Housing Search Assistance Program in partnership with HOME.

Meetings with tenant council leaders of Mosby Court and Gilpin Court about revitalization in public housing areas. Tenant council leaders are meeting with residents to get their input on revitalizing housing. Plans for further consultation with residents are being developed.

GoalNo.10: Improve public awareness of RRHA programs.

Program has been established to improve the physical image by removing graffiti within 72 hours and landscaping to create proper curb appeal.

The Assisted Housing Division is open on RRHA Customer Service Saturdays to accommodate working families in attending briefing sessions and signing their lease agreements.

Objective 1:

Development of Communications Plan and Customer Relations Plan are underway. Communication efforts that are underway include:

- o RRHA resident newsletter - The Spirit. Published quarterly.
- o RRHA video and audio public service announcements produced to promote agency awareness and self-sufficiency programs.
- o Public affairs programming appearances on local radio stations; public service announcements in local newspapers. Feature articles in local newspapers.
- o Publication of RRHA calendar and other publications such as the In Focus newsletter and HOPE Newsletter.
- o Print advertisements in local newspapers.
- o RRHA website launched. Provides full overview of agency programs and services; e-mail address for customer inquiries.

Objective6:

RRHAcontinuestodesignandimplementoperationalimprovementstoenhanceservice deliveryandbecomeamorecustomer-orientedagency:

- o Stafftraininganddevelopment.
- o Supervisorytraininganddevelopment.
- o Improvedtelephonesystemsandtechnology.
- o Developmentofagencycustomerservicephilosophy.
- o Developmentandimplementationofcustomerservicetelephonestandards.
- o DevelopmentofCustomerServiceSaturdayprograms.
- o DevelopmentofStargramelectronicnewsletterforstaff.

GoalNo.11: Improvesafetyinpublichousingcommunities.

Establishedahotlineforresidentson December 15,2000.Otheractivitiesareongoingto includeattendingmeetingswithresidentpatrols,coordinatinginformationwithother agenciesandmonitoringstatisticstodetermineeffectivenessofefforts.

Objectives:

4. Strengthenrelationshipwithpolicedepartmentasoutlinedinmemorandumof agreement,withemphasisoncommunitypolicing. **CompletedSeptember2001**
5. Assistpolicewithpublicsafetycampaignsbypublishinganddistributingflyers, regularpoliceforumsoncrimeandsafetyissuesbyMarch30,2001. **Completed**
6. Provideselectresidentswithtelephones(policeonly)toassistincrime reportingbySeptember 30,2001.**Purchaseordersetup,waitingonpurchase**
- 4.Documentthroughdatabasefollow-upforeachpolice reportofincidentsby Septemer 30,2001.**Completed**
- 5.ImplementhotlineforcrimereportingbyDecember 31,2000.**Completed;joint venturewithRichmondCrimeStoppers**
8. Securitychieftofacilitatecoordinatedanti-crimeeffortsbyJanuary1, 2001. **Completed**
9. SupporttheTenantCouncilsinreducingcrimeandimprovingcommunitiesby April1,2001. **Residentpatrolinprogress**
10. DeveloptenantpatrolsinallhousingcommunitiesbySeptember 30,2001. **Completed**
11. Reducecrimeinitsdevelopmentsby5%eachyear –15%bySeptember 30,2004, andmaintainsecurityeffortsintheelderlybuildings. **Inprogress;1styeargoal achieved**

GoalNo.12: MakeavailablehousingoptionstoHousingChoicieVoucherProgram (Section 8)tenants.

RRHAhashe ldlandlordbriefingsandopenedtheapplicationprocesstothepublicto achieve95 percentlease -uprate,otheractivitiesareongoing.Officehourshavebeen changedto8:00 a.m. -5:00 p.m.toservemorepeopleduringextendedhours. Participantshav ebeenencouragedtoleaseoutsideofthecitylimits(Henrico, Chesterfield,Hanover).SEMAPandothertraininghasbeenprovidedtoimprove programmanagement.

GoalNo.13: Maintainpublichousingassets.

RRHAplanstoestablishadditionalpreventiv emaintenancechecksinAugustand SeptembertoprepareforHUDinspection.Theoriginalschedulewillberevisedtoa10 monthcycle.

ThePreventiveMaintenanceProgram'soperationtoallowforanadditionalmini PreventiveMaintenancebyApril 1,2001,hasbeendone.

GoalNo.14: Marketresidentserviceprograms.

Ongoingprogramtomarketprograms.Brochures,posters,andpackageshavebeen developedfordistributiontoresidentsandaMemorandumofAgreementwithtenant councilsaddressingresponsibilitiesforcommunityeducationisbeingnegotiated.

VariousmarketingandcommunicationsprojectshavebeencompletedtopromoteRRHA programsandservicestoincreaseawarenessandgeneratemoreresidentparticipation.

- LaunchofRRHANewsletterforres idents -TheSpirit.Publishedquarterlyand distributedtoeachpublichousingresidenceandinothercityfacilitiesand newsstands.
- HOPEVISelf -SufficiencyTrainingProgram:
Videocampaign;videoandradiopublicserviceannouncements;radio appearancesonpublicaffairsprogramming;articlespublishedinlocal newspapersandagencynewsletters.

- FamilySelf -SufficiencyProgram:
 Videocampaign;videoandradiopublicserviceannouncementsproduced.
 Printadvertisementsdesignedandplacedinlocalnewspapers.Print
 publicserviceannouncementsdistributedandpublished.

 Marketingandinformationalmaterialsproduced -flyers,posters,meeting
 notices,invitations,brochure,folder.Marketingmaterialsproducedfor
 distribution.
- RRHAwebsite.Informationregardingprogramsandservicesavailableforall
 audiences.

GoalNo.15: Ensurefiscalresponsibility.

Improvementsareunderwayandongoingtoimproveforecastingandmanagement
 activities.Improvementshavebeenadaptedtoimprovethebudgetprocess.Trainingfor
 staffhasbeenprovidedandcontinuesonanongoingbasis.

GoalNo.16: Improvepurchaseanddistributionofmaterials.

Plansareunderwaytoimplementcentralwarehouseoperations.

AnnualPHAPlan
PHAFiscalYear2000
[24CF RPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

PHAScore -78
StandardPerformer

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency (<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypoliciessthePHAhasincludedintheAnnualPlan.

AsrequiredbytheQualityHousingandWorkResponsibilityActof 1998(QHWRA),RichmondRedevelopmentandHousingAuthority continuestoengagein planningasrequiredbytheU. S.Departmentof HousingandUrbanDevelopment(HUD)inpreparingforthesubmission ofthethirdAgencyPlan.RRHAconsidersitacontinuationofaprocess wehaveusedinourComprehensiveGrantProgram(CapitalFund Program)processwhichisdeemedessentialtothesuccessofourprogram. ManyofthechangesreflectedintheQHWRAandtheAgencyPlanare responsetocongressionalmandateswhichcomplimentthechanges RRHAimplementedearlier -localoptionsthataredesig nedtoencourage familiestopreferemployment.(Localpreferencesinadmissionspolicy and\$1,000or10%employmentincomeexclusionandotherincentivesare designedfordeconcentrationandpromoteupwardmobilityandself - sufficiencyoffamilies.)

DuringtheplanningprocessunderQHWRA,RRHAhasidentified theneedsinthecommunityandwiththedevelopmentoftheAgencyPlan RRHAhasworkedcloselywiththeCityofRichmondandtheResident AdvisoryBoardindesigningourplantoeffectivelyrespondtothese needs.TheAuthorityconsiderstheplanningprocessunderQHWRAa

continuation of an on-going and unique effort to identify needs in the community and to respond effectively to those needs. The Authority will continue to work closely with the City, our residents, other stakeholders and partners to refine these Agency Plans and to implement the plans as they are approved.

Major initiatives include proposals to proceed with feasibility planning and applicable funding for redevelopment activities for Gilpin Court and Mosby Court South. Funding opportunities to develop a pilot assisted living program for Fay Towers will be explored which will enable residents within the building to continue to live in the building with the availability of assistance and services and to age in place. Other highlighted initiatives first proposed in the 2000 Agency Plan continue to be a focus for the Randolph/Idlewood and Small House Program - Maymont as a community to prepare Family Self-Sufficiency Program participants for homeownership. A grant funded under the Housing Search Assistance Program in the amount of \$1,000,000 will provide counseling and supportive services to residents applying for participation in the Housing Choice Voucher Program. Landlord outreach, marketing, counseling, credit repair and money management, housekeeping, fair housing issues, training opportunities, lease negotiations will be provided in partnership with HOME (Housing Opportunities Made Equal).

iii. Annual Plan Table of Contents

[24CF RPart903.79(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 filename in parentheses in the space to the right of the title.

Required Attachments:

- Attachment A - Section 8 home ownership statement (included in template, page 93)
- Attachment C - Admissions Policy for Deconcentration and Revised Template Question (included in template Plan attachment section, page 94)
- Attachment E - FY2002 Capital Fund Program Annual Statement (va007a01)
- Most recent board - approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment H - Implementation of Public Housing Resident Community Service Requirements (included in template Plan attachment section, page 98).
- Attachment I - Pet policy (included in template Plan attachment section, page 98).
- Attachment J - Resident membership of the PHA governing board (included in template Plan attachment section, page 101).
- Attachment K - Membership of the resident advisory board (included in template Plan attachment section, page 104).
- Attachment L - Brief statement of progress in meeting mission and goals outlined in the Five - Year Plan (included in template plan attachment section Page 105). (Also provided 5 - Year Plan, page 9.)
- Attachment N - Component 10B Voluntary Conversion Initial Assessments, page 113.
- Attachment O - Replacement Housing Grant Funds FY2002, page 117 and (va007f01).

Optional Attachments:

- Attachment M - PHA Management Organizational Chart (page 112)
- Attachment F - FY2002 Capital Fund Program 5 Year Action Plan (va007b01)
- Attachment G - Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (included in template Plan text, page 66)
- Other (List below, providing each attachment name)
Attachment B - Cockroach Infestation Policy (included in template Plan, page 39 and attachment section, page 94)
- P & E Reports 1999 (va007c01), 2000 (va007d01), 2001 (va007e01)

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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	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 <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
N/A	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 HOPEVI applications or, if more recent, approved or submitted HOPEVI 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
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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 home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input 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 Service & Self -Sufficiency
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Others supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Income analysis of public housing covered developments	Annual Plan: Deconcentration
X	Initial assessment of conversion of public housing stock to tenant based assistance	Annual Plan

1. Statement of Housing Needs

[24CFR Part 903.79(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	14,056	5	5	3	2	3	5
Income > 30% but <= 50% of AMI	7,889	3	1	2	2	2	2
Income > 50% but < 80% of AMI	9,715	2	1	1	2	1	2
Elderly	8,074	5	3	2	2	1	4
Families with Disabilities	28,566	5	5	5	5	5	5
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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: 1999 -2000, 1995 (includes 5 -year plans), 2001 -2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1990, and 2000 census data
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Claritas Market Trend Report (Includes 2004 Projection)
Analysis of Impediments to Fair Housing in the Richmond Metropolitan Area
(1996)

**B. Housing Need 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 tab le for each type of PHA-wide waiting list administered by the PHA.** PHA may provide separate tables for site -based or sub-jurisdictional public housing waiting lists at their option.

Housing Need 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			
<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	% of total families	Annual Turnover
Waiting list total	1,423		1,766
Extremely low income <=30% AMI	1,198	84.18%	
Very low income (>30% but <=50% AMI)	225	15.81%	
Low income (>50% but <80% AMI)	0	0	
Families with children			

Housing Needs of Families on the Waiting List			
Elderly families	144	10.12%	
Families with Disabilities	78	5.48%	
White	9	.63%	
Black	1,413	99.29%	
Asian	0	0	
Hispanic	4	0.28%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
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)? 14 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			

HousingNeedsofFamiliesontheWaitingList

Waitinglisttype:(selectone)

- Section8tenant -basedassistance
 PublicHousing
 CombinedSec tion8andPublicHousing
 PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)
 Ifused,identifywhichdevelopment/subjurisdiction:

	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	3,865		
Extremelylow income<=30%AMI	3,439	88.97%	
Verylowincome (>30%but<=50%AMI)	418	10.81%	
Lowincome (>50%but<80%AMI)	6	0.15%	
Overlimitforlow income	2	0.05%	
Elderlyfamilies	518	13.40%	
Familieswith Disabilities	95	2.45%	
White	132	3.41%	
Black	3,704	95.83%	
Asian	12	0.31%	
Hispanic	27	0.69%	
Characteristicsby BedroomSize (PublicHousing Only)0BR			
0BR	321	8.30%	
1BR	1,447	37.43%	
2BR	1,316	34.04%	
3BR	656	16.97%	
4BR	125	3.23%	
5BR			
5+BR			

Housing Needs of Families on the Waiting List

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 on the waiting list, even if generally closed?	<input 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.

Initial reports of the 2000 census data indicate that the population of Richmond has declined and the population of the surrounding counties continues to increase. After reviewing the 2000 census data and the CHAS data from 1990 and projected data, RRHA's strategy of addressing needs will continue to focus upon the strategy used for the 2000 and 2001 Annual Plan.

The population of Richmond continues to decline with 197,790 recorded in the 2000 census. The population of Richmond had declined by 7% from 219,214 to 203,056 between 1980 and 1990 (Census Data). The percent of change from 1990 to 2000 was -2.4%. Married couple households with school-age children have moved in large numbers from the city and the rapid growth of the surrounding counties has resulted in a concentration of the poor, especially minorities in the City's boundaries. Richmond's population in 1990 was 55% black, 43% white and 2% other ethnic groups. In 2000, the population included 57.2% black, 38.3% white, and 1.5% other ethnic groups. In 1990, low-income households made up 54% of the population, but for the metropolitan area 63% of all poor people lived in Richmond. However, the population of the city constituted only 23% of the metropolitan area population.

Despite a decrease in the population, the number of housing units in the City increased by 2,614 units between 1980 and 1990. Out of a total of 94,141 units in 1990, 85,337 were occupied, 46% owner occupied and 54% renter occupied. The decrease continued with the 2000 census reporting 92,282 housing units and 84,549 occupied households. The

homeownership percent in 2000 remained about the same, 46.1%. However, 30% or 28,242 of the total housing units were constructed prior to 1939, many are in need of repair with 13% or 12,521 being substandard. Within the extremely low-income group, 78% are renters with 70% paying more than 30% of their income for housing and 30% paying over 50% of their income. Thirty-five (35%) of Richmond's households (85,337) are experiencing some type of housing problem due to overcrowding, inadequate units and cost-burdens. The growth in female-headed households and single person households have contributed to an increased demand for multi-family rental housing, especially low-cost and assisted housing. Since 54% of the overall housing stock is rental, the city's primary housing need is for homeownership opportunities for renters who need special assistance with the down payment, closing costs, and other obstacles to move into homeownership. A tremendous demand exists for affordable housing and support services for the homeless, the elderly, persons with physical and mental disabilities and a regional continuum of housing with support services for persons with HIV/AIDS.

As a result of the above circumstances, the City's priorities are:

1. Homeownership Opportunities – To develop and strongly support programs which will provide rehabilitation and assistance to low- and moderate-income homeowners, and which provide homeownership opportunities for all ranges of income, especially for those earning at or below 80% of the Area Median Family Income.
2. Decent and Affordable Rental Housing – To develop and support activities which provide decent and affordable rental housing for all income ranges, especially for low- and moderate-income residents.
3. Housing for Persons with Special Needs – To continue to support safe and affordable housing opportunities and necessary support services to special needs populations, including the elderly, persons with disabilities, the homeless and persons with HIV/AIDS throughout the Richmond metropolitan area.

The outlook for the development of quality, affordable rental housing is dependent on tax incentives for investors and on increased rental subsidies and programs from HUD.

Richmond Redevelopment and Housing Authority will be supportive of the City's priorities by focusing upon a strategy that emphasizes the development of homeownership opportunities, decent and affordable rental housing to serve families as they become self-sufficient and housing for persons with special needs who can live independently.

The RRHA Agency Plan is consistent with the Consolidated Plan of the City of Richmond as evidenced by several goals identified in the five-year plan, and strategies and proposed activities of the annual plan:

1. Specifically, RRHA will focus upon homeownership opportunities by developing partnerships to establish special financing mechanisms to assist low-income families to purchase homes and assist low-income homeowners with special rehabilitation financing. RRHA will implement affordable housing opportunities and develop mixed-income programs through HOPEVI, lease-purchase program, and single-family homeownership and market-rate mixed income and market-rate single family housing. A demonstration homeownership program for the Housing Choice Voucher (Section 8) participants will be developed. The proposed activities for Randolph/Idlewood and the Small House Program-Maymont for qualified Family Self-Sufficiency Program participants will assist public housing families to prepare for homeownership opportunities. Training for participants will include homeownership education and counseling, credit and budgeting, money management, basic banking, landscaping, preventive maintenance, and homebuyer's education.

2. Additional goals are consistent with the Consolidated Plan's priority for decent and affordable rental housing. Through goals that focus upon providing a variety of housing options for low- to moderate-income persons, the development of non-traditional funding streams including expanding public/private partnerships to develop mixed-financed rental property and distributing listings that will expand housing options to tenant-based Housing Choice Voucher (Section 8) participants, RRHA will support the city's priority. RRHA will continue to maintain public housing and the Housing Choice Voucher (Section 8) program and undertake measures to ensure access to affordable housing among families assisted by RRHA. New opportunities for residents will be available through the Housing Search Assistance Program funded by HUD to provide counseling and supportive services.

3. The priority for housing for persons with special needs will be addressed through housing and services that are provided for the elderly and disabled who are able to live independently. However, a major goal of the Agency Plan focuses upon self-sufficiency as a priority to provide referrals to support systems such as education and training, socioeconomic, recreation and other social service needs. RRHA will carry out modifications needed in public housing based on Section 504 Needs Assessment and affirmatively market to non-profit agencies that assist families with disabilities.

(1) Strategies

Need: Shortage of affordable housing for alleligible 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 financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates 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 PH A, regardless of units size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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 w30% 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 tenant-based section 8 assistance
- Employment 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

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

Transportation and medical insurance cost would be considered as an exclusion.

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 voucher targeted to the elderly, should they become available
- Other: (list below) Pursue feasibility and funding opportunities for conversion to assisted living program for qualified elderly and disabled.

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 voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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 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

[24CFR Part 903.79(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 support services, Section 8 tenant -based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses October 2002 – September 2003		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	14,300,000	
b) Public Housing Capital Fund	7,700,096*	
c) HOPEVI Revitalization	9,900,000	
d) HOPEVI Demolition	224,000	
e) Annual Contributions for Section 8 Tenant -Based Assistance	14,800,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	Included in capital fund 300,000*	
g) Resident Opportunity and Self - Sufficiency Grants	300,000	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)		
Housing Search Assistance Program	1,000,000	In accordance with application
2. Prior Year Federal Grants (unobligated funds only)		
Capital Funding Program	10,400,000	In accordance with application
3. Public Housing Dwelling Rental Income	8,100,000	Facility Maintenance

Financial Resources: Planned Sources and Uses October 2002 – September 2003		
Sources	Planned \$	Planned Uses
4. Other income		
City of Richmond	4,752,000	Community Development Projects
5. Non-federal sources		
Interest income	300,000	Program support
Miscellaneous	100,000	Program support
Total resources	\$71,876,096	

- 1.a. Based on performance funding system calculation.
- 1.b. Based on average capital funding award for previous six years.
- 1.c. Estimate of current year activity based on current plan.
- 1.e. Based on 2,396 total units at an assumed 95% occupancy rate at an average earned HUD receipt of \$529 per unit.
- 1.g. Assumed level of activity as prior year.
- 1.other. Amount based on award document.

- 2. Estimated unobligated capital funds as of the beginning of FY 2003.

- 3. Based on 3,829 total units at an assumed 96% occupancy rate at an average rental receipt of \$175.56 per unit.

- 4. Based on estimated budget amounts and carryover funding.

- 5. Interest income is based on an average interest rate of 3%. Miscellaneous income is sale of authority fixed assets and fees charged to outside parties for services performed by authority staff.

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- Whenfamiliesarewithinacertainnumberofbeingofferedadunit:(state number)
- Whenfamiliesarewithinacertaintimeofbeingofferedadunit:(statetime)
- Other:(describe)

Whenapplicablenumbercomesuponwaitinglistforspecificfamily.

b. Whichnon -income(screen ing)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(des cribe)

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromState lawenforcement agenciesforscreeningpurposes?

e. Yes No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource)

(2)WaitingListOrgan ization

a. WhichmethodsdoesthePHAplantousetoorganizeitpublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

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

- PHA main administrative office
- PHA development site management office
- Other (list below)

PHA Administrative Office Annex

c. If the PHA plan 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? 6

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? 6

3. Yes No: May families be on more than one list simultaneously? If yes, how many lists? ALL

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)

Tenant Selection 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. Incometargeting:

- Yes No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingm orethan40%ofallnewadmissionstopublichousingto familiesatorbelow30%ofmedianareaincome?

b. Transferpolicies:

Inwhatcircumstanceswilltransferstakeprecedenceovernewadmissions?(listbelow)

- Emergencies
- Overhoused
- Underhoused
- Medicaljustification
- AdministrativereasonseterminedbythePHA(e.g.,topermitmodernization work)
- Residentchoice:(statecircumstancesbelow)
- Other:(listbelow)

c. Preferences

1. Yes No: HasthePHAestablishedpreferencesforadmissiontopublic housing(othertandateandtimeofapplication)?(If“no”is selected,skiptosubsection **(5) Occupancy**)

2. WhichofthefollowingadmissionpreferencesdoesthePHAplantoemployinthe comingyear?(selectallthatapplyfromeitherformerFederalpreferencesorother preferences)

FormerFederalpreferences:

- InvoluntaryDisplac ement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden(re ntis>50percentofincome)

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

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

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 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)

RichmondRedevelopmentandHousingAuthorityPreferences

These preferences are established, in the following order, for the selection of families:

1. Involuntarily displaced.
2. Working families paying more than 50 percent of their income for rent **and** living in substandard housing as defined by the City Code Enforcement Office (disabled, handicapped, and elderly families will be given priority in this category without the work requirement).
3. Working families paying more than 50 percent of their income for rent **or** living in substandard housing as defined by the City Code Enforcement Office (disabled, handicapped, and elderly families will be given priority in this category without the work requirement).
4. Families who are paying more than 50 percent of their income for rent **and** living in substandard housing as defined by the City Code Enforcement Office.
5. Families who are paying more than 50 percent of their income for rent **or** living in substandard housing as defined by the City Code Enforcement Office.
6. Working individuals who are paying more than 50 percent of their income for rent **and** living in substandard housing as defined by the City Code Enforcement Office (disabled, handicapped, and elderly families will be given priority in this category without the work requirement).
7. Working individuals who are paying more than 50 percent of their income for rent **or** living in substandard housing as defined by the City Code Enforcement Office (disabled, handicapped, and elderly families will be given priority in this category without the work requirement).
8. None of the above.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure 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
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing (See attachment) p.94

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:
- Other (list policies and development 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:

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)

Income Requirement

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)

Eviction; Damage to rental units

(2)WaitingListOrganization

a. With which of the following program waiting lists is the section 8 tenant assistance waiting list merged? (select all that apply) -based

- 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 assistance? (select all that apply) -based

- PHA main administrative office
- Other (list below)

PHA Main Administrative Office Annex

(3)SearchTime

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

If yes, state circumstances below:

Extenuating circumstances such as hospitalization or family emergency for an extended period of time which has affected the family's ability to find a unit within the initial sixty-day period. Verification is required.

The Authority is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the Authority, throughout the initial sixty -day period. A completed search record is required.

The family was prevented from finding a unit due to disability accessibility requirements or large size (3 and above) bedroom unit requirement. The Search Record is part of the required verification.

The Authority extends in one -month increments. Unless approved by the assistant director for assisted housing or the leased housing program manager, no more than 1 extension of 30 days or less will be granted and never for a total of more than an additional sixty days.

(4) Admissions Preferences

a. Incometargeting

Yes No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingmorethan75%ofallnewadmissionstothesection8 programtofamiliesatorbelow30%ofmedianareaincome?

b. Preferences

1. Yes No: HasthePHAestablishedpreferencesforadmissiontosection8 tenant-basedassistance?

(otherthandateandtimeofapplication)(ifno,skiptosubcomponent **(5) Special purposesection8assistanceprograms**)

2. WhichofthefollowingadmissionpreferencesdoesthePHAplantoemployinthe comingyear?(selectallthat applyfromeitherformerFederalpreferencesorother preferences)

FormerFederalpreferences

- InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden(rentis>50percentofincome)

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans'families
- Residentwholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training, orupwardmobilityprograms
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

3.IfthePHAwillempliyadmissionspreferences,pleaseprioritizebyplacinga“1”in thespacethatrepresentsyourfirstpriority,a“2”intheboxrepresentingyour secondpriority,andsoon.Ifyougiveequalweighttooneormoreofthese choices(eitherthroughanabsolutehierarchyorthroughapointsystem),placethe samenumbernexttoeach.Thatmeans youcanuse“1”morethanonce,“2”more thanonce,etc.

DateandTime

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

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)

Richmond Redevelopment and Housing Authority Preferences

These preferences are established, in the following order, for the selection of families:

1. Involuntarily displaced.
2. Working families paying more than 50 percent of their income for rent **and** living in substandard housing as defined by the City Code Enforcement Office (disabled, handicapped, and elderly families will be given priority in this category without the work requirement).
3. Working families paying more than 50 percent of their income for rent **or** living in substandard housing as defined by the City Code Enforcement Office (disabled, handicapped, and elderly families will be given priority in this category without the work requirement).
4. Families who are paying more than 50 percent of their income for rent **and** living in substandard housing as defined by the City Code Enforcement Office.
5. Families who are paying more than 50 percent of their income for rent **or** living in substandard housing as defined by the City Code Enforcement Office.
6. Working individuals who are paying more than 50 percent of their income for rent **and** living in substandard housing as defined by the City Code Enforcement Office (disabled, handicapped, and elderly families will be given priority in this category without the work requirement).
7. Working individuals who are paying more than 50 percent of their income for rent **or** living in substandard housing as defined by the City Code Enforcement Office (disabled, handicapped, and elderly families will be given priority in this category without the work requirement).
8. None of the above.

4. Among applicants on the waiting list with the 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 preference 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 admission 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)

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

- Through published notices
 Other (list below)

Summary of Supportive Apartments for Homeless Families

One of the unmet needs of homeless families who are prepared to move out of shelters and transitional housing facilities into apartments in the community is for quality affordable housing with supportive services. Many parents are still in school and have low paying full -or part -time jobs and cannot afford rents on the private market. Family income averages between \$500 to \$1,000 per month for those who are employed. Many families are hard -pressed to find quality, affordable housing in the private market.

In addition to the need for permanent housing, many families graduating from shelter or transitional housing programs are still in need of support services to ensure they meet their educational or employment goals and maintain their housing. These families are developing their independence. Their social and economic situation is so fragile, that a small setback can throw them back on the streets homeless again. Follow -up support services provide the resources they need to ensure their ultimate success.

RRHA propose to initiate a program that provides affordable rental housing with support services for homeless families who are prepared to leave shelters and transitional housing. This program will provide up to 12 Project Based Housing Choice Vouchers annually to developers of small rental units who agree to purchase and renovate apartments in revitalization areas of the city. These apartments must have amenities such as dishwashers and washers and dryers for the families. In addition to the quality apartments, support services must be provided to each family for at least two years. These services must include intensive case management, child care scholarships, transportation, peer mentoring, education assistance, life skill training, job development training, health and mental health support, psychosocial and vocational assessments, and help with rental deposits and emergency assistance.

Up to 12 Project Based Housing Choice Vouchers may be awarded annually to qualified developers.

4. PHA Rent Determination Policies

[24CFR Part 903.79(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 :
Hardship Exemption Policy - Long/short-term hardship can include temporary or permanent loss of income, death of family member with wages, with supporting documentation.

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:

- a. Flat rent or 30% option - family's choice.
- b. Minimum rent (\$50) will be assessed based on proven need or circumstances.

Flat Rent Schedule

Bedroom Size	0	1	2	3	4	5	6
Rents	380	409	440	473	509	547	588

d. Which of the discretionary (optional) deductions and/or exclusion 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 (**any amount up to \$1,000 a year/household**)
- 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 (**not more than \$25/week**)
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

Child Support; 10% deduction of earned income up to \$1,000.

e. Ceiling rents

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

- 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. Rentre -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
- Anytime the family experiences an income increase
- Anytime 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)
U.S. Department of Housing and Urban Development -published FMRs (Fair Market Rents)

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 burden 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)

Hardship Exemption Policy in Section 8 Administrative Plan

5. Operations and Management

[24CFR Part 903.79(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)

Information available for public review in RRHA Admissions and Continued Occupancy Policy and Section 8 Administrative Plan and other supporting documentation for the Agency Plan.

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 (see Attachment M, page 112).
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (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	4,065	960
Section 8 Vouchers	1,545	100
Section 8 Certificates	42	25
Section 8 Mod Rehab	634	96
Special Purpose Section 8 Certificates/Vouchers (list individually)	36	2
Public Housing Drug Elimination Program (PHDEP)	4,065	960
Other Federal Programs (list individually)		
Public Housing Services Coordination Program Resident Opportunity and Self-Sufficiency	96	30

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)

- Public Housing Admissions and Occupancy (A&O) Policy
- Public Housing Deconcentration and Income Mixing Policy
- Public Housing Rent Determination Policies (See A & O) Policy
- Schedule - Flat Rents (See A & O Policy)

- Public Housing Management and Maintenance Policy/Plan (Cockroach Infestation)

**Cockroach Infestation Policy
ROACH ERADICATION**

RRHA has a two-pronged approach to pest control including roach eradication consisting of a program of bating and spraying and an education program for residents.

BATING AND SPRAYING

RRHA has a 3-person team in its pest control unit. They bate all 4,065 units 3 times a year alternating the types of bates on an annual basis. When poor housekeeping is a part of the problem with roach infestation it is reported to management who in turn counsel the tenant and when necessary send them to a training session designed for poor housekeepers. In extreme cases of heavy infestations sprays are utilized. However this is utilized only if absolutely necessary because of inherent danger in the use of sprays.

This team also responds to tenant requests on Friday of every week. This averages 48 units per week.

- Public Housing Grievance Procedures
- Approved/Submission Public Housing Homeownership Program
- Cooperative Agreement PHA and TANF Agency
- Family Self-Sufficiency Action Plan
- Pet Addendum

(2) Housing Choice Voucher Program (Section 8) Management: (list below)

Housing Choice Voucher Program (Section 8) Administrative Plan

Chapter 1

STATEMENT OF POLICIES AND OBJECTIVES

- A. Mission Statement
- B. Local Goals
- C. Purpose of the Plan
- D. Administrative Fee Reserve
- E. Rules and Regulations
- F. Terminology
- G. Fair Housing Policy
- H. Reasonable Accommodations Policy

- I. Translation of Documents
- J. Management Assessment Objectives
- K. Records for Monitoring PHA Performance
- L. Privacy Rights
- M. Family Outreach
- N. Owner Outreach

Chapter 2
ELIGIBILITY FOR ADMISSION

- A. Eligibility Factors
- B. Family Composition
- C. Income Limitations
- D. Mandatory Social Security Numbers
- E. Citizenship/Eligible Immigration Status
- F. Other Criteria for Admissions
- G. Tenant Screening
- H. Changes in Eligibility Prior to Effective Date of the Contract
- I. Ineligible Families
- J. Prohibited Admissions Criteria

Chapter 3
APPLYING FOR ADMISSION

- A. Overview of Application Taking Process
- B. Opening/Closing of Application Taking
- C. "Initial" Application Procedures
- D. Applicant Status While on Waiting List
- E. Time of Selection
- F. Completion of a Full Application
- G. Verification
- H. Final Determination and Notification of Eligibility

Chapter 4
ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST

- A. Waiting List
- B. Special Admissions
- C. Waiting List Preferences
- D. Local Preferences
- E. Income Targeting
- F. Initial Determination of Local Preference Qualification
- G. Exceptions for Special Admissions
- H. Targeted Funding
- I. Preference and Income Targeting Eligibility

- J. OrderofSelection
- K. FinalVerificationofPreferences
- L. PreferenceDenial
- M. RemovalFromWaitingListandPurging

Chapter5
SUBSIDYSTANDARDS

- A. DeterminingFamilyUnit(Voucher)Size
- B. ExceptionstoSubsidyStandards
- C. UnitSizeSelected

Chapter6
FACTORSRELATEDTOTOTALTENANTPAYMENTANDFAMILY
SHAREDETERMINATION

- A. IncomeandAllowances
- B. MinimumRent
- C. DefinitionofTemporarily/PermanentlyAbsent
- D. AveragingIncome
- E. MinimumIncome
- F. IncomeofPersonPermanentlyConfinedtoNursingHome
- G. RegularContributionsandGifts
- H. AlimonyandChildSupport
- I. Lump-SumReceipts
- J. ContributionstoRetirementFunds -Assets
- K. AssetsDisposedofforLessThanFairMarketValue
- L. ChildCareExpenses
- M. MedicalExpenses
- N. ProrationofAssistancefor“Mixed”Families
- O. ReductioninBenefits
- P. UtilityAllowanceandUtilityReimbursementPayments

Chapter7
VERIFICATIONPROCEDURES

- A. MethodsofVerificationandTimeAllowed
- B. ReleaseofInformation
- C. ComputerMatching
- D. ItemstobeVerified
- E. VerificationofIncome
- F. IncomefromAssets
- G. VerificationofAssets
- H. VerificationofAllowableDeductionsfromIncome
- I. VerifyingNon -FinancialFactors

- J. Verification of Waiting List Preferences

Chapter 8
VOUCHER ISSUANCE AND BRIEFINGS

- A. Issuance of Certificates/Vouchers
- B. Briefing Types and Required Attendance
- C. Encouraging Participation in Areas Without Low Income or Minority Concentration
- D. Assistance to Families who Claim Discrimination
- E. Security Deposit Requirements
- F. Term of Voucher
- G. Voucher Issuance Determination for Split Households
- H. Remaining Member of Tenant Family - Retention of Voucher

Chapter 9
REQUEST FOR LEASE APPROVAL AND CONTRACT EXECUTION

- A. Request for Approval of Tenancy
- B. Eligible Types of Housing
- C. Lease Review
- D. Separate Agreements
- E. Initial Inspections
- F. Rent Limitations
- G. Disapproval of Proposed Rent
- H. Information to Owners
- I. Owner Disapproval
- J. Change in Total Tenant Payment (TTP) Prior to HAPE Effective Date
- K. Contract Execution Process
- L. Change in Ownership

Chapter 10
HOUSING QUALITY STANDARDS AND INSPECTIONS

- A. Guidelines/Types of Inspections
- B. Initial HQS Inspection
- C. Annual HQS Inspections
- D. Move Out/Vacate
- E. Special/Complaint Inspections
- F. Quality Control Inspections
- G. Acceptability Criteria and Exceptions to HQS
- H. Emergency Repair Items
- I. Consequences if Own er is Responsible (Non -Emergency Items)
- J. Determination of Responsibility
- K. Consequences if Family is Responsible

Chapter11
OWNERRENTS,RENTREASONABLENESS,ANDPAYMENTSTANDARDS

- A. RenttoOwnerintheHousingChoiceVoucherProgram
- B. MakingPaymen tstoOwners
- C. RentReasonablenessDeterminations
- D. PaymentStandardsfortheVoucherProgram
- E. AdjustmentstoPaymentStandards
- F. ExceptionPaymentStandards
- G. OwnerPaymentinthePre -MergerRegularCertificateProgram
- H. OwnerPaymentinthePre -MergerOverFMRTenancy(OFTO)andVoucher Programs
- I. OwnerPaymentintheHousingChoiceVoucherProgram

Chapter12
RECERTIFICATIONS

- A. AnnualActivities
- B. AnnualRecertification/Reexamination
- C. ReportingInterimChanges
- D. OtherInterimReportingIssu es
- E. IncomeChangesResultingFromWelfareProgramRequirements
- F. NotificationofResultsofRecertifications
- G. TimelyReportingofChangesinIncome(andAssets)
- H. ChangesinVoucherSizeasaResultofFamilyCompositionChanges
- I. ContinuanceofAss istancefor“Mixed”Families
- J. MisrepresentationofFamilyCircumstances

Chapter13
MOVESWITHCONTINUEDASSISTANCE/PORTABILITY

- A. AllowableMoves
- B. RestrictionsonMoves
- C. ProcedureforMoves
- D. Portability
- E. OutgoingPortability
- F. IncomingPortabi lity

Chapter14
CONTRACTTERMINATIONS

- A. ContractTermination
- B. TerminationbytheFamily:Moves
- C. TerminationofTenancybytheOwner:Evictions
- D. TerminationoftheContractbyPHA

Chapter15
DENIALORTERMINATIONOFFASSISTANCE

- A. GroundsforD enial/Termination
- B. "One-Strike"Policy
- C. FamilyObligations
- D. ProceduresforNon -Citizens
- E. Zero(\$0)AssistanceTenancies
- F. OptionNottoTerminateforMisrepresentation
- G. MisrepresentationinCollusionwithOwner
- H. MissedAppointmentsandDeadlin es

Chapter16
OWNERDISAPPROVALANDRESTRICTION

- A. DisapprovalofOwner
- B. OwnerRestrictionsandPenalties
- C. ChangeinOwnership

Chapter17
CLAIMS,MOVE -OUTANDCLOSE -OUTINSPECTIONS
(ForHAPContractsEffectiveBeforeOctober2,1995)

- A. OwnerClaim s
- B. UnpaidRent
- C. Damages
- D. VacancyLossinthePre -MergerCertificateProgram
- E. Move-OutandClose -OutInspections
- F. ProcessingClaims

CHAPTER18
OWNERORFAMILYDEBTSTOTHEPHA

- A. PaymentAgreementforFamilies
- B. DebtsOwedforClaims
- C. DebtsD uetoMisrepresentations/Non -Reportingofinformation
- D. DebtsDuetoMinimumRentTemporaryHardship
- E. GuidelinesforPaymentAgreements

- F. Owner DebtstothePHA
- G. WritingOffDebts

Chapter19
COMPLAINTSANDAPPEALS

- A. ComplaintstothePHA
- B. PreferenceDenials
- C. InformalReviewProceduresforApplicants
- D. InformalHearingProcedures
- E. HearingandAppealProvisionsfor“RestrictionsonAssistancetoNon -Citizens”
- F. MitigatingCircumstancesforApplicants/ParticipantswithDisabilities

Chapter20
SPECIALHOUSINGTYPES

- A. SingleRoomOccupancy
- B. CongregateHousing
- C. GroupHomes
- D. SharedHousing
- E. CooperativeHousing
- F. ManufacturedHomes

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsare notrequiredtocompletecomponent6.
Section8 -OnlyPHAsareexemptfromsub -component6A.

AvailableinAgencyPlansupportingdocumentation.

A. PublicHousing

1. Yes No:Has thePHAestablishedanywrittengrievance proceduresin additiontofederalrequirementsfoundat24CFRPart966, SubpartB,forresidentsofpublichousing?

Ifyes,listadditionstofederalrequirementsbelow:

- 2.WhichPHAofficeshouldresidentSORapplicantstopublichousingcontactto initiate thePHAgrievanceprocess?(selectallthatapply)

- PHAmainadministrativeoffice
- PHAdevelopmentmanagementoffices
- Other(listbelow)

B. Housing Choice Voucher Program (Section 8) Tenant -Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA offices 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)
Assisted Housing Office - 918 Chamberlayne Parkway

7. Capital Improvement Needs

[24CFR Part 903.79(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 (va007a0 1)

-or-

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

See next page.

AttachmentE

PHAPlan TableLibrary

Component7
CapitalFundPro gramAnnualStatement
PartsI,II,andII

AnnualStatement

SeenextpageorAttachment(va007a01)

(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 (va007b01)

-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)

See next page or Attachment (va007b01).

Attachment F

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

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

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name: Blackwell
2. Development (project) number: VA -36-P007009-2
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 HOPEVI revitalization grant in the Plan year?
If yes, list development name/s below:

Mosby Court South

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:
Blackwell-148 multi -family units and 308 single -family units

- 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:

RRHA intend to pursue feasibility planning and any applicable funding for redevelopment activities for Gilpin Court and Mosby Court. Feasibility planning and funding opportunities will be explored to develop a pilot assisted living program. See Replacement Housing Grant Funds (\$1,004,697) FY 2002 Annual Statement -page 117.

8. Demolition and Disposition

[24CFR Part 903.79(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.

RRHA is initiating a process to provide residents with information and to discuss planning for Mosby South which includes 104 units. All Mosby households will be eligible for self-sufficiency training which will be provided to prepare residents for future opportunities for employment, homeownership, and other programs. RRHA may pursue demolition and disposition activities that will permit redevelopment with single-family homeownership and market-rate mixed income and multifamily units that is compatible with other city and private initiatives in the area. Actual demolition possibly to begin January 1, 2003. A similar process for self-sufficiency training and planning will be initiated for Gilpin Court residents.

2. Activity Description

- 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/DispositionActivityDescription	
1a.DevelopmentnameMosbySouth 1b.Development(project)number:VA36P007008	
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3.Applicationstatus(selectone)ApprovalDemolition - ApprovalDisposition - Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission:June30,2002	
5.Numberofunitsaffected:104 6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity:Demolitionstart: December30,2003Disposition:June 1, 2003 a.Actualorprojectedstartdateofactivity:October1,2002 b.Projectendeddateofactivity:October1,2006	

Demolition/DispositionActivityDescription	
1a.DevelopmentnameGilpinCourt 1b.Development(project)number:VA36P007001,VA36P007002,and VA 36 P007009	
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
2. Applicationstatus(selectone)ApprovalDemolition - ApprovalDisposition - Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission:June1,2003	
5.Numberofunitsaffected:783 6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity:Demolitionstart:Disposition: a.Actualorprojectedstartdateofactivity:Tobedetermined b.Projectendeddateofactivity:	

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

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHA s 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:	
1b. Development (project) number:	
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 type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
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:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act

See Attachment N, page 113.

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

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 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input 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 type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway	

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

Assessment is underway

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

[24CFR Part 903.79(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: Carver	
1b. Development (project) number: VA7 -27	
2. Federal Program authority:	
<input type="checkbox"/> HOPEI <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: 17/11/1988	
5. Number of units affected: 34	
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: Scattered Sites	
1b. Development (project) number: VA7 -28	
2. Federal Program authority:	
<input type="checkbox"/> HOPEI <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: 18/01/1990	
5. Number of units affected: 24	
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: Scattered Sites	
1b. Development (project) number: VA7 -30	
2. Federal Program authority:	
<input type="checkbox"/> HOPEI <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: 26/07/1999	
5. Number of units affected: 46	
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: Scattered Sites -new construction 1b. Development (project) number: VA7 -31
2. Federal Program authority: <input type="checkbox"/> HOPEI <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: 09/05/1996
5. Number of units affected: 5 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: Scattered Sites -new construction 1b. Development (project) number: VA7 -32
2. Federal Program authority: <input type="checkbox"/> HOPEI <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: 26/07/1999
5. Number of units affected: 21 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 Housing Choice Voucher (Section 8) Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24CFR 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: Section 8 Homeownership Pilot Program

- a. Size of Program: 25 participants by September 30, 2004
 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:
Family Self - Sufficiency participants

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

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.

Information available in Agency Plans supporting documentation.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:
 Yes No: Has the PHA 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? 11/01/2000

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)

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 (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PH A main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
RRHA Training Center 200 East Hospital Street Computer classes Job Placement Employment		Waiting list	Training Center	Public Housing

(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: DD/MM/YY)
Public Housing	84	201 (20/06/2002)
Section 8	44	68 (20/06/2002)

- 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.

- EstablishingorpursuingacooperativeagreementwithallappropriateTANF agenciesregardingtheexchangeofinformationandcoordinationofservices
- EstablishingaprocolforexchangeofinformationwithallappropriateTANF agencies
- Other:(listbelow)

D.ReservedforCommunityServiceRequirementpursuanttosection12(c)ofthe U.S.HousingActof1937

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand Section8OnlyPHAsmaykiptocomponent15.HighPerformingandsmallPHAsthatareparticipating inPHDEPandaressubmitt ingaPHDEPPlanwiththisPHAPlanmaykiptosub -componentD.

InformationavailableinsupportingdocumentationfortheAgencyPlan.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents

(selectallthatapply)

- Highincidenceofviolentand/ordrug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/ordrug -relatedcrimeintheare assurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistu nwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/ordrug -relatedcrime
- Other(describelow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactions toimpr ovesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround” publichousingauthority
- Analysisof costtrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoing anticrime/anti drugprograms

Other(describe below)

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

Creighton	VA36P007005
Fairfield	VA36P007007
Gilpin	VA36P007001, VA36P007002, and VA36P007009
Mosby	VA36P007008
Hillside	VA36P007002
Whitcomb	VA36P007008
Fay(1202North1st)	VA36P007009
Afton	VA36P007023

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

1. List the crime prevention activities the PHA has undertaken or plan 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 -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other(describe below)

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

Gilpin	VA36P007001
Gilpin	VA36P007002
Gilpin	VA36P007009
Hillside	VA36P007004
Creighton	VA36P007005
Whitcomb	VA36P007006
Fairfield	VA36P007007
Mosby	VA36P007008
Fay Towers	VA36P007009
Dove	VA36P007012
Bainbridge/Moody	VA36P007015
Randolph/Idlewood	VA36P007020
Fulton	VA36P007021
Afton	VA36P007023

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)

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

All	
Gilpin	VA36P007001
Gilpin	VA36P007002
Gilpin	VA36P007009
Hillside	VA36P007004
Creighton	VA36P007005
Whitcomb	VA36P007006
Fairfield	VA36P007007
Mosby	VA36P007008
Fay Towers	VA36P007009
Dove	VA36P007012
Bainbridge/Moody	VA36P007015
Randolph/Idlewood	VA36P007020
Fulton	VA36P007021
Afton	VA36P007023

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meetings 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 FY2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

(See page 98.)

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(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

[24CFR Part 903.79(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.

Study to be completed as required by regulations.

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?

18. Other Information

[24CFR Part 903.79(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 as Attachment (Filename)
- Provided below: **Attachment G - Comments of Residents**

Responses to Comments on the Agency Plan

Individuals present at the public hearing were invited to ask questions or to provide comments on the Agency Plan following a presentation by staff. The public was informed that a written response would be provided for all questions/comments and that a copy of the transcript of the hearing would be mailed to anyone who cared to register for a copy. As is normal practice for Richmond Redevelopment and Housing Authority, the responses to all comments and questions are included in the Agency Plan submission to the U.S. Department of Housing and Urban Development.

**Comments to Questions/Comments
At the Public Hearing on the Agency Plan
May 1, 2002**

1. **Junius Hayes, III – Resident of Fay Towers**

Comment:

What is the difference between this public hearing and the one tomorrow? Is Fay Towers in Gilpin Court Extension? A HUD provision called Section Eight deals with Goal 4, which is the empowerment of the community. Funds were not located to be spent under Section Eight. Would like to discuss the absence of Section Three contracting. Explain the discrepancy in the amount in the budget, March 2002, line ten, number two ninety-eight. Mr. Hayes also provided a written statement from Kushman Enterprises, LLC.

RRHA Response

RRHA did not schedule a public hearing other than the Public Hearing that was held on May 1, 2002, at the Calhoun Family Investment Center.

The project number for Fay Towers, Gilpin Extension and Decatur Street are the same due to HUD requirements because the properties were constructed with the same funding and applications. In order to comply with HUD monitoring the properties will sometimes be identified together. However, planning and funding for Gilpin has nothing to do with planning and funding for Fay Towers or 1200 Decatur Street. Funds are allocated to individual properties in the Capital Fund Program based upon the needs and improvements that will be made for individual properties.

This specific error on the budget that Mr. Hayes alluded to could not be found, however, staff was aware of two errors in drafts of the budgets. Since the packages had already been printed and put together for the resident meetings, and because staff knew that a final revision would be made when the allocation amount was received from HUD, staff opted not to correct the budgets for the Public Hearing.

The first error is on the 2002 budget, page 17, line 80 (not for Fay Tower revision of \$20,800 was not carried over to the change column. This impacted the change column on page 18, for both lines 105 and 132. The total error was \$20,800.

This second error is on the 2004 budget, page 21, line 45 (which is for Fay Tower). Again the revision amount of \$6,000 was not carried over to the change column. This impacted the change column on page 22, line 121, and on page 23, line 138. The total error was \$6,000.

Because of the relative newness of Fay Tower, constructed in 1970, as opposed to the other older communities, Mr. Hayes is correct when he observes that no money was expended for Fay Tower from 1981 through 1991 when the CIAP was being utilized. However, only a grand total of \$51,938 out of \$60,270,994 was expended during this time frame on any of RRHA's elderly complexes so Fay Tower was not overlooked for some other elderly complex.

However, since 1992, Modernization has expended \$2,231,211 in such items as the upgrade of fire alarm and adding sprinklers, replacement of the entire roof, modernization of elevators, replacement windows, replacement of AC units, replacement of individual door locks, replacement of franges, replacement of refrigerators, replacement of kitchen cabinets, replacement of emergency generator, handicapped renovations in some units, and increased the size of the parking lot. In addition, a contract in the amount of \$146,574 has been executed for replacing all of the floor tile. This is a grand total of \$2,377,785 or \$11,888 per unit.

In addition, for the upcoming year there is scheduled the following: please note -Mr. Hayes has stated in his document that there is nothing scheduled in either the 2004 year or the 2006. Mr. Hayes is in error as there is \$506,000 in 2004, and \$26,930 in 2006.

2002	\$5,000	Lighting
	\$30,000	Trash Compactor
2003	\$250,000	Upgrade interior electric
	\$820,000	Central AC
	\$50,000	Replace gas ranges with electric
2004	\$200,000	Landscaping
	\$100,000	Fencing
	\$6,000	Trash Compactor Containers
	\$200,000	Renovation
2005	\$200,000	Parking/Create new entrance driveway
	\$50,000	Furniture
	\$100,000	Renovation
2006	\$26,930	Replace smoke detectors
TOTAL	\$2,037,930	

Since 1992 through the budget year 2006, RRHA will have expended a total of \$4,415,715 on Fay Tower or an average of \$22,078 per unit.

Also Mr. Hayes is misinformed regarding the Section 3 program. Basically, the Section 3 program is a federal regulation that stipulates that if a vendor or contractor is Section 3 qualified, in our case that would mean that a contractor or vendor was a resident of public housing or was of a specified very low income, that certain procurement preference could be given to that Section 3 contractor or vendor. HUD specifies that this preference would be in the form of a percentage that the Section 3 contractor or vendor would be allowed to be OVER the otherwise apparent low bid or quote. HUD authorizes and even advises the utilization of this procurement program as a requisite for receiving federal funds. This is as far as most interested persons pursue. However, what HUD also advises, as a requisite is that both HUD's procurement procedures and the state's procurement procedures, whichever are more restrictive, be utilized. In this specific case, Virginia explicitly prohibits awarding any type of procurement, other than through an RFP, to any contractor or vendor who is not the low bidder or submits the lowest quote. We have researched this and are certain that RRHA cannot utilize this portion of Section 3 requirement. We are required to have a Section 3 clause in all of our contracts in case a private contractor desires to employ a Section 3 contractor or supplier.

The best that RRHA could do is if it known that two or more Section 3 businesses in a specific and desired field, and if a procurement transaction was going to be less than \$50,000, RRHA could solicit only those Section 3 businesses to quote

against one another. That would assure that at least a Section 3 business received that particular procurement transaction. If Mr. Hayes or Kushman Enterprises, LLC are interested in contracting with RRHA, the proper channels are available and must be utilized. RRHA always welcomes the opportunity to contract with minority businesses and encourages resident opportunities and entrepreneurship.

2. Ann Allen -2223 Afton Avenue

Comment

What's in the budget for maintenance projects for Afton? Families are not satisfied with maintenance. Crime - nothing is being done about it. What is going to be done for their development?

RRHA Response:

Afton:

Since 1992 Modernization has expended \$761,000 in the Afton community. Including in that amount is \$696,435 which has been expended since 1997 for items such as sidewalks, windows, primed doors, vinyl siding, ranges, repave parking area, kitchen remodeling, bath remodeling, tile, railings, interior doors, and landscaping. Additionally, currently under contract there is more kitchen remodeling, sod, and modular retaining walls for a total amount of \$92,930. A total of \$761,700 has been expended, and \$92,930 is currently under contract for a grand total of \$854,630. This is an average of \$21,365.75 per unit.

Because of the items that have been recently modernized in Afton, a great deal of work has not been scheduled in the near future, however, the following items are scheduled.

2002	\$4,000	Lighting
2003	\$0	
2004	\$20,000	HVAC
	\$20,000	Refrigeration
2005	\$30,000	Sod
2006	\$5,386	Smoke Detectors
	\$54,264	Windows
Total	\$133,650	

This amount when added to already expended and under contract amounts listed previously amounts to a grand total of \$988,280 or \$24,707 per unit for the Afton community.

Plans are underway to address crime in Afton Avenue.

3. Sheila Weir -5228 Castlewood Road, Richmond, VA 23224

Comment

Comment on the process – Agency Plan involvement is not where it should be. Housing Choice Voucher community – no outreach – only representatives at the first meeting. The template is not developed in conjunction with the Resident Advisory Board. Goal 6 of the Plan – Why consider converting to voucher units? This would reduce the housing stock. Homeownership Plan?

RRHA Response:

RRHA has developed the Agency Plan in compliance with HUD requirements with resident input in reviewing the template. Residents have been given an opportunity to comment verbally and in writing, and all comments are being considered in developing the final product. Housing Choice Voucher participants are included in the Agency Plan process. Goal 6 states that RRHA will provide affordable housing stock in the community available to families with extremely low incomes, identified as a primary need in the City's Consolidated Plan. Objective 2 of Goal 6 states that RRHA will explore the feasibility of converting public housing units to Housing Choice voucher Program housing in concurrence with federal initiatives. This objective was included to address the requirement that all public housing agencies must conduct an assessment to determine if it is financially feasible to convert to vouchers. This initial assessment has been completed and it is included in the template of the Agency Plan to be submitted to HUD, in compliance with HUD requirements. Housing Choice Voucher Landlord briefings are scheduled frequently throughout the year. There will be two large briefings annually and several small briefings to encourage landlord participation. Several briefings have been scheduled on Saturdays and evenings to accommodate various schedules. A large landlord briefing will be held in June and July 2002 to accommodate 75 landlords each. The Housing Choice Voucher Program staff participates in Customer Service Saturdays to encourage and facilitate service for participants. (Upcoming - August 3, 2002). Another effort to assist participants is the Housing Search Assistance Program grant (\$1,000,000) which has been received by RRHA for a program to assist participants in the Housing Choice Voucher Program to locate housing. The program will be administered in partnership with HOME (Housing Opportunities Made Equal). Another benefit will be to educate the community about the Housing Choice Voucher Program. The SEMAP score for HCVP for Fiscal Year ending 9/30/2001 is 70. Vouchers are initially issued for 60 days. Extensions are granted based upon extenuating circumstances on a case-by-case basis. On an average, extensions are granted up to 120 days and several cases have exceeded 120 days. HUD approved the Housing Search Assistance Program because of the success rate of working with extensions. A list of Mod Rehabilitative properties (Section 8 Project Based) properties is available for participants. Currently the Homeownership Plan is still in draft form and being reviewed with HUD. Criteria for participation will include

the following: Family Self Sufficiency participation, first-time homebuyer, employment for 2+ years excluding disabled families, credit worthy rating.

The Agency Plan template is a HUD document specifically for PHA's to assess the local housing needs and report the community's plan to address them. Much of the required data and information must come from RRHA, Richmond's local agency with official responsibility for operating certain assisted housing programs such as the housing choice voucher (former Sec 8) program and the HOPE VI revitalization program in Blackwell. RRHA shares the information with residents and gets further input from residents living in its various communities through tenant councils and the HUD required Resident Advisory Board. The input and comments of the RAB are discussed and considered as the final plan is developed, and resident comments are in the final plans submitted to HUD for its review.

Under HUD regulations, RRHA is developing a Housing Choice Voucher Program Homeownership Plan in partnership with Neighborhood Housing Services of Richmond. Details are included in the template (Section 8 Homeownership Capacity Statement).

4. Robin Davis -1906 P Street –Mosby ---1st Statement

Comment

Provide affordable housing as identified in the Consolidated Plan. What is affordable and what are low-income families?

RRHA Response:

As identified in the Consolidated Plan, affordable housing is that which is safe and decent and meets the needs of persons with a broad range of income levels. As an example, affordable housing for a family should utilize no more than 30% of the family's adjusted income regardless of the family size.

Low income families are those which according to HUD guidelines for 2001 had incomes of \$34,600 or less for 1 (one) person and \$39,550 for 2 (two) persons, etc. These guidelines are used in a number of ways including to calculate eligibility for assisted housing. The average income for most of four public housing families is approximately \$8,200. Mixed income housing is making housing available for a variety of income families who can live side-by-side.

5. Dorothy Green -700 S. Lombardy Street

Comment:

Requests from last year have not been completed yet. Disrespect from workers.

Response

Concerns are being addressed by management. RRHA considered all of Ms. Green's concerns that were received last year. A memorandum, dated August 2, 2001, was sent to Ms. Green from Mr. Gerald Aman, Deputy Director for Maintenance and Modernization to respond to requests that had been received. Everything that Ms. Green requested was reviewed to determine whether it was possible, necessary and feasible to grant the request. A copy of the memorandum will be forwarded to Ms. Green again.

The allegation that workers had been disrespectful to Ms. Green has been investigated. RRHA staff interviewed everyone that was involved in the incident, including residents. Other residents did not share Ms. Green's concerns. RRHA staff did not believe that there had been any disrespect, nor did the contractor involved. The contractor believed that he had explained to Ms. Green why he could not immediately address her concern, but that he would get to it as soon as he could. RRHA staff instructed the contractor to make sure that he was being professional and courteous to all residents. This contractor had never had a similar complaint.

6. Marty Jewell –1908 Maplewood Avenue -1st Statement

Comment

Wanted to speak in protest to the comment period. RRHA should be careful about changing questions in responding to the comments and questions. 99% of public housing residents are Black. 3rd and 4th generations are in public housing. It is true that public housing is designed for permanent housing. Residents want to be empowered. People want to have a chance to work –Section 3.

RRHA Response

RRHA has never changed questions and comments; however, sometimes questions and comments have been summarized into one question or comment. Each individual asking questions has always received a copy of the responses and RTO has also received copies. The responses have always been included in the submission to HUD. The population of both public housing and Section 8 are similar in percentages and both have almost the same ethnicity (98 -99% Black in both programs). People misinterpret Section 3; however, RRHA spends over \$400,000 per year for RBEDC and contracts through our Maintenance Division for residents. The transcript of the public hearing provides a quote from you about forty-four thousand conventional units of public housing. For the record, there are 4,060 public housing units.

7. Barbara Graves -1904 St. Paul Street

Comment

Residents were told in the rent statement that they would learn about HOPEVI. A flyer was distributed at Fay Towers about demolition. People are disabled and their apartments are going to be torn down. She came this evening and she still does not know anything.

RRHA Response

The notices sent out in the rent statement did not reference HOPEVI and the plans for the new community in Blackwell. RRHA staff will be glad to share this information with you. Our executive director has repeatedly stated that we will **not** demolish any elderly housing. We are exploring converting one existing elderly housing building into a pilot program for an assisted living facility for elderly tenants. Their rent would remain the same as if in public housing. Your concerns for housing are understood. Housing for the elderly will always be available.

8. Lizzie James - Mosby South

Comment

Why are people going to tear down Mosby?

RRHA Response

RRHA is pursuing a revitalization plan for Mosby South because of the activities in the community such as the Neighborhood in Bloom and due to the interest in developing mixed -income communities that enable public housing residents to live side by side with families paying market rent.

9. Robin Davis - 1906 P Street - Mosby - 2nd Statement

Comment

She hopes that revitalization will not turn into another HOPEVI as in Blackwell.

RRHA Response

The development of a mixed income community means the development of a community in which the population includes persons of at different income levels. Such a community is envisioned for Blackwell where public housing tenants will live alongside tenants paying fair market rental rates. HOPE VI is not yet completed. When all of the construction and other improvements are in place the project will be a successful one.

RRHA is proud of what has been done in the Blackwell community and once it has been completed the community will be an outstanding community in the City of Richmond. The completed community will provide a mixed income community that offers housing opportunities for everyone.

10. Barbara Graves – Gilpin

Comment

Checked program - lease option to buy – told that she did not qualify because she did not have dependents.

RRHA Response

It is true that under RRHA lease option program you must have a dependent to qualify. There are, however, other forms of homeownership programs, all of which require a certain level of income. Under the Lease Housing (5H) Homeownership program, you need a dependent and an income of \$18,000 to qualify for the program. However, under the Urban Homestead program, you only have to have an income of \$30,000, but no dependents are required to qualify. RRHA is currently putting together a plan for the Housing Choice Voucher Homeownership Program. This program will enable participants to own a house.

11. Lander Freeman – Blackwell

Comment

Want people to be honest with folks. Assisted living, friend went to customer service class – nursing assistant participants not making a lot of money. Should go to Mosby North – “stress fractures.” “Don’t like when people bypass RTO and Tenant Council to go to people who will agree.”

RRHA Response

Thank you for your comments Mr. Freeman. RRHA’s goal is to present honest and accurate information about its programs and assistance. Meetings, printed materials,

brochures, and slide presentations are several methods RRHA uses to ensure residents see, hear about, and take home accurate information they can later study for understanding.

RRHA offers many opportunities for residents to get trainings such as at its job training center, through its RRHA university, the RBEDC program, the FSS program, and the Blackwell SSTP.

Customer service training and nursing aide training are two areas available to residents interested in careers. A few residents completed the customer service training and are working; however, 70 residents have completed the nursing aide trainings since August 2001. Fifty (50) are currently employed in nursing. Other nursing aide graduates are now in LPN school and several are researching for jobs. They earn hourly wages ranging from \$7.50 - \$9.00.

RRHA has not bypassed the RTO and tenant councils in the Agency Plan process. RRHA continues to meet, support, and work with tenant councils, the recognized elected resident representatives of public housing communities and the RTO. However, RRHA established the RAB in accordance with the guidance of QHWRA. QHWRA permits residents from the housing choice voucher program to be on the RAB and participate in the plan process. They were not permitted to participate before because they were not public housing residents.

Mosby North public housing units are typical of buildings that were built at the time without expansion or contraction joints. The buildings are safe and being monitored. Caulking and painting have been done on vacant units as needed. The Preventive Maintenance Team has included monitoring in their work.

12. Doris Chandler – 1920 Stonewall

Comments

They have had a lot of car break-ins in the back of the building. Security is not showing up.

RRHA Response

Physical Security, Inc., which RRHA has contracted with provides security checks for all elderly facilities, twice a night as specified under contract. The vehicle break-ins/theft that are currently high in Southside are being addressed jointly by the Richmond Police Department and RRHA security. This particular area, Stonewall, has not seen any significant increase compared with other areas of Southside. A plan has currently been implemented to increase security in all senior facilities. Security improvements are in the works to control the parking area with security cameras, signs to discourage intruders and theft and the installation of fencing.

13. Commissioner Essie Miller – Fairfield Court resident

Comment

Residents have not had an opportunity to review the Plan because these sections in the draft that were not in the previous draft. Attachment N – Component (10B) Voluntary Conversion Initial Assessments – was not included in the previous draft. The Plan was not addressed with residents.

RRHA Response

The Component 10(B), Voluntary Conversion Initial Assessments was included in the draft reviewed previously with residents. The difference between the previous draft and the latest draft that was distributed at the Public Hearing is that the page is in a different location in the template. Originally, the page was copied and inserted in the body of the template after the question related to conversion. The current and latest draft include the page as an attachment as stipulated by instructions for the Agency Plan. The information is the same except that the study has now been completed and the supporting information is also included. The initial assessments show that none of the developments based upon current exemptions and financial information available should be converted to housing choice voucher units at this time. RRHA may undertake future assessments.

14. Marty Jewell – 1908 Maplewood Avenue – 2nd Statement

Comment

He has not had time to examine and review the template. There should be another meeting. Mosby North public housing units have problems due to the stress factors and settling. These problems have been put tied over and painted. Units in Mosby North have been vacant for over a year. The waiting list has 3800 people and units are boarded up.

RRHA Response

There have been some long-term vacant and boarded public housing units; however, there are currently only 15 long-term vacancies (over 6 months).

ADDITIONAL RESPONSES/COMMENTS RECEIVED ON THE AGENCY PLAN QUESTIONNAIRE:

Question 1: What is your opinion of the 5 -year and the annual plan?

Tainya Rock –resident of D ove Court (public housing)

It could state more clearly about how to deal with displaced families, where are they going, how to best move into communities without friction.

RRHA Response

The procedures for displaced families do not need to be addressed in the Agency Plan. It will be necessary to outline a procedure and only applicable if an application is developed and submitted to HUD for a displacement and relocation program.

Essie Miller –Fairfield Court (public housing) and RRHA Commissioner

The plan should be an opportunity for the housing authority staff and its residents to partner and develop programs that improve and/or repair the lifestyles of its residents. These opportunities when planned by the partnership are more accepted and provide an ownership that makes the programs more accepted and successful. These types of endeavors are more palatable and acceptable to residents, their families, the communities and cities that they live in and on that level doable because these people partner with the PHA and hoping that their needs are met.

RRHA Response

Initially the Resident Advisory Board (RAB) met monthly and more frequently as needed in preparing the first Agency Plan (2000 submission). Residents were given an opportunity to plan and to comment through participation in the RAB, through community meetings, the public hearing and other means. For the 2001 submission, the RAB met weekly with staff beginning in January 2001 until the final document was submitted. No major changes have been made to the Agency Plan in the last three years. There have been more than 35 meetings with residents during the planning year for the 2002 Agency Plan submission. RRHA has always provided opportunities for resident participation in the planning process. HUD provides no requirement about the number of times that the Resident Advisory Board or other meetings should be scheduled to involve participation of residents in planning for the Agency Plan.

Isabelle C. Ward –resident of 3900 Old Brook Circle (elderly housing)

Need to see about the water build up in the apartments. The windows and siding need repairs.

RRHA Response

Plans are underway to address the problem with the pipes. The windows and siding have been repaired. Other routine repairs should be phoned into the call center to request a work order.

Question 2 : What do you feel should be added to the plan?

Tainya Rock –resident of Dove Court (public housing)

More talks about resident management corporations. More entrepreneurship opportunities for residents.

RRHA Response

Entrepreneurship opportunities are covered under the memo of understanding with the tenant councils, Family Self-Sufficiency Programs, and resident services programs. Opportunities are available with the tenant council and RRHA. Goal 3 and Goal 4 of the Five-Year Plan addresses entrepreneurship as outlined by the objectives. Under the Capital Fund RRHA has opportunities available for resident business development.

Essie Miller –Fairfield Court (public housing) and RRHA Commissioner

To get the most out of the plan the housing authority needs to make sure an adequate amount of time is allowed before the plans development for preparing the residents (via resident advisory) and the public housing authority's staff that will be involved in the process. Educating the residents on the commonly used terms, current policies and procedures and federal regulations will help clarify the wants, needs and desires of the client from a tenant's perspective.

RRHA Response

Initially the Resident Advisory Board (RAB) met monthly and more frequently as needed in preparing the first Agency Plan (2000 submission). Residents were given an opportunity to plan and to comment through participation in the RAB, through community meetings, the public hearing and other means. For the 2001 submission, the RAB met weekly with staff beginning in January 2001 until the final document was submitted. No major changes have been made to the Agency Plan in the last three years. There have been more than 35 meetings with residents during the planning year for the

2002 Agency Plans submission RRHA has always provided opportunities for resident participation in the planning process. HUD provides no requirement about the number of times that the Resident Advisory Board or the meetings should be scheduled to involve participation of residents in planning for the Agency Plan.

Isabelle C. Ward –resident of 3900 Old Brook Circle (elderly housing)

More people need to be hired in maintenance because everything needs a good cleaning inside and outside.

RRHA Response

RRHA routinely cleans and performs maintenance as required. Residents should request a work order for problems that are not being addressed by calling the call center.

Question 3 : What are your concerns about the plan?

Tainya Rock –Resident of Dove Court (public housing)

Is one for one housing going to be replaced? We need more information on jobs and transportation to jobs. Residents need resources to fax and mail. Example: my council has no phone, fax, letterhead, stamps.

RRHA Response

HUD no longer requires one for one replacement of public housing; however, RRHA has provided new housing in many different parts of the city in an effort to provide new housing opportunities for low to moderate income families. RRHA is in the process of setting up offices in Dove Court. Offices were established in all of the larger communities first and now this is being done in the smaller communities. RRHA is committed to providing comparable housing for displaced families.

Essie Miller –Fairfield Court (public housing) and RRHA Commissioner

Our RAB has never been given the opportunity to work with the support documents and training they need to develop a working relationship with the RRHA staff. This inhibits the RAB's productivity and creativity. Most of the RAB participants have never been given the proper training on the plan and their PHA and/or HUD terms, policies and procedures or options to develop an action plan etc. It is essential to the development of the plan to know what is in the city's Con Plan, the housing authority's plans as well as to know and/or survey your own residents and know their wants, needs and desires to develop an adequate but working plan that also includes resident participation in the planning process. This is required if the PHA is to be in compliance.

RRHA Response

RRHA has provided opportunities for training, including training that was provided by the Center for Community Change in understanding the Agency Plan process. Materials, information and presentations have been provided for residents to learn about programs, services, policies and regulations. As members of the Resident Advisory Board who also serve on the tenant council, the RAB is in a position to communicate with their communities and to determine the needs and interests of their communities and to communicate this during the planning process.

Isabelle C. Ward –resident of 3900 Old Brook Circle (elderly housing)

RRHA should not do the demolition of Mosby Court, Gilpin Court or Fay Towers. The people may not have any place to go. It is hard on some of the old people.

RRHA Response

RRHA would involve residents in the planning process and an application would have to be filed with HUD before demolition of any public housing could take place. RRHA would work with residents to ensure that relocation would provide comparable replacement housing.

Question 4 : List any additional comments or recommendations you have about the plan.

Tainya Rock –resident of Dove Court (public housing)

Recommend that agencies collaborate openly and honestly with residents. When communities are included in grants it is posted as to what agency has pursued money for the community. How will it be dispersed?

RRHA Response

RRHA will continue to provide an open and honest response to residents. RRHA has developed a schedule of training for residents that includes information on policies, procedures and programs. RRHA staff will be pleased to attend the Dove Court Tenant Council meeting to talk about resident empowerment.

Essie Miller –Fairfield Court (public housing) and RRHA Commissioner

Residents should be given the Agency Plan template and this document should be explained. This process however should not be considered as resident input or participation in the process. Resident input into the plan involves asking the residents what services they need and/or require or surveying them and developing a pathway to achieving their goals. Providing the technical assistance they need to achieve their goals is paramount to building self-esteem and self-sufficiency. This is what helps human beings to achieve their goals and develop plans. APHA's vision and the city's goals also are the information that is processed and developed by the resident and staff to be molded into the real work that creates performance that yields good programming. Documents Form HUD 52723, Form 52564, and Form HUD 52599 and the PHA's Memorandum of Understanding were among the documents that were never provided for the RAB critique.

RRHA Response

The template for the Agency Plan is provided to every resident who attends the Public Hearing at the Calhoun Center. The template for the Agency Plan is developed by staff and reviewed with the Resident Advisory Board to receive input and recommendations about proposed programs in order to determine whether revisions are appropriate. All required documents and materials are available for review and discussion. RRHA has distributed all required materials to residents in accordance with HUD requirements. A Memorandum of Understanding has developed with the Richmond Tenants Organization and with the Tenant Councils of each community. The Memorandum of Understanding regarding the funding of the Tenant Council and other tenant council matters is not a document that must be reviewed by the RAB.

Isabelle C. Ward –Resident of 3900 Old Brook Circle (elderly housing)

We need to have a house manager at least from 9:00 AM to 1:00 PM every day. As a whole we do pretty good here. It would look good when they come and ask for the manager.

RRHA Response

RRHA provides staff in the elderly buildings on a scheduled basis. Security measures and other concerns are considered in providing housing for the elderly.

Response to letter from the Legal Aid Justice Center, Richmond Office, dated

May 14, 2002

Marcellinus L.M.B. Slag, Attorney at Law, stated that resident participation was obstructed by RRHA in the following ways :

- **Meetings with residents were canceled if residents opted to bring their counsel.**

RRHA Response

The meeting that was canceled with Mosby Court leaders was not an Agency Plan meeting. RRHA has the latitude to meet with residents without their lawyers. The meeting in question had nothing to do with legal issues, a meeting just to have a dialogue with residents.

- **RRHA only met with the RAB two times**

RRHA Response

HUD does not mandate the number of times that the Resident Advisory Board must meet regarding the Agency Plan. In preparation for the 2000 Plan submission the RAB met monthly and later several times during the final months. The 2001 and the 2002 Agency Plan submissions did not have major changes from the 2000 Plan; however, in preparation for the 2001 Plan the RAB met weekly to discuss the template and other documents. During the 2001-2002 planning year for the Agency Plan, RRHA has met in the approximately 20 communities at least twice to meet and discuss with residents the Agency Plan and proposed programs. (See attached list of Agency Plan meetings).

Agency Plan Meetings

February 19, 2002	Notice to resident leaders about Agency Plan process
February 21, 2002, 5:30 p.m.	RAB Meeting (Draft of Plan, Schedule and Response Sheet)
February 27, 2002, 6:00 p.m.	Gilpin Tenant Council Meeting Presentation about Agency Plan and Proposed Activities
March 1, 2002	Notice to residents about Agency Plan process
March 6, 2002, 4:00 p.m.	Land Use Committee Meeting at City Hall Presentation
March 13, 2002	Fulton Resident Leader Meeting
March 13, 2002	Fairfield Resident Leader Meeting
March 14, 2002	Creighton Resident Leader Meeting
March 14, 2002	Whitcomb Resident Leader Meeting
March 15, 2002	Randolph Family/Idlewood Resident Leader Meeting
March 15, 2002	Dove Court Resident Leader Meeting
March 19, 2002	Hillside Court Resident Leader Meeting
March 20, 2002	Stovall Manor Resident Leader Meeting
March 26, 2002	Open Letter to RRHA Residents from Executive Director
March 26, 2002	Resident Leader Meeting - Fox Manor, 3900 Old Brook, 1920 Stonewall, 700 S. Lombardy, Fay Towers, 2700 Idlewood, 1200 Decatur, 16114 th Avenue
March 26, 2002	Afton Avenue Resident Leader Meeting
March 26, 2002, 6:00 p.m.	Gilpin and Mosby Information Meeting at Calhoun Center - (PowerPoint Presentation)

March 28, 2002, 5:30 p.m.	RAB Meeting
April 4, 2002, 9:00 a.m.	Presentation to Richmond Community Development Alliance
April 8, 2002, 12:30 p.m.	RRHA Board of Commissioners - Special Meeting Regarding Gilpin and Mosby Revitalization
April 8, 2002, 5:00 p.m.	Mosby Tenant Council Meeting
April 9, 2002, 6:00 p.m.	Randolph Family - Idlewood
April 10, 2002, 11:00 a.m.	Meeting Melvin C. Fox Manor Advisory Council - Presentation of Agency Plan including Capital Fund
April 10, 2002, 11:00 a.m.	1920 Stonewall Avenue Resident Advisory Council Presentation of Agency Plan including Capital Fund
April 11, 2002, 11:00 a.m.	700 S. Lombardy Street Capital Fund/Agency Plan Presentation
April 11, 2002, 2:30 p.m.	Fay Towers Capital Fund/Agency Plan Presentation
April 12, 2002, 11:00 a.m.	2700 Idlewood Avenue Capital Fund/Agency Plan Presentation
April 12, 2002, 2:30 p.m.	1200 Decatur Street Capital Fund/Agency Plan Presentation
April 15, 2002, 4:30 p.m.	Afton Avenue Capital Fund/Agency Plan Presentation
April 15, 2002, 5:30 p.m.	Dove Court Capital Fund /Agency Plan Presentation
April 16, 2002, 2:00 p.m.	16114 th Avenue Capital Fund/Agency Plan Presentation
April 16, 2002, 4:00 p.m.	Creighton Tenant Council Capital Fund/Agency Plan Presentation
April 17, 2002, 4:00 p.m.	Fulton Capital Fund/Agency Plan Presentation

- | | |
|----------------------------|--|
| April 17, 2002, 5:30 p.m. | Whitcomb Capital Fund/Agency Plan Presentation |
| April 18, 2002, 11:00 a.m. | 3900 Old Brook Circle Capital Fund/Agency Plan Presentation |
| April 18, 2002, 4:00 p.m. | Stovall Manor Capital Fund/Agency Plan Presentation |
| April 23, 2002, 4:30 p.m. | Hillside Court (Bainbridge and Overlook) Capital Fund/Agency Plan Presentation |
| April 24, 2002, 5:00 p.m. | Fairfield Court Capital Fund/Agency Plan Presentation |
| April 24, 2002, 6:00 p.m. | Gilpin Court Capital Fund/Agency Plan Presentation |
| April 25, 2002 | Hand Delivered Flyer to all residents |
| April 25, 2002 | RRHA Board Retreat - Discussion Regarding Gilpin and Mosby Revitalization |
| May 1, 2002, 6:00 p.m. | Public Hearing |
- **RRHA stonewalled by refusing to give timely information under our February 2002 FOIA regarding proposed demolition**

RRHA Response

Information has been provided and the issue has been resolved.

- **Supporting documents were not on display for the public. These documents were not available on May 7, 2002, and as of May 13, 2002 RRHA has not responded to telephone messages and faxed letters requesting access. The Plans are inconsistent with the Consolidated Plan because they proposed reducing the housing stock for extremely and very low -income families, which the group identified in the Consolidated Plan as having the greatest need.**

RRHA Response

Supporting documents have always been available for public review. All documentation requested by the Legal Aid Justice Center in Charlottesville has been provided. Additionally, copies of all documentation were provided to the Legal Aid Justice Center, Richmond, in March of 2002. RRHA developed the Agency Plan to

support the priorities of the Consolidated Plan for homeownership opportunities, decent and affordable rental housing, and housing for persons with special needs. The primary housing need as identified in the Consolidated Plan is for more homeownership opportunities for renters who need special assistance with the down payment, closing costs, and other obstacles to move into homeownership.

Responses to Comments by the Resident Advisory Board to the Agency Plan and the Richmond Tenants Organizations submitted by Mr. Marcellinus L. M. B. Slag, attorney for the Legal Aid Justice Center, Richmond as an attachment to the aforementioned May 14, 2002 letter:

RE: Goal 1 of the Five -Year Plan - Provide a variety of housing options for low - to moderate - income persons in the City of Richmond in full compliance with all equal opportunity laws and regulations.

Summary of comment - By demolishing 104 units in Mosby and 330 units in Gilpin the housing stock for the extremely low - income would be decreased and therefore Goal 1 of the 5 -Year Plan does not conform to the mission of RRHA. Families with low and moderate incomes occupy all the 90 rental apartments completed in Blackwell Hope VI. Residents from Hope VI were extremely low income, which shows that Goal 1 does not comport with the mission statement of RRHA.

RRHA Response

RRHA is complying with Goal 1 by providing opportunities for people to move into comparable housing and to return to the Blackwell community if they desire. Public housing eligible families occupy fifty -one percent (51%) of the 99 units in Blackwell. Income range from \$3,000 per year and above. RRHA is within full compliance of Goal 1 in current housing in Blackwell. Public housing criteria and regulations address the needs of low income, not extremely low -income. Extremely low -income is a category that is included in the regulations for the Housing Choice Voucher Program. Goal 1 does conform to the RRHA mission statement to provide quality and affordable housing to all of its residents. HOPE VI and similar revitalization activities provide opportunities for residents to move up and out of traditional public housing and improve the quality of life for both the residents who choose to move into mixed income developments and remain in traditional public housing. The quality of life for the public housing resident whomoved is improved because the unit is part of a private development and not recognized as public housing.

RRHA concentrates the vast majority of its resources, as noted in the Five -Year Plan, to provide and improve the quality of public housing for extremely low - income families. RRHA anticipates that many of our current residents that have extremely low incomes will improve their position economically as a result of self -

sufficiency training programs. Participants in self -sufficiency programs will in turn have housing opportunities that will be provided as a result of our revitalization activities.

RE: Goal 3 of the Five -Year Plan: Empowerment of residents through their engagement as full partners in all facets of RRHA operations.

Summary of Comment: RRHA cancellation of meeting with Mosby residents and April 9, 2002 meeting of City Council Committee.

RRHA Response

Comments related to the cancellation of the meeting with the Mosby resident leaders – see previous response. It is not the responsibility of RRHA to notify tenants of a City Council meeting. The meeting that occurred as a result of the April 9, 2002 meeting was agreed upon during the City Council meeting and flyers were distributed to the Mosby and Gilpin residents. Residents have received notices of meetings and information about proposed plans for Gilpin and Mosby.

Re: Goal 6 Provide affordable housing stock in the community available to families with extremely low income, identified as a primary need in the City's Consolidated Plan.

Summary of Comment: Primary need is for housing for the extremely low -income household.

RRHA Response

The Agency Plan has been developed in compliance with the Consolidated Plan. The City of Richmond has reviewed the Agency Plan and endorses it as being in compliance with the Consolidated Plan. The primary housing need of the City as identified in the Consolidated Plan is for homeownership opportunities for renters who need special assistance with down payment, closing costs, and other obstacles to move into homeownership. The mission of RRHA is to provide decent, safe and sanitary housing to low -income and our goal is to support it. The Housing Choice Voucher Program addresses the category for the extremely low -income. Public Housing requirements address low -income households. It is not true that there are 3,844 applicants on the HCVP waiting list. Additional housing is planned for the Blackwell community, including new construction. The number of landlords participating in the Housing Choice Voucher Program is increasing with new landlord briefings scheduled for June and July of 2002. (50 new landlords this year) RRHA continues to provide outreach efforts to increase the number of participating landlords. A total of 4 to 6 small briefings have occurred and 2 large briefings are scheduled with 75 landlords to attend each (8 to 10 total per year). Goals of the 5 -Year Plan are not prioritized in an order where by one has precedence over another goal. The need for affordable housing stock

for extremely low -income families in Goal 6 does not mean it is ranked in the sixth priority. Since the vast majority of the budget is allocated toward providing assistance for the extremely low income it is possible that it might be interpreted that the extremely low income are given the highest priority. RRHA continues to follow HUD D guidelines, which require that 75% of new admissions for the Housing Choice Voucher (HCV) Program must be for the extremely low -income. This requirement applies only to the HCV Program and not to the public housing program. Demolition of public housing is always dependent upon approval of an application by HUD. Until HUD grants approval for a demolition application, final plans cannot be made. Dates included in the Agency Plan for Gilpin are provided in accordance with HUD requirements, recognizing that a separate demolition application is required to develop specific plans for a community. HUD no longer requires one for one replacement and all planning by RRHA is done to comply with HUD requirements. Although one for one replacement is no longer required RRHA has provided or planned for new housing throughout the city to exceed the number of units that were demolished in Blackwell. All planning and proposed programs have been done to be consistent with the City's Consolidated Plan and full compliance with HUD D requirements.

The statement that no units are available for extremely low or very low -income households is not correct. Of the 99 units that have been built in Blackwell in Phase I, 50 are occupied by households that are considered extremely low -income (MF1 -30%).

The following is a breakdown of the rents charged to the public housing families:

PHASE I 99 units of multi -family townhouses

- 27- Former Blackwell residents
- 23- Other public housing residents
- 49- Non -public housing residents

The following is a breakdown of the rents charged to the Blackwell public housing families who reside in the 99 units:

Rent Charged	Number of Public Housing Families
\$0- 25	16
\$26- 100	8
\$101-125	3
\$126-200	11
\$201-378	8

Comments from Resident Advisory Board Representatives of Fox Manor (elderly housing) -Sammie Davis and Eula Greene

The needs of these seniors are not being addressed at the meeting. RRHA staff will be contacted to attend the monthly resident council meeting.

RRHA Response

Since receipt of this comment, RRHA has attended a number of meetings at Fox Manor to discuss the Agency Plan, resident concerns and needs.

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:

Revised Plan to apply for HOPE V revitalization grant in the e Plan year by determining that an application would be filed only for Mosby Court South when HUD announced that an application could be submitted for funding. It was determined that an application would not be submitted in the Plan year for Gilpin Court, but that self-sufficiency training and planning would continue in preparation for future funding opportunities and redevelopment activities.

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: (provide name here) **City of Richmond, VA**

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)

The RRHA Agency Plan activities are consistent with the Consolidated Plan of the City of Richmond as evidenced by several goals identified in the five -year plan:

1. Specifically, RRHA will focus upon homeownership opportunities by developing partnerships to establish special financing mechanisms to assist low -income families to purchase homes and assist low -income homeowners with special rehabilitation financing. RRHA will implement affordable housing opportunities and develop mixed -income program through HOPE VI, lease - purchase program, and single -family homeownership and market rate mixed income and market -rate single family housing. A demonstration homeownership program for Housing Choice Voucher (Section 8) participants will be developed. The proposed activities for Randolph/Idlewood and the Small House Program - Maymont for transitional housing for qualified Family Self - Sufficiency Program participants will assist public housing families to prepare for homeownership opportunities with services and certified homeownership training. Training for participants will include homeownership education and counseling, credit and budgeting, money management, basic banking, landscaping, preventive maintenance, and homebuyer's education.
2. Additional goals are consistent with the Consolidated Plan's priority for decent and affordable rental housing. Through goals that focus upon providing a variety of housing options for low -to moderate income persons, the development of non -traditional funding streams including expanding public/private partnerships to develop mixed finance rental property and distributing listings that will expand housing options to tenant -based Housing Choice Voucher Program (Section 8) participants, RRHA will support the city's priority. RRHA will continue to maintain public housing and the Housing Choice Voucher Program (Section 8), and undertake measures to ensure access to affordable housing among families assisted by RRHA. New opportunities for residents will be available through the Housing Search Assistance Program funded by HUD to provide counseling and supportive services.

3. The priority for housing for persons with special needs will be addressed through housing and services that are provided for the elderly and disabled who are able to live independently. However, a major goal of the Agency Plan focuses upon self-sufficiency as a priority to provide referral to support systems such as education and training, socioeconomic, recreation and other social service needs. RRHA will carry out modifications needed in public housing based on Section 504 Needs Assessment and affirmatively market to non-profit agencies that assist families with disabilities.

Other (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Richmond and Richmond Redevelopment and Housing Authority will continue our efforts to affirmatively further fair housing, address housing needs, seek appropriate resources to maintain and preserve existing housing stock, revitalize neighborhoods and promote and support family self-sufficiency. The Consolidated Plan gives priority to homeownership opportunities for low- and moderate-income households, especially those earning 80% below the Area Median Income; support of activities which provide decent and affordable rental housing for all income ranges, especially for low- and moderate-income households and housing for persons with special needs (elderly and disabled).

D. Other Information Required by HUD

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

18D. Definition of Substantial Deviation and Significant Amendment or Modification

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require the formal approval of the Board of Commissions.

Attachments

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

Attachment A

Section 8 Homeownership Capacity Statement

RRHA's Homeownership Program - RRHA is exploring to administer a Section 8 Homeownership Program. The program will be designed to offer another housing option to program participants. Program rules and regulations will be in compliance to the Department of Housing and Urban Development's requirements. All policies and procedures for the administration of this program will be clearly defined and outlined in the agency's Section 8 Administrative Plan.

Housing Choice Voucher Program is in the process of developing a Housing Choice Voucher Program Homeownership Plan and has agreed to partner with Neighborhood Housing Services of Richmond, in addition to other Richmond Redevelopment and Housing Authority partners, in providing Educational Homebuyer Counseling and other services to our mutual customers (low -income families).

Richmond Redevelopment and Housing Authority will acquire the capacity to successfully operate a "Section 8 Homeownership Program." The Public Housing Authority may add, in addition to HUD's requirements, other local eligibility's requirements such as participation in the Family Self-Sufficiency (FSS) Program.

As provided by the Final Rule, the Section 8 Homeownership Program will demonstrate its capacity to administer the program by satisfying the following criteria:

1. Establish a minimum home owner down payment requirement of at least 3 percent and require that at least 1 percent of the down payment come from the family's resources.
2. Require the financing for purchase of a home under its Section 8 homeownership program will be provided, insured, or guaranteed by the state or Federal government; comply with secondary mortgage underwriting requirements; or comply with generally accepted private sector underwriting standards.
3. Demonstrate in its Annual Plan that it has the capacity or will acquire the capacity to successfully operate a Section 8 homeownership program.

Attachment B

Cockroach Infestation Policy ROACH ERADICATION

RRHA has a two-pronged approach to pest control including roach eradication consisting of a program of bating and spraying and an education program for residents.

BATING AND SPRAYING

RRHA has a 3-person team in its pest control unit. They bate all 4500 units 3 times a year alternating the types of bates on an annual basis. When poor housekeeping is a part of the problem with roach infestation it is reported to management who in turn counsel the tenant and when necessary send them to a training session designed for poor housekeepers. In extreme cases of heavy infestations sprays are utilized. However this is utilized only if absolutely necessary because of inherent danger in the use of sprays.

This team also responds to tenant requests on Friday of every week. This averages 48 units per week.

TENANT EDUCATION

All heads of households are required to attend an orientation training session upon entry into public housing. A part of the training is dedicated to housekeeping and it's effect on roach infestation. In addition, tenants in whose unit roach infestation is a problem are referred to special training sessions on housekeeping.

Attachment C - Admissions Policy for Deconcentration

Deconcentration of Poverty and Income Mixing

RRHA already adopted a local preference policy for admission that is designed to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income projects/developments and lower income tenants into higher income projects/developments.

Gross annual income is used for income limits at admission and for income-mixing purposes. The Tenant Selection Office can skip a family on the waiting lists specifically to reach another family with a higher or lower income. Such skipping will be uniformly applied until the target threshold is met.

On a monthly basis, the Authority will gather income data from all developments and analyze the tenant characteristics of each development, including information regarding tenant incomes, to assist in the Authority's deconcentration efforts. The result of such data analysis will result in developing rent ranges for each development as attached. Staff will use this information to request new tenants whenever vacancies occur in any development in order to meet deconcentration goals/efforts. In each of four developments that is determined to have a higher concentration of lower-income families, the housing manager of such development will request the Tenant Selection Office to fill the vacant unit with a higher-income applicant.

On an annual basis, the Authority will conduct a review of tenant incomes in each development and if there has been a significant change in the tenant income characteristics of a particular development, the Authority will evaluate the changes to determine whether, based on the Authority's methodology of choice, the development needs to be designated as a higher- or lower-income development or whether we have met the deconcentration goals and the development needs no particular designation.

Deconcentration and Income -Mixing Goals

The Authority's admission policies relating to deconcentration efforts do not have specific quotas. Therefore, the Authority will not set specific quotas, but will strive to achieve deconcentration and income mixing in our developments. This income-mixing goal is a long-range goal and may not be achieved the first year of implementation. The Authority will use the annual analysis of four public housing stock and tenant incomes to provide benchmarks for the Authority.

Component 3,(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

1. Tenant agrees that, prior to introducing a pet dog or cat into the Tenant's unit, Tenant will provide Management a photograph (pictures) of the pet, a certificate of inoculation, and pet license by the city.
2. Tenant agrees that only a domestic household pet (such as a dog, cat, bird, fish, turtle, hamster, gerbil or guinea pig) shall be kept in Tenant's Unit.
3. Tenant agrees that only one (1) dog or cat will be kept in Tenant's Unit.
4. Tenant agrees that no more than two (2) birds, turtles, hamsters, gerbils, or guinea pigs will be kept in Tenant's Unit and that all of these pets must be caged or placed in a suitable enclosure. (See management for suitable enclosures.)
5. Tenant agrees that no visiting pets will be kept in Tenant's Unit.
6. Tenant agrees that any dog or cat kept in Tenant's Unit shall be spayed or neutered.
7. Tenant agrees that Management reserves the right to refuse to permit Tenant to keep any pet Management believes to be vicious or dangerous or of a vicious or dangerous breed for example, pit bull, chow, German shepherd, Doberman pincher, rottweiler, etc.
8. Tenant agrees not to keep any dog larger than twelve (12) inches in height from the ground to its shoulder nor any dog weighing more than twenty-five (25) pounds.
9. By executing this Addendum, Tenant certifies that any dog kept by Tenant in Tenant's Unit is mature, housebroken, and obedient.
10. Tenant agrees that Management reserves the right to conduct a visual inspection of Tenant's pet before Management grants its final approval for Tenant to keep that pet in Tenant's Unit.
11. Tenant is responsible for any damage created by Tenant's pet, whether in Tenant's Unit, in any other areas of Tenant's building, or in any other location on Development to include all common areas and grounds.
12. In the event that fleas are found to infest Tenant's Unit and/or the building in which Tenant resides, Tenant agrees to pay the reasonable cost of fridging Tenant's Unit and/or the building in which Tenant resides of fleas, provided Management determines that Tenant's pet has caused or contributed to the aforesaid flea infestation.
13. Tenant agrees that Tenant's pet shall not be allowed out of Tenant's Unit unless it is in the custody of a responsible person and secured by means of a leash.
14. Tenant agrees to be present whenever Management conducts a housing inspection of Tenant's Unit or whenever Management makes repairs to Tenant's Unit.

15. Tenant agrees that Tenant's pet shall not be "staked," "tied," or left unattended outside Tenant's Unit.
16. Tenant agrees not to place or make use of any pet house or litter box outside of Tenant's Unit.
17. Tenant agrees that Tenant will not erect or make use of an enclosure such as a fence, lattice work, wire mesh or the like to contain Tenant's pet in the yard outside Tenant's Unit.
18. Tenant agrees to immediately collect and dispose of waste eliminated by Tenant's pet by means of a securely tied plastic trash bag.
19. Tenant agrees that, in the event Management declares Tenant's pet to be a nuisance, due to its biting, excessive barking, being left unattended, or for any other reason, Tenant will remove the pet from Tenant's unit, premises or development within seven (7) days of receiving written notification of Management's declaring the pet to be a nuisance.
20. Tenant agrees that it is Tenant's responsibility to be knowledgeable of and to comply with all City Ordinances regarding pets, including, but not limited to, applicable lease laws, animal cruelty laws, and laws or ordinances relating to animal licensing and inoculation.
21. Tenant agrees that, prior to introducing a pet into Tenant's Unit, Tenant will provide Management the name, address and telephone number of an emergency contact person, who will assume immediate responsibility of Tenant's pet in case of Tenant's serious illness, injury, incapacity or death. If the individual so identified by Tenant does not assume immediate custody of Tenant's pet upon Management's request to do so, Tenant agrees that Tenant's pet shall be considered to be abandoned, and Management is authorized to make any necessary arrangements to have Tenant's pet removed by a local animal shelter or other appropriate personnel at Tenant's expense.
22. Tenant agrees to indemnify and hold owner harmless from any and all liability and/or property damage resulting either directly or indirectly from Tenant's keeping Tenant's pet(s) on Management housing premises or Development.
23. Tenant agrees to clean up dog waste in the unit. If Management finds Tenant's unit to be unsafe and unsanitary as a result of having this pet, Management shall move to remove the pet from the unit.

BREACH OF PET ADDENDUM: Tenant agrees that: (1) in the event Tenant shall fail to comply with the terms and conditions of this Addendum; (2) in the event Tenant receives from Management written notice that Tenant's pet is deemed undesirable for any reason, but Tenant thereafter continues to keep Tenant's pet in the unit, such conduct will constitute a breach of Tenant's Dwelling Lease with Management and Management may immediately terminate Tenant's Dwelling Lease and, if necessary, seek to obtain possession of the leased premises

and/or to recover damages for such breach, as provided for in the
Per Addendum to that Lease.

Dwelling Lease and/or in this

Tenant Name: _____ Tenant Signature: _____

Address: _____ Unit #: _____ Date: _____

Management Signature: _____ Date: _____

Attachment J - Resident Membership of the PHA Governing Board

RESOLUTION NO. 99 - R238-235
(Introduced October 25, 1999 - Adopted November 8, 1999)

Appointing Essie Miller as member (Tenant Representative) of the Richmond Redevelopment and Housing Authority for a term commencing upon adoption of this resolution and terminating November 7, 2003.

Patrons: Rev. Hedgepeth and Rev. McQuinn

Approved as to form and legality
by the City Attorney

Public Hearing: November 8, 1999, at 6:00 p.m.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That Essie Miller is hereby appointed (Tenant Representative) a member of the Richmond Redevelopment and Housing Authority (Joint Resolution of Council, adopted September 14, 1940, and Chapter 310, Acts 1938, codified as Chapter 1, Title 36, Code of Virginia of 1950, as amended) for a term commencing upon adoption of this resolution and terminating November 7, 2003.

Recommended Procedure for Selecting a Tenant Representative to RRHA's Board of Commissioners

Purpose: In accordance with HUD regulations, all Public Housing Authorities (PHA) are required to have at least one representative from public or assisted housing (Section 8) serve on the PHA's Board of Commissioners. As a result, City Council has increased the size of RRHA's Board of Commissioners from 5 to 7 members, of which one seat is reserved for a RRHA program participant. The City Council has assigned their Land Use and Housing Committee the task of developing a procedure to elect the board member.

Recommendation: The Richmond Tenants' Organization, Incorporated was formed in part to promote and further the legal, social and economic rights of residents of public housing. The RTO, serves as the umbrella organization which oversees all public housing tenant councils, including tenant council elections. A copy of the RTO by-laws is enclosed.

While the RTO does not represent residents in the Section 8 program, as the incorporated body for public housing residents, it does represent the majority of the population served by RRHA's housing programs. There is no organized representative for Section 8 participants.

Because of their role in representing public housing tenants, it is recommended that the RTO conduct the initial screening of applicants for the RRHA Board of Commissioners.

Procedure: The RTO will solicit interest from the three population groups RRHA serves - Section 8 recipients, elderly public housing and the family public housing development. RRHA staff will assist the RTO with getting the information out to the public. After screening interested applicants, the RTO will recommend to the Land Use and Housing Committee two candidates from each of the three population groups (a total of six candidates) for consideration by the Land Use and Housing Committee. The RTO will provide a package for each candidate, which will include:

- A resume for each applicant detailing work experience (if applicable), community activities and organizational involvement.
- A letter of recommendation from the RTO.
- A brief letter from the candidate on why he/she wishes to be on the RRHA Board and the contribution(s) he/she would bring to the Board.
- A certification from RRHA, or a private landlord for Section 8 candidates, that the candidate is in good standing, (i.e. no lease violations, good rent paying history).

All of the above information must be provided to be considered.

The Land Use Committee will then review applications for completeness and for any other criteria they may wish to consider, for example, interviewing the candidates. The committee will then forward all eligible candidates for consideration to City Council.

AttachmentK -MembershipoftheResidentAdvisory Board

RichmondRedevelopmentand HousingAuthority ResidentAdvisoryBoardfortheAgencyPlan

AftonAvenue
Bainbridge
CreightonCourt
DoveCourt
FairfieldCourt
Fulton
GilpinCourt
HillsideCourt
MosbyCourt
WhitcombCourt
FayTowers
FoxManor
Randolph/Maymont
Randolph/Idlewood
700SouthLombardy
1200DecaturStreet
1611FourthAvenue
1920Stonewall
2700Idlewood
3900OldBrook
RRHAresidentcommissioner
RTOpresident
RTOvicepresident
HCVPrerepresentative
HCVPrerepresentative
HCVPrerepresentative
HCVPrerepresentative
HCVPrerepresentative
HCVPrerepresentative
HCVPalternate
HCVPalternate

Thepresidentsandvicepresidentsofthetenantcouncilsfromtheabovelistedcommunities serveasRABmembers.Currently,sevenparticipantsintheHousingChoiceVoucherProgram serveontheRABwhowere selected byanapplication/lotterysystem.

AttachmentL -BriefStatementofProgressinMeeting MissionandGoalsOutlinedintheFive -YearPlan

GoalNo.1: Provideavarietyofhousingoptionsforlow -tomoderate -incomepersons.

Ongoingactivitiesmeetto bjectives.Atransitionalhousingprogramisbeingimplementedfor FamilySelf -SufficiencyparticipantsonIdlewoodAvenuewithremodelingtobecompletedby spring2002.

Ninety-ninemixed -incomerentalapartmentscompletedinBlackwellHOPE VI siteand fully occupiedbyworkingfamilies(50publichousingand49taxcredit)withlowandmoderate incomes.

RRHAreceiveda\$1milliongrantforU. S.DepartmentofHousingandUrbanDevelopmentin January2002foraHousingSearchAssistanceProgramtoassis tparticipantsinpartnershipwith HousingOpportunitiesMadeEqual(HOME).

GoalNo.2: Increasecommunicationsamongdevelopments.

InitiativeshavestartedinFairfield,Creighton/EastEndCivicAssociation,and Blackwell/BlackwellCivicAssociation.C urrently,RRHAhasaMemorandumofAgreement withtheDepartmentsofHealth,SocialServices,JuvenileJustice,andthePolice.RRHA participatesintheWorkForceInvestmentActTaskForce,BoyScouts,RUPES,HealthyStart Initiative,andnumerousother publicandprivateagencies.

Objective3:

RRHAcontinuestopartnerwithnumerouspublicandprivateagenciessuchastheHealth Department,BoysandGirlsClub,Garfield,andotherstobringneededservicestoits communitiesandtoimprovethqualityo flifeinpublichousing.

GoalNo.3: EmpowerresidentsinRRHAoperations.

RRHAprovidessupport,assistance,andresourcestoenhancetheRTOannualmeeting. OngoingmeetingsareheldwiththeRTOandindividualtenantcouncilstocreate/openlinesof communicationandsetexpectations.AMemorandumofAgreementwillbedevelopedwithall tenantcouncilsbyOctober 30,2002.

Objective1:

Thispastyear,RRHAresidentleadersattendedanumberofnationaltrainingconferencesto enhancetheirleadersh ipleffectiveness,includingHUD'sPublicandAssistedResidentLeader Conference,theYouthViolencePreventionWorkshop,theNeighborhoodUSA,amongothers.

Objective5:

Memorandum of Agreement with individual tenant councils and with the RTO has been developed. Negotiation continues to finalize the document.

Goal No. 4: Focus on Resident Self-Sufficiency

The goal of increasing FSS enrollment by 100 percent has been met and a new goal has been set to increase enrollment by another 50 percent to 500 participants by September 30, 2002. A marketing program with the public affairs office will be completed by June 2001. A Family Self-Sufficiency transitional housing program is being developed.

Objective 1:

We have surpassed our minimum requirements in both public housing and the Housing Choice Voucher Program (Section 8). Our numbers continue to increase monthly.

Objective 2:

The RRHA University was established in 2001. The University's programs are still in the developmental stage and will be expanding. Listed below are statistics regarding the RRHA University's progress in the provision of education and training services for residents. These statistics reflect services provided from July 2001 through December 2001:

Activity	Number of residents served
New Tenant Orientation	215
Leadership Skills (new tenant council officers)	7
FSS Workshops	84
Introduction to Building Maintenance	85
Homeownership	61
Computer Training	41
CNA:	
Enrolled	64
Current class	10
Eligible on waiting list	85
Graduated	49
Employment Services:	
Enrolled	208
Job retention seminars	25/month

Objective 3:

We have held two annual FSS rallies to recruit FSS participants. We have developed posters, displayed throughout our developments, and created a FSS brochure. We continue to attend all Housing Choice Voucher Program (Section 8) briefings.

Objective 6:

Tenant Council offices have been created in all major housing communities, supporting council efforts to inform and educate their communities.

Thirty-five former Blackwell residents (20 public housing, 15 Housing Choice Voucher) participate in FSS. One hundred sixty-one former Blackwell residents are enrolled in education and workforce training, and out of this number, 101 are employed.

Twenty-five youth and teens participated in the Summer Arts Project with local artists and VCU faculty.

The Housing Choice Voucher Program briefing sessions include information to encourage and promote FSS participation.

Goal No. 5: Institute quality assurance mechanisms.

PHDEP and PHAS will be utilized as mechanisms for feedback for determining effectiveness in service delivery. Hire quality assurance staff by August 1, 2001. Maintain UPCSS Standards (Uniform Conditions Standards). A customer service analyst was hired by December 30, 2000, meeting the stated objective.

Goal No. 6: Provide affordable housing stock.

Ongoing activities. Also see report for progress for Goal No. 1.

Goal No. 7: Improve community's perception of Housing Choice Voucher Program (Section 8) and public housing programs.

RRHA has been involved in providing community outreach, community meetings, and public briefings to potential landlords, programs/briefings for residents on how to be better tenants and working with the city to clean up privately-owned apartments. The Assisted Housing office is open 8:00 a.m. - 5:00 p.m. on RRHA Customer Service Saturdays. Two landlord briefing sessions were held in May 2001 and June 2001 and two briefings will continue to be held annually.

Goal No. 8: Improve the quality of maintenance operations.

RRHA plans are underway to implement a quality control unit by December 1, 2002, and customer satisfaction component for quality control by August 1, 2002.

Goal No. 9: Identify and market housing strategies.

Relationships are being developed to assist in broadening housing opportunities in the city and surrounding counties that will assist mixed-income families served by RRHA. A \$1 million grant was received in January 2002 to provide assistance to participants through the eHousing Search Assistance Program in partnership with HOME.

Meetings with tenant council leaders of Mosby Court and Gilpin Court about revitalization in public housing areas. Tenant council leaders are meeting with residents to get their input on revitalizing housing. Plans for further consultation with residents are being developed.

Goal No. 10: Improve public awareness of RRHA programs.

Program has been established to improve the physical image by removing graffiti within 72 hours and landscaping to create proper curb appeal.

The Assisted Housing Division is open on RRHA Customer Service Saturday to accommodate working families in attending briefings sessions and signing their lease agreements.

Objective 1:

Development of Communications Plan and Customer Relations Plan are underway.

Communication efforts that are underway include:

- RRHA resident newsletter - The Spirit. Published quarterly.
- RRHA video and audio public service announcements produced to promote agency awareness and self-sufficiency programs.
- Public affairs programming appearances on local radio stations; public service announcements in local newspapers. Feature articles in local newspapers.
- Publication of RRHA calendar and other publications such as the In Focus newsletter and HOPE VI newsletter.
- Print advertisements in local newspapers.
- RRHA website launched. Provides full overview of agency programs and services; e-mail address for customer inquiries.

Objective 6:

RRHA continues to design and implement operational improvements to enhance service delivery and become more customer-oriented agency:

- Staff training and development.
- Supervisory training and development.
- Improved telephone systems and technology.
- Development of agency customer service philosophy.
- Development and implementation of customer service telephone standards.
- Development of Customer Service Saturday programs.
- Development of Stargram electronic newsletter for staff.

Goal No. 11: Improves safety in public housing communities.

Established a hotline for resident on December 15, 2000. Other activities are ongoing to include attending meetings with resident patrols, coordinating information with other agencies and monitoring statistics to determine effectiveness of efforts.

Objectives:

7. Strengthen relationship with police department as outlined in memorandum of agreement, with emphasis on community policing. **Completed September 2001**
8. Assist police with public safety campaigns by publishing and distributing flyers, regular police forums on crime and safety issues by March 30, 2001. **Completed**
9. Provide select residents with telephones (police line only) to assist in crime reporting by September 30, 2001. **Purchase orders setup, waiting on purchase**
4. Document through database follow-up per each police report of incidents by September 30, 2001. **Completed**
5. Implement hotline for crime reporting by December 31, 2000. **Completed; joint venture with Richmond Crime Stoppers**
10. Security chief to facilitate coordinated anti-crime efforts by January 1, 2001. **Completed**
11. Support the Tenant Councils in reducing crime and improving communities by April 1, 2001. **Resident patrol in progress**
12. Develop tenant patrols in all housing communities by September 30, 2001. **Completed**
13. Reduce crime in its developments by 5% each year – 15% by September 30, 2004, and maintain security efforts in the elderly buildings. **In progress; 1st year goal achieved**

Goal No. 12: Make available housing options to Housing Choice Voucher Program (Section 8) tenants.

RRHA has held landlord briefings and opened the application process to the public to achieve 95 percent lease-up rate, other activities are ongoing. Office hours have been changed to 8:00 a.m. - 5:00 p.m. to serve more people during extended hours. Participants have been encouraged to lease outside of the city limits (Henrico, Chesterfield, Hanover). SEMAP and other training has been provided to improve program management.

GoalNo.13: Maintainpublichousingassets.

RRHAplanstoestablishadditionalpreventivemaintenancechecks inAugustandSeptemberto prepareforHUDinspection.Theoriginalschedulewillberevisedtoa10-monthcycle.

ThePreventiveMaintenanceProgram'soperationtoallowforanadditionalminiPreventive MaintenancebyApril 1,2001,hasbeendone.

GoalNo.14: Marketresidentserviceprograms.

Ongoingprogramtomarketprograms.Brochures,posters,andpackageshavebeendeveloped fordistributiontoresidentsandaMemorandumofAgreementwithtenantcouncilsaddressing responsibilitiesforcommunityeducationisbeingnegotiated.

VariousmarketingandcommunicationsprojectshavebeencompletedtopromoteRRHA programsandservicestoincreaseawarenessandgeneratemoreresidentparticipation.

- LaunchofRRHANewsletterforresidents -TheSpirit.Publishedquarterlyand distributedtoeachpublichousingresidenceandinothercityfacilitiesandnewsstands.
- HOPEVISElf-SufficiencyTrainingProgram:
Videocampaign;videoandradiopublicserviceannouncements;radio appearancesonpublicaffairsprogramming;articlespublishedinlocalnewspapers andagencynewsletters.
- FamilySelf-SufficiencyProgram:
Videocampaign;videoandradiopublicserviceannouncementsproduced.Print advertisementsdesignedandplacedinlocalnewspapers.Printpublicservice announcementsdistributedandpublished.

Marketingandinformationalmaterialsproduced -flyers,posters,meetingnotices, invitations,brochure,folder.Marketingmaterialsproducedfordistribution.
- RRHAwebsite. Informationregardingprogramsandservicesavailableforall audiences.

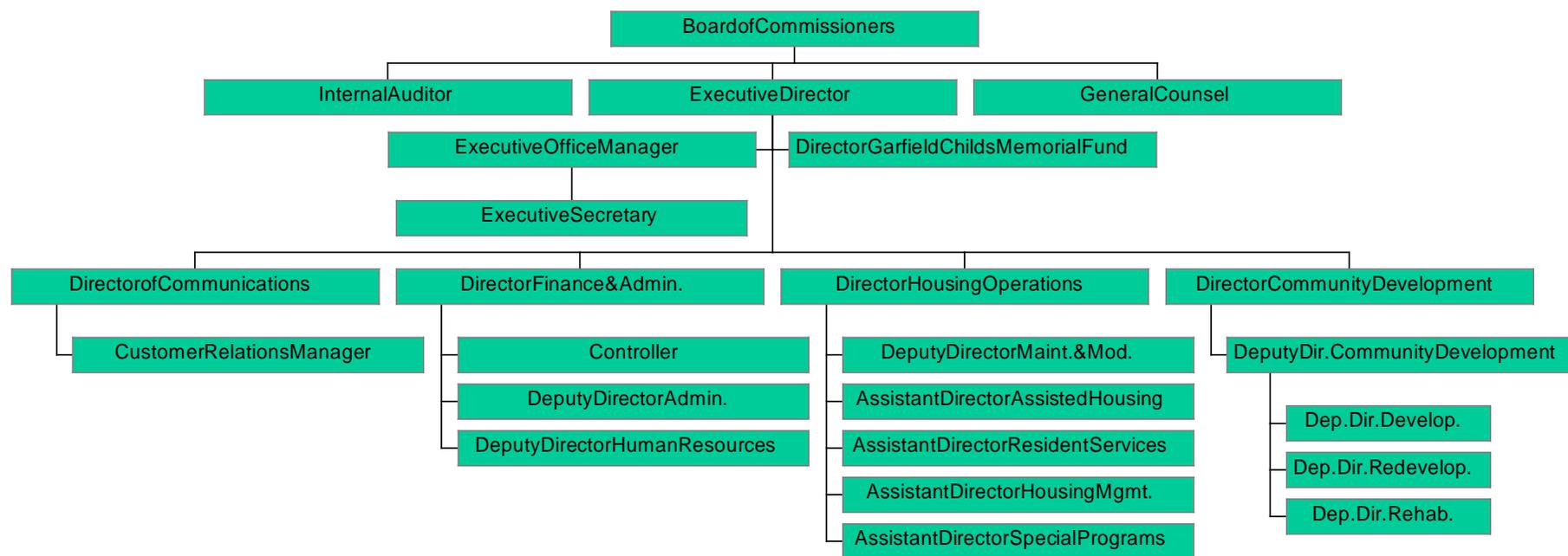
GoalNo.15: Ensurefiscalresponsibility.

Improvementsareunderwayandongoingtoimproveforecastingandmanagementactivities. Improvementshavebeenadaptedtoimprovethe budgetprocess.Trainingforstaffhasbeen providedandcontinuesonanongoingbasis.

GoalNo.16: Improvepurchaseanddistributionofmaterials.

Plansareunderwaytoimplementcentralwarehouseoperations.

AttachmentM -PHAManagementOrganiz ationalChart



Attachment N – Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 15
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 8 elderly, 2 developments subject to partial demolition/disposition (10 total).
- c. How many assessments were conducted for the PHA's covered developments? 15
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: none

Development Name	Number of units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: Completed

INITIAL ASSESSMENT OF THE VOLUNTARY CONVERSION OF DEVELOPMENTS REPORT

The initial assessment of the voluntary conversion of developments from public housing stock to vouchers reveals the following:

- Two developments (Mosby Court and Gilpin Court) are subjects of an application for partial demolition and disposition as described in the 2001 annual plan that has not been disapproved by HUD.
- Thirteen developments (Whitcomb Court, Fairfield Court, Small House Program, Dove Court, Bainbridge/Moody, Used House Program, Overlook/Mimosa, Randolph Family, Fulton, Afton Avenue, Bainbridge/Stovall, Carver Townhouses and scattered sites 5(h)) are inappropriate for conversion because it would be more expensive to convert than to continue operating the developments as public housing. This conclusion was reached in a nine-house streamlined initial assessment process.

In analyzing the remaining two developments (Hillside and Creighton Courts) where public housing cost exceeds the cost of tenant-based assistance, these developments are also inappropriate for conversion for the following reasons:

- The developments lack modern amenities available in the private rental housing market and would have difficulty in competing in the current rental market.

In addition to the physical limitations, the following factors will have an adverse effect on the availability of affordable housing in the community.

- 3,845 families, as of April 22, 2002, are on the public housing waiting list.
- 743 families, as of April 22, 2002, are on the Section 8 waiting list.
- The average housing search time for Housing Choice Voucher clients is 60 days.
- The current local rental market vacancy rate is 6% for all rental units. Vacancy rates, in our experience, for affordable units, is less than one-third of the overall rate.

- ThetwopotentialHOPEVIdevelopments(MosbyandGilpinCourt)proposals couldhaveaneteffectofreducingourpublichousingunitsby
- 336unitsorareductionofapproximately8%.Thiswillalsoputahigherdemand onouraffordablehousingresourcesastheresidentsarerelocated.

RRHA certifies that all public housing developments, excluding exempt developments have been reviewed, that the implications of converting the public housing to tenant-based assistance have been considered, and concluded that conversion of the developments is inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion.

T.P.Curtis
Executive Director

Date

Attachment O

FY2002 Annual Statement Replacement Housing Grant Funds (RHGF) (\$1,004,697)

It is the intent of the Richmond Redevelopment and Housing Authority to combine the FY2000 (\$178,459), 2001 (\$855,749), 2002 (\$1,004,697) and future RHGF to provide replacement -housing units for Mosby Court residents and other public housing eligible families in Mosby Court and various neighborhoods within the City of Richmond.

It is the Authority's plan to provide existing residents of Mosby Court and other public housing eligible families an opportunity to move back into the new community and/or into various neighborhoods within the City of Richmond by building multifamily and single -family replacement housing units which may be part of a mixed income development. It is anticipated that funds will be used in 2002 in the planning, design and land acquisition phases. Construction is expected to start in 2004.

The use of the Replacement Housing Grant Fund to provide replacement housing units in Mosby Court and various Richmond neighborhoods is consistent with the RRHA Agency Plan (FY2002) which states that RRHA intends to pursue planning and funding for redevelopment activities for Mosby Court (Section 7(b)(e)). In addition the Agency Plan identifies Mosby South in Section 8, Demolition and Disposition Activity for proposed activities.

OnLine:

See attachment (va007f01) for Replacement Housing Grant Annual Statement.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

HA Name: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY	Grant Type and Program Capital Fund Program Grant No. VA36P007501 Replacement Housing Factor Grant No.	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	221,646			
3	1408 Management Improvements-Soft Costs	1,232,000			
	1408 Management Improvements-Hard Costs				
4	1410 Administration	500,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	409,350			
8	1440 Site Acquisition				
9	1450 Site Improvement	280,000			
10	1460 Dwelling Structures	4,246,300			
11	1465.1 Dwelling Equipment-Nonexpendable	44,800			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	766,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	7,700,096			
21	Amount of line 20 related to LBP Activities				
22	Amount of Line 20 related to Section 504 Compliance				
23	Amount of Line 20 related to Security-Soft Cost	325,000			
24	Amount of Line 20 related to Security-Hard Cost	76,000			
25	Amount of Line 20 related to Energy Conservation Measures	487,800			
26	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.				Federal FY of Grant: 2002			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
1.VA7-1	Repave Parking at C.O.		1450	LS	50,000				
Gilpin Court	Building Lights Replacement		1460	90ea	5,000				
	Total VA7-1				55,000				
2.VA7-2	Tree Pruning		1450	148/unit	50,000				
Gilpin Court	Install New Elevator (C. Office)		1460	LS	150,000				
Extension	Replace Flat Roof (901)		1460	LS	30,000				
	Building Lights Replacement		1460	90ea	5,000				
	Total VA7-2				235,000				
3.VA7-4	Repair/Rep. Siding and Soffits		1460	522/unit	210,000				
Hillside Court	Repave Parking		1450	25/unit	10,000				
	HVAC/Elec.		1460	167/unit	67,000				
	Tree Pruning		1450	49/unit	20,000				
	Replace Prime Door Frames		1460	225ea	150,000				
	Bath tub traps		1460	73/unit	150,000				
	Building Lights Replacement		1460	90ea	5,000				
	Total VA7-4				612,000				
4.VA7-5	Repair Sidings		1460	397/unit	200,000				
Creighton Court	Tree Pruning		1450	79/unit	40,000				
	HVAC and Boiler Controls		1460	LS	30,000				
	Replace Prime Doors		1460	397/unit	50,000				
	Building Lights Replacement		1460	100ea	5,500				
	Total VA7-5				325,500				
5.VA7-6	Repair/Rep. Siding and Soffits		1460	45/unit	20,000				
Whitcomb Court	Replace Prime Doors		1460	225ea	150,000				
	Exterior Renovations		1460	565/unit	249,300				
	HVAC/Electric and Boiler Controls		1460	LS	134,000				
	Tree Pruning		1450	91/unit	40,000				
	Steel Fencing		1450	484LF	30,000				
	Building Lights Replacement		1460	100ea	5,500				
	Total VA7-6				628,800				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName:		Grant Type and Number				Federal FY of Grant:		
		Capital Fund Program Grant No.				2002		
		Replacement Housing Factor Grant No.						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
6.VA7-7	Repair/Rep.Siding and Soffits	1460	77441sf	230,000				
Fairfield Court	Tree Pruning	1450	89/unit	40,000				
	HVAC	1460	LS	200,000				
	Roof Shingles	1460	395sq	30,000				
	Building Lights Replacement	1460	100ea	5,500				
	Total VA7-7			505,500				
7.VA7-8	Repair/Rep.Siding and Soffits	1460	6734sf	20,000				
Mosby Court	Building Lights Replacement	1460	100ea	5,500				
	Total VA7-8			25,500				
8.VA7-9	Repair/Rep.Siding and Soffit	1460	6734sf	20,000				
North Scattered	Building Lights Replacement	1460	105ea	5,800				
	Total VA7-9			25,800				
9.VA7-9	Unit Entrance Doors	1460	500ea	12,000				
1200 Decatur	Install Elevator	1460	LS	150,000				
	Floor Tile	1460	37313sf	50,000				
	Renovate Porches	1460	LS	70,000				
	Fascia Upgrade	1460	20410sf	10,000				
	Building Lights Replacement	1460	76ea	4,200				
	Total VA7-9			296,200				
10VA7-9	Replace Compactor	1460	LS	30,000				
1202 N.1st St.	Building Lights Replacement	1460	90ea	5,000				
	Total VA7-9			35,000				
11.VA7-10	Reroofing	1460	395sq	30,000				
Small House	Building Lights Replacement	1460	55/unit	3,000				
	Total VA7-9			33,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No.				2002			
		Replacement Housing Factor Grant No.							
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
12.VA7-12	HVAC-Boilers		1460	2500/unit	150,000				
Dove Court	Replace Stair Treads		1460	14925sf	20,000				
	Replace Refrigerators		1465	400ea	24,000				
	Building Lights Replacement		1460	90ea	5,000				
	Total VA7-12				199,000				
13.VA7-15	Building Lights Replacement		1460	55ea	3,000				
Bainbridge	Total VA7-15				3,000				
14.VA7-16	Bathroom Replacements		1460	4000/unit	240,000				
Used House Prg	Building Lights Replacement		1460	73ea	4,000				
	Total VA7-16				244,000				
15.VA7-17	Building Lights Replacement		1460	36ea	2,000				
Overlook	Total VA7-17				2,000				
16.VA7-18	Seal Bricks/Tuckpointing		1460	128813sf	152,000				
20th & Stonewall	Kitchen Cabinets		1460	3429/unit	240,000				
	Replace Elevator		1460	LS	200,000				
	Building Lights Replacement		1460	73ea	4,000				
	Total VA7-18				596,000				
17.VA7-19	Building Lights Replacement		1460	36ea	2,000				
3900 Old Brook	Total VA7-19				2,000				
18.VA7-19	Emergency Generator		1460	LS	12,000				
700 S Lombardy	Building Lights Replacement		1460	55ea	3,000				
	Total VA7-19				15,000				
19.VA7-20	Replace Refrigerators		1465	400ea	20,800				
Randolph	Building Lights Replacement		1460	55ea	3,000				
	Total VA7-20				23,800				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName:			Grant Type and Number				Federal FY of Grant:		
			Capital Fund Program Grant No.				2002		
			Replacement Housing Factor Grant No.						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
20.VA7-21	Building Lights Replacement		1460	73ea	4,000				
Fulton	Total VA7-21				4,000				
21.VA7-22	Building Lights Replacement		1460	73ea	4,000				
16114thAve	Total VA7-22				4,000				
22.VA7-23	Building Lights Replacement		1460	73ea	4,000				
AftonAve	Total VA7-23				4,000				
23.VA7-24	Replace Siding		1460	33670sf	100,000				
StovalPlace	Roof Shingles Replacement		1460	527sf	40,000				
	Window Replacement		1460	158ea	60,000				
	Gutters and Downspouts		1460	5155LF	20,000				
	Building Lights Replacement		1460	55ea	3,000				
	Total VA7-24				223,000				
24.VA7-24	Reroofing		1460	20202sf	60,000				
FoxManor	Cover siding and trim w/vinyl		1460	794sf	150,000				
	Kitchen Cabinet Replacement		1460	3000/unit	150,000				
	Replace Windows		1460	263ea	100,000				
	Repair Fence/Gate		1460	350lf	10,000				
	Building Lights Replacement		1460	73ea	4,000				
	Total VA7-24				474,000				
25.PHAWIDE	Dump Truck		1475	LS	70,000				
	Sewer Rig		1475	LS	40,000				
	Vans (8 each)		1475	20000ea	160,000				
	Pickup Trucks (6 each)		1475	16000ea	96,000				
	Computers		1475	100ea	200,000				
	Telephone System		1475	LS	200,000				
	Total PHAWide				766,000				
	Total Physical Improvements				5,337,100				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName:		GrantTypeandNumber CapitalFundProgramGrantNo. ReplacementHousingFactorGrantNo.					FederalFYofGrant:
		VA36P007501					2002
Development Number/Name HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundExpended (QuarterEndingDate)			ReasonforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
	9/30/2004	3/31/2004		9/30/2005			<i>Obligationis24monthsfromdateofACCAmendment</i>
1.VA7-1 GilpinCourt							<i>Expendituresis48monthsfromdateofACCAmendment</i>
Calhoun							
2.VA7-2	9/30/2004	3/31/2004		9/30/2005			
GilpinCourt							
Extension							
3.VA7-4	9/30/2004	3/31/2004		9/30/2005			
HillsideCourt							
4.VA7-5	9/30/2003	3/31/2004		9/30/2005			
CreightonCourt							
5.VA7-6	9/30/2003	3/31/2004		9/30/2005			
WhitcombCourt							
6.VA7-7	9/30/2003	3/31/2004		9/30/2005			
FairfieldCourt							
7.VA7-8	9/30/2003	3/31/2004		9/30/2005			
MosbyCourt							
8.VA7-9	9/30/2003	3/31/2004		9/30/2005			
NorthScattered							
9.VA7-9	9/30/2003	3/31/2004		9/30/2005			
1200Decatur							
10.VA7-9	9/30/2003	3/31/2004		9/30/2005			
1202N1stSt							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName:	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.	VA36P007501
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Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
11.VA7-10 Small House	9/30/2003	3/31/2004		9/30/2005		
12.VA7-12 Dove Court	9/30/2004	3/31/2004		9/30/2005		
13.VA7-15 Bainbridge	9/30/2004	3/31/2004		9/30/2005		
14.VA7-16 Used House Program	9/30/2004	3/31/2004		9/30/2005		
15.VA7-17 Overlook	9/30/2004	3/31/2004		9/30/2005		
16.VA7-18 20th & Stonewall	9/30/2004	3/31/2004		9/30/2005		
17.VA7-19 3900 Old Brook	9/30/2004	3/31/2004		9/30/2005		
18.VA7-19 700 S Lombardy	9/30/2004	3/31/2004		9/30/2005		
19.VA7-20 Randolph	9/30/2004	3/31/2004		9/30/2005		
20.VA7-21 Fulton	9/30/2004	3/31/2004		9/30/2005		

FederalFYofGrant:
2002

ReasonforRevisedTargetDates

Obligationis24monthsfromdateofACCAmendment

Expendituresis48monthsfromdateofACCAmendment

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName:		Grant Type and Number VA36P00750101				
		Capital Fund Program Grant No.				
		Replacement Housing Factor Grant No.				
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
21.VA7-22 1611 Fourth Ave.	9/30/2004	3/31/2004		9/30/2005		
22.VA7-23 Afton Avenue	9/30/2004	3/31/2004		9/30/2005		
23.VA7-24 Bainbridge (Stoval Place)	9/30/2004	3/31/2004		9/30/2005		
24.VA7-24 Bainbridge (Fox Manor)	9/30/2004	3/31/2004		9/30/2005		
25.PHAWide Resident Business Enter. Development Program	9/30/2003	3/31/2004		9/30/2005		
Comprehensive Leader. Development Training for Residents	9/30/2003	3/31/2004		9/30/2005		
Community Safe Neigh. Crime Prevention Prog.	9/30/2003	3/31/2004		9/30/2005		
Management Improvement Coordinator	9/30/2003	3/31/2004		9/30/2005		

CapitalFundProgramFive-yearActionPlan

PARTI:SUMMARY

PHAName:RichmondRedevelopmentand
HousingAuthority

Original5-YearPlan

RevisionNo._

Development Number/Name/HA- Wide	Year1	WorkstatementforYear2	WorkstatementforYear3	WorkstatementforYear4	WorkstatementforYear5
		FFYGrant: 2003	FFYGrant: 2004	FFYGrant: 2005	FFYGrant: 2006
VA36-1GilpinCourt/Calhoun	Annual Statement	100,000		260,000	39,991
VA36-2GilpinCourtExtension				30,000	45,512
VA36-4HillsideCourt		423,305	1,523,500	2,873,800	971,078
VA36-5CreightonCourt		289,355	75,000	105,000	1,204,785
VA36-6WhitcombCourt		2,579,433	931,000	105,000	707,637
VA36-7FairfieldCourt		1,073,833	370,000	105,000	716,584
VA36-8MosbyCourt		287,483	270,000	483,400	944,302
VA36-9NorthScattered			100,000	884,200	281,565
VA36-91202N.1stSt		1,120,000	506,000	350,000	26,930
VA36-91200Decatur		140,000			3,232
VA36-10SmallHouse			74,000		684,959
VA36-102700Idlewood			59,600	95,000	3,232
VA36-12DoveCourt		270,000	50,000	429,474	
TotalCFPFunds(Est.)					
TotalReplacement					
HousingFactorFund					

CapitalFundProgramFive-yearActionPlan

PARTI:SUMMARY

PHAName:RichmondRedevelopmentand HousingAuthority				<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo._		
Development Number/Name/HA- Wide	Year1	WorkstatementforYear2 FFYGrant: 2003	WorkstatementforYear3 FFYGrant: 2004	WorkstatementforYear4 FFYGrant: 2005	WorkstatementforYear5 FFYGrant: 2006	
VA36-15Bainbridge/Moody	Annual Statement		11,500	7,200	2,424	
VA36-16UsedHouse			40,000		8,077	
VA36-17Overlook				5,000	1,347	
VA36-18Stonewall		20,000	165,000	15,000	9,426	
VA36-19OldBrook		20,000	12,000	110,000	3,366	
VA36-19700S.Lombardy		33,000	100,900	130,000	10,099	
VA36-20Randolph				40,000	47,002	
VA36-21Fulton				130,000	30,000	92,727
VA36-2216114th		270,000	636,000	15,000	14,138	
VA36-23Afton				40,000	30,000	59,650
VA36-24Bainbridge/Family				44,000	20,000	44,738
VA36-24Bainbridge/Elderly		180,000	35,000	20,000	6,733	
TotalCFPFunds(Est.)		8,127,759	7,897,059	7,934,159	8,100,000	
TotalReplacement						
HousingFactorFund						

CapitalFundProgramFive-yearActionPlan						
PARTII:SupportingPages--WorkActivities						
Activitiesfor	ActivitiesforYear:2			ActivitiesforYear:2		
Year1	FFYGrant:2003			FFYGrant:2003		
	PHAFY:	Quantity	EstimatedCost	PHAFY:	Quantity	EstimatedCost
	VA36-1GilpinCourt			VA36-91200Decatur		
	RoofFlat--918	52SQ	100,000	UpgradeElectrical	24units	33,750
				ReplaceRanges-Electric	260ea	6,250
	VA36-4HillsideCourt			HVACAirConditioning	4166/unit	100,000
	Landscaping	22963sy	200,000			
	HVAC(Risers)	402units	223,305	VA36-1820th&Stonewall		
				HVAC(SwitchGear)	LS	20,000
	VA36-5CreightonCourt					
	Landscaping	229sy	10,000	VA36-193900OldBrook		
	HVAC(Risers)	504units	279,355	HVAC(SwitchGear)	LS	20,000
	VA36-6WhitcombCourt			VA36-19700S.Lombardy		
	Landscaping	25000sy	279,400	HVAC(SwitchGearandGenerator)	LS	33,000
	HVAC(Risers)	447units	248,033			
	ExteriorRenovations	447units	2,052,000	VA36-2216114thAve		
				HVAC(SwitchGear)	LS	20,000
	VA36-7FairfieldCourt			UpgradeElectrical	1428/unit	150,000
	HVAC(Risers)	447units	248,033	HVACAirConditioning(Halls)	950/unit	100,000
	PorchRenovations	447units	625,800			
	HVAC(Risers)	447units	200,000	VA36-24FoxManor		
				UpgradeElectrical	1250/unit	62,500
	VA36-8MosbyCourt			ReplaceRanges-Electric	250ea	12,500
	Landscaping	460sy	20,000	SecurityHorn/Alarm	100ea	5,000
	HVAC(Risers)	446units	247,483	Landscaping	11482sy	100,000
	ReplaceFencing	320LF	20,000			
	VA36-91202N.1stStreet					
	HVAC(SwitchGears)	LS	20,000			
	UpgradeElectrical	200Units	250,000			
	HVACAirConditioning	200Units	800,000			
	ReplaceRanges-Electric	200Units	50,000			
	SubtotalofEstimatedCost		5,873,409	SubtotalofEstimatedCost		663,000

CapitalFundProgramFive-yearActionPlan						
PARTII:SupportingPages--WorkActivities						
Activitiesfor Year1	ActivitiesforYear:3 FFYGrant:2004			ActivitiesforYear:3 FFYGrant:2004		
	PHAFY:	Quantity	EstimatedCost	PHAFY:	Quantity	EstimatedCost
	VA36-4HillsideCourt			VA36-9NorthScatteredSites		
	FoundationSettlement	6bldgs	46,500	TileFloorsinBedroomAreas	160units	80,000
	ReplaceLaterals(exteriorC.O.)	67ea	70,000	Landscaping	160units	20,000
	KitchenCabinetReplacement	402units	1,407,000			
	VA36-5CreightonCourt			VA36-91202N1stSt		
	RemoveGasMetersinUnits	504units	75,000	RemodelLobby	LS	200,000
	ReplaceLaterals(exteriorC.O.)	504units	130,000	LandscapingEntrance	1000/unit	200,000
	FoundationSettlement	6bldgs	50,000	Installnewfencing	1479LF	100,000
	BackPorchRoofs	350units	130,000	ReplaceTrashCompactor	LS	6,000
	ReplaceRoofShingles	504units	546,000			
				VA36-10SmallHouseProgram		
				ReplaceStormDoors	120ea	39,000
	VA36-6WhitcombCourt			MajorTreePruning	LS	35,000
	ReplaceScreenDoors	1000ea	200,000			
	PrimaryElectric(Poles,etc.)	LS	300,000	VA36-102700Idlewood		
	FoundationSettlement	19bldgs	50,000	UpdateFireAlarmSystem	LS	19,000
	InstallDumpsterLanding	LS	30,000	PaintExteriorWindowTrim	24units	37,600
	ResurfaceBasketball/tennisCourts	LS	15,000	FiberCoatFlatRoof	LS	3,000
	VA36-7FairfieldCourt			VA36-12Dove		
	ReplaceRoofShingles	447units	59,000	ReplaceBoilerRoomDoors	59units	18,000
	ReplaceBoilerRoomRoofing	LS	30,000	ReplaceHandrails@Steps	59units	7,000
	ReplaceLaterals(exteriorC.O.)	447units	26,000	ResurfaceParkingLot	59units	15,000
	SidingSoffit	447units	255,000	Re-sealConcreteLintels	59units	30,000
				UpgradeInteriorElectric	59units	200,000
	VA36-8MosbyCourt			VA36-15Bainbridge/Moody		
	MajorTreePruningandRemoval	446units	60,000	ReplaceClotheslinePoles	18units	2,000
	ReplaceLaterals	446units	10,000	RepaveParkingArea	18units	5,000
	FoundationSettlement	446units	200,000	ReplaceBoilerRoomDoors	18units	4,500
	SubtotalofEstimatedCost		3,689,500	SubtotalofEstimatedCost		1,021,100

CapitalFundProgramFive-yearActionPlan

PARTII:SupportingPages-- WorkActivities

Activitiesfor Year1	ActivitiesforYear:3 FFYGrant:2004			ActivitiesforYear:3 FFYGrant:2004		
	PHAFY:	Quantity	EstimatedCost	PHAFY:	Quantity	EstimatedCost
	VA36-16UsedHouses					
	ReplaceSewerLines	60unis	25,000	VA36-23AftonAvenue		
	ReplaceLaterals	60unis	15,000	ReplaceRefrigerators	500/unit	20,000
				HVAC-ReplaceDHWUnits	500/unit	20,000
	VA36-1820th&Stonewall					
	HVAC	780/unit	82,000			
	PaintConc.Piers	LS	30,000	VA36-24Bainbridge/Family		
	PaintWindowTrim	100/unit	10,000	(StovalPlace)		
	ResurfaceParkingLot	560sy	7,000	HVAC	800/unit	24,000
	ReplaceTrashCompactor	LS	6,000	ResurfaceParkingArea	1646sy	20,000
	RepointRoofCapOverhang	LS	30,000			
				VA36-24Bainbridge/Elderly		
	VA36-19700S.Lombardy			(FoxManor)		
	UpdateFireAlarmSystem	LS	70,000	ReplaceFencing	600/unit	30,000
	ResurfaceParkingLot	1032sy	12,900	SidewalkRepairs	100/unit	5,000
	AddElectricalDoorlatches	170/unit	18,000			
	VA36-193900OldBrook					
	ReplaceLaterals	LS	6,000			
	ReplaceTrashCompactor	LS	6,000			
	VA36-21FultonFamily					
	CommunityRoofReplacing	perbldg	30,000			
	ReplaceSillCocks	1562/unit	100,000			
	VA36-2216114thAvenue					
	WindowReplacement	3810/unit	400,000			
	Landscaping	285/units	30,000			
	SiteImprovements	1333/unit	140,000			
	Installnewfencing	156LF	10,000			
	AdditionalOfficerenovation	LS	50,000			
	ReplaceTrashCompactor	LS	6,000			
	SubtotalofEstimatedCost		1,083,900	SubtotalofEstimatedCost		119,000

CapitalFundProgramFive-yearActionPlan						
PARTII:SupportingPages--WorkActivities						
Activitiesfor	ActivitiesforYear:4			ActivitiesforYear:4		
Year1	FFYGrant:2005			FFYGrant:2005		
	PHAFY:	Quantity	EstimatedCost	PHAFY:	Quantity	EstimatedCost
	VA36-1GilpinCourt			VA36-9NorthScatteredSites		
	Sod	Unit	25,000	Sod	7,813SY	25,000
	TreePruning	LS	5,000	ReplaceHVAC	5000/unit	800,000
	UpgradeElevator	LS	200,000	ReplaceRefrigerators	148EA	59,200
	ResurfaceSwimmingPool(Calhoun)	LS	30,000			
				VA36-91202N.1stStreet		
	VA36-1GilpinCourtExtension			RepavingParkingArea	1000/unit	200,000
	TreePruning	LS	5,000	InteriorRenovations	200EA	100,000
	Sod	7813SY	25,000	ReplaceFurniture	LS	50,000
	VA36-4HillsideCourt			VA36-12Dove		
	Sod	31,250SY	100,000	Sod	9,000sy	30,000
	TreePruning	LS	5,000	StorageDoorRepair	LS	20,000
	BathroomRenovations	402EA	1,608,000			
	ReplaceRefrigerators	402EA	160,800	VA36-102700IdlewoodAve		
	Porc/FaçadeRenovations	402EA	1,000,000	RenovateBathrooms	24EA	75,000
				ReplaceApartmentDoors	24EA	5,000
	VA36-5CreightonCourt			ReplaceCeilingTile	24EA	15,000
	Sod	31,250SY	100,000			
	TreePruning	LS	5,000	VA36-17Overlook		
				Sod	1500sy	5,000
	VA36-6WhitcombCourt					
	Sod	31,250SY	100,000	VA36-15BainbridgeMoody		
	TreePruning	LS	5,000	ReplaceRefrigerators	18ea	7,200
	VA36-7FairfieldCourt			VA36-1820th&Stonewall		
	Sod	31,250SY	100,000	ReplaceCeilingTile	LS	15,000
	TreePruning	LS	5,000			
				VA36-193900OldBrook		
	VA36-8MosbyCourt			UpgradeElevator	LS	100,000
	Sod	31,250SY	100,000	ReplaceCeilingTile	LS	10,000
	TreePruning	LS	5,000			
	SidewalksRepair	18315sf	200,000	VA36-19700S.Lombardy		
	ReplaceRefrigerators	441EA	178,400	UpgradeElevator	LS	100,000
				Landscaping	400/unit	30,000
	SubtotalofEstimatedCost		3,962,200	SubtotalofEstimatedCost		1,646,400

CapitalFundProgramFive-yearActionPlan						
PARTII:SupportingPages--WorkActivities						
Activitiesfor	ActivitiesforYear:4			ActivitiesforYear:5		
YearI	FFYGrant:2005			FFYGrant:2006		
	PHAFY:	Quantity	EstimatedCost	PHAFY:	Quantity	EstimatedCost
	VA36-20RandolphFamily			VA36-1GilpinCourt		
	Sod	12,500sy	40,000	ReplaceSmokeDetectors	297units	39,991
	VA36-21FultonFamily			VA36-2GilpinCourtExtension		
	Sod	9,375sy	30,000	ReplaceSmokeDetectors	332units	45,512
	VA36-2216114thAvenue			VA36-4HillsideCourt		
	ReplaceCeilingTile	LS	15,000	ReplaceSmokeDetectors	402units	54,129
				Window/EmergencyEgress	1356/unit	545,349
	VA36-23AftonAvenue			Landscaping	402units	50,000
	Sod	9,375sy	30,000	PrimeDoors	400ea	321,600
	VA36-24Bainbridge/Family			VA36-5CreightonCourt		
	Sod	6,250sy	20,000	Window/EmergencyEgress	1356/unit	683,721
				ReplaceSmokeDetectors	504units	67,864
	VA36-24Bainbridge/Elderly			Landscaping	504units	50,000
	Sod	6,250sy	20,000	PrimeDoors	1008ea	403,200
				VA36-6WhitcombCourt		
				ReplaceSmokeDetectors	441units	59,381
				Window/EmergencyEgress	1356/unit	598,256
				Landscaping	441units	50,000
				VA36-7FairfieldCourt		
				Window/EmergencyEgress	1356/unit	606,395
				ReplaceSmokeDetectors	447units	60,189
				Landscaping	447units	50,000
				VA36-8MosbyCourt		
				Window/EmergencyEgress	1356/unit	605,039
				ReplaceSmokeDetectors	446units	60,054
				Grading	446units	279,209
	SubtotalofEstimatedCost		155,000	SubtotalofEstimatedCost		4,629,889

CapitalFundProgramFive-yearActionPlan						
PARTII:SupportingPages--WorkActivities						
Activitiesfor	ActivitiesforYear:5			ActivitiesforYear:5		
Year1	FFYGrant:2006			FFYGrant:2006		
	PHAFY:	Quantity	EstimatedCost	PHAFY:	Quantity	EstimatedCost
	VA36-9NorthScattered			VA36-18Stonewall		
	Window/EmergencyEgress	1356/unit	200,775	ReplaceSmokeDetectors		9,426
	ReplaceSmokeDetectors	148units	80,790			
				VA36-19OldBrookCircle		
	VA36-91202N.1stSt			ReplaceSmokeDetectors		3,366
	ReplaceSmokeDetectors	200units	26,930			
				VA36-19700SouthLombardy		
	VA36-91200Decatur			ReplaceSmokeDetectors	75units	10,099
	ReplaceSmokeDetectors	24units	3,232			
				VA36-20RandolphFamily		
	VA36-10SmallHouseProgram			ReplaceSmokeDetectors	52units	7,002
	ReplaceSmokeDetectors	75units	9,959	InstallBackPorchCanopy	769/unit	40,000
	KitchenCabinetReplacement	4000/unit	300,000			
	BathroomRenovations	4000/unit	300,000	VA36-21FultonFamily		
	UpgradeElectrical	1000/unit	75,000	Window/EmergencyEgress	1356/unit	84,109
				ReplaceSmokeDetectors	64units	8,618
	VA36-102700IdlewoodAve					
	ReplaceSmokeDetectors	24units	3,232	VA36-2216114thAvenue		
				ReplaceSmokeDetectors	64units	14,138
	VA36-12DoveCourt					
	Window/EmergencyEgress	1356/unit	81,395	VA36-23AftonAvenue		
	ReplaceSmokeDetectors	60units	8,079	Window/EmergencyEgress	1356/unit	54,264
	InteriorDoors	667/units	40,000	ReplaceSmokeDetectors	40units	5,386
	Porches	5000/units	300,000			
				VA36-24StovalPlace		
	VA36-15Bainbridge			Window/EmergencyEgress	1356/unit	40,698
	ReplaceSmokeDetectors	18units	2,424	ReplaceSmokeDetectors	30units	4,040
	VA36-16UsedHouseProgram			VA36-24FoxManor		
	ReplaceSmokeDetectors	60units	8,077	ReplaceSmokeDetectors	50units	6,733
	VA36-17OverlookMimosa					
	ReplaceSmokeDetectors	10units	1,347			
	SubtotalofEstimatedCost		1,441,241	SubtotalofEstimatedCost		287,879

**CapitalFundProgramFive-yearActionPlan
PARTII:SupportingPages--WorkActivities**

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant:2003 PHAFY:	Quantity	EstimatedCost	ActivitiesforYear:4 FFYGrant:2005 PHAFY:	Quantity	EstimatedCost
	A/EFees		409,350	A/EFees		109,200
	Operations		1,000,000	Operations		1,000,000
	Administration		500,000	Administration		478,359
	ActivitiesforYear:3 FFYGrant:2004			ActivitiesforYear:5 FFYGrant:2006		
	A/EFees		487,000	A/EFees		109,200
	Operations		600,000	Operations		600,000
	Administration		500,000	Administration		489,971
	SubtotalofEstimatedCost		3,496,350	SubtotalofEstimatedCost		2,786,730

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

HAName: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY	Grant Type and Program Capital Fund Program Grant No. VA36P00770899	Federal FY of Grant: 1999
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number __
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3-31-2002		<input type="checkbox"/> Final Performance and Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		3	4	5	6
		Original	Revised	Obligated	Expended
1	Total Non-CGPF Funds				
2	1406 Operations				
3	1408 Management Improvements-Soft Costs	587,000	723,198	723,198	302,566
	1408 Management Improvements-Hard Costs				
4	1410 Administration	540,000	464,373	464,373	76,558
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	350,002	360,015	360,015	323,051
8	1440 Site Acquisition				
9	1450 Site Improvement	1,554,681	3,061,067	3,061,067	1,102,493
10	1460 Dwelling Structures	4,480,416	2,926,715	2,926,715	1,787,668
11	1465.1 Dwelling Equipment---Non-expendable				
12	1470 Non-dwelling Structures	88,126	-	-	-
13	1475 Non-dwelling Equipment	271,268	336,125	336,125	117,232
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
		7,871,494	7,871,494	7,871,494	3,709,567
20	Amount of Annual Grant (Sum of lines 2-19)				
21	Amount of line 20 Related to LBP Activities	-	-		
22	Amount of Line 20 Related to Section 504 Compliance	255,000	210,750	210,750	171,634
23	Amount of Line 20 Related to Security-Soft Cost	789,157	473,944	473,944	116,438
24	Amount of Line 20 Related to Security-Hard Cost				
25	Amount of Line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No. VA36P00770899 Replacement Housing Factor Grant No.				Federal FY of Grant: 1999			
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct No. 3	Quantity 4	Total Estimated Cost		Total Actual Cost		Status of Work 9	
				5	6	7	8		
				Original	Revised	Obligated	Expended		
1.VA7-1	HVAC(PHASE III)	1460	LS	50,000	-	-	-	Budg/Expense to 1998 prog	
Gilpin Court	New Maintenance Warehouse	1470	LS	88,126	-	-	-	Work item deleted	
	Landscaping	1450	297 units	200,000	74,962	74,962	74,962	Completed	
	Repave Parking Areas	1450	1176 sy	21,560	16,560	16,560	16,560	Completed	
	Flat Roofs (fungibility)	1460	LS	31,951	-	-	-	Budg/Expense to 1998 prog	
	Upgrade Electrical/Meters	1460	LS	-	58,074	58,074	-	Under Contract	
	Handicap Renovation	1460	LS	-	-	-	-		
	Total VA7-1			391,637	149,596	149,596	91,522		
2.VA7-2	HVAC(DHWTanks)	1460	10ea	46,664	-	-	-	Deleted item	
Gilpin Court Ext	A/Cat Central Ofc.	1460	LS	108,633	115,493	115,493	115,493	Completed	
	Roof Shingles	1460	3 bldg	20,000	-	-	-	Deleted	
	Steps	1460	295ea	425,343	-	-	-	Budg/Expense to 1998 prog	
	Landscaping	1450	338 units	113,121	40,627	40,627	27,825	Under Contract	
	Repave Parking Areas	1450	1176 sy	5,000	1,200	1,200	1,200	Completed	
	Upgrade Electrical/Meters	1460	LS	-	66,215	66,215	-	Under Contract	
	Total VA7-2			718,762	223,536	223,536	144,518		
3.VA7-4	Clotheslines	1450	402 units	90,000	326,555	326,555	5,204	Under Contract	
Hillside Court	Interior Electric	1460	402 units	687,794	76,974	76,974	76,974	Completed	
	HVAC(DHWTanks)	1460	5ea	43,209	-	-	-		
	Landscaping	1450	402 units	73,160	34,273	34,273	34,273	Completed	
	Repave Parking Areas	1450	1176 sy	5,000	3,100	3,100	3,100	Completed	
	Floor Tile	1460	402 units	-	249,795	249,795	31,293	Under Contract	
	Total VA7-4			899,163	690,697	690,697	150,844		
4.VA7-5	Clotheslines	1450	504 units	90,000	536,377	536,377	419,648	Under Contract	
Creighton Court	Interior Electric	1460	504 units	442,946	388,920	388,920	388,920	Under Contract	
	Lighting	1460	16 bldg	20,000	5,250	5,250	5,250	Completed	
	Landscaping	1450	504 units	96,840	32,732	32,732	32,732	Completed	
	Repave Parking Areas	1450	2300 sy	10,000	11,401	11,401	11,401	Completed	
	HVAC(DHWTanks)	1460	11ea	77,020	-	-	-	Funds Transferred to 1998 prog	
	Total VA7-5			736,806	974,680	974,680	857,951		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No. VA36P00770899 Replacement Housing Factor Grant No.				Federal FY of Grant: 1999		
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct 3 No.	Quantity 4	Total Estimated Cost		Total Actual Cost		Status of Work 9
				5	6	7	8	
				Original	Revised	Obligated	Expended	
5.VA7-6	Clotheslines	1450	447units	90,000	789,496	789,496	13,953	Under Contract
Whitcomb Court	Digital Controls	1460	447units	180,000	-			
	HVAC (DHW Tanks)	1460	15ea	56,330	-			
	Lighting	1460	16bldg	20,000	5,250	5,250	5,250	Completed
	Landscaping	1450	447units	225,000	11,265	11,265	11,265	Completed
	Repave Parking Areas	1450	2300sy	10,000	-			
	Primary Electric Meters	1460	447units	89,400	36,815	36,815	-	Under Contract
	Foundation Stabilization	1460	5bldg	48,500	48,500	48,500	48,500	Completed
	Floor Tile	1460	447units	-	79,424	79,424	-	Under Contract
	Total VA7-6			719,230	970,750	970,750	78,968	
6.VA7-7	Clotheslines	1450	447units	90,000	698,908	698,908	134,572	Under Contract
Fairfield Court	Boiler Room Reroofing	1460	3bldgs	15,000	-	-	-	
	Lighting	1460	16bldgs	20,000	5,250	5,250	5,250	Completed
	Landscaping	1450	447units	87,000	41,108	41,108	41,108	Completed
	Repave Parking Areas	1450	2300sy	10,000	-	-	-	
	Total VA7-7			222,000	745,266	745,266	180,929	
7.VA7-8	Clotheslines	1450	446units	90,000	203,318	203,318	119,629	Under Contract
Mosby Court	Lighting	1460	16bldgs	20,000	5,250	5,250	5,250	Completed
	Landscaping	1450	446units	108,000	50,899	50,899	50,899	Completed
	Repave Parking Areas	1450	1176sy	5,000	18,264	18,264	18,264	Completed
	Primary Electric Meters	1460	LS	79,175	99,503	99,503	-	Under Contract
	Mosby HVAC (EUA)	1460	EA	58,725	59,670	59,670	945	Under Contract
	Floor Tile	1460	446units	-	81,898	81,898	-	Transfer from 1998 prog
	Total VA7-8			360,900	518,802	518,802	194,987	
8.VA7-9	Clotheslines	1450	160units	60,000	75,931	75,931	860	Under Contract
North Scattered	Floor Tile	1460	160units	-	-	-	-	
	Upgrade Electrical/Meters	1460	LS	-	38,173	38,173		Under Contract
	Total VA7-9			60,000	114,104	114,104	860	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No. VA36P00770899 Replacement Housing Factor Grant No.				Federal FY of Grant: 1999			
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct No. 3	Quantity 4	Total Estimated Cost		Total Actual Cost		Status of Work 9	
				5 Original	6 Revised	7 Obligated	8 Expended		
9.VA7-9	Renovate Elderly	1460	200ea	76,033	83,449	83,449	83,449	Completed	
1202N.1stSt.									
	Kitchen Cabinet Replace.	1460	200ea	380,764	240,764	240,764	240,764	Completed	
	Total VA7-9			456,797	324,213	324,213	324,213		
10.VA7-9	Renovate Elderly	1460	24ea	12,000	10,604	10,604	10,604	Completed	
1200Decatur	Total VA7-9			12,000	10,604	10,604	10,604		
11.VA7-10	Renovate Elderly	1460	23ea	12,500	6,556	6,556	6,556	Completed	
2700Idlewood	Renovate Elderly	1450	23ea	-	1,132	1,132	1,132	Completed	
	Total VA7-10			12,500	7,688	7,688	7,688		
12.VA7-17	Kitchen Cabinets	1460	10ea	30,000	26,566	26,566	26,566	Completed	
Overlookand	Faucets	1460	10ea	27,000	-				
Mimosa	Bath Renovation	1460	10ea	30,000	21,665	21,665	-	Under Contract	
	Tile	1460	10ea	40,000	-		-		
	Landscaping	1450	10ea	30,000	-				
	Railings	1460	90lf	8,000	4,170	4,170	4,170	Completed	
	Clotheslines	1450	10ea	10,000	9,344	9,344	293	Under Contract	
	Interior Doors	1460	60ea	15,000	35,550	35,550	35,550	Completed	
	Screen Doors	1460	20ea	4,000	-			Completed in Prior Year	
	Prime Doors	1460	20ea	16,000	-			Completed in Prior Year	
	Replace Roofs	1460	10bldgs	30,000	16,000	16,000	16,000	Completed	
	Total VA7-17			240,000	113,295	113,295	82,579		
13.VA7-18	Renovate Elderly	1460	70ea	35,000	9,529	9,529	9,529	Completed	
20th&Stonewall	Total VA7-18			35,000	9,529	9,529	9,529		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No. VA36P00770899 Replacement Housing Factor Grant No.				Federal FY of Grant: 1999		
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct No. 3	Quantity 4	Total Estimated Cost		Total Actual Cost		Status of Work 9
				5	6	7	8	
				Original	Revised	Obligated	Expended	
14.VA7-19	Renovate Elderly	1460	25ea	12,500	72,945	72,945	11,529	Under Contract
3900 Old Brook	Siding	1460	25units	65,000	-	-	-	
	Total VA7-19			77,500	72,945	72,945	11,529	
15.VA7-19	Renovate Elderly	1460	75ea	37,500	23,098	23,098	23,098	Completed
700 Lombardy	Renovate Elderly	1450		-	12,605	12,605	12,605	Completed
	Total VA7-19			37,500	35,703	35,703	35,703	
16.VA7-20	Tree Pruning	1450	19ea	5,000	-			
Randolph	Landscaping	1450	52units	10,000	46,950	46,950	46,950	Completed
	Fencing	1450	384lf	20,000	18,000	18,000	18,000	Completed
	Prime Doors	1460	104ea	104,000	58,745	58,745	58,745	Completed
	Bath Remodeling	1460	52ea	200,000	118,368	118,368	-	Under Contract
	Repair Wood Floors	1460	52units	100,000	92,537	92,537	21,231	Under Contract
	Floor Tile	1460	52units	-	83,209	83,209	83,209	Completed
	Total VA7-20			439,000	417,809	417,809	228,135	
17.VA7-22	Renovate Elderly	1460	105ea	52,500	5,503	5,503	5,503	Completed
16114th Avenue	Replace Elevator	1460	2ea	250,000	209,347	209,347	209,347	Completed
	Total VA7-22			302,500	214,850	214,850	214,850	
18.VA7-23	Bath Remodeling	1460	40units	89,209	93,024	93,024	-	Under Contract
Afton Avenue	Kitchen Remodeling	1460	40units	107,384	45,209	45,209	45,209	Completed
	Tile	1460	40units	94,436	94,436	94,436	70,282	Under Contract
	Railings	1460	480lf	23,000	11,785	11,785	-	
	Repl Rakeboard and Siding	1460	480lf	37,899	-	-	-	
	Interior Doors	1460	180ea	45,000	131,430	131,430	131,430	Completed
	Landscaping	1450		-	6,060	6,060	6,060	Completed
	Total VA7-23			396,928	381,943	381,943	252,981	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHAN Name:		Grant Type and Number Capital Fund Program Grant No. VA36P00770899 Replacement Housing Factor Grant No.					Federal FY of Grant: 1999	
Development Number/Name 1 HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates 8	
	2	3	4	5	6	7		
	Original	Revised	Actual	Original	Revised	Actual		
Physical								
1. VA7-1 Gilpin Court	Mar-01	Sep-01	Sep-01	Sep-02			Note: All Obligations will be 18 months from execution of the ACC	
2. VA7-2 Gilpin Court Ext	Mar-01	Sep-01	Sep-01	Sep-02				
3. VA7-4 Hillside Court	Mar-01	Sep-01	Sep-01	Sep-02				
4. VA7-5 Creighton Court	Mar-01	Sep-01	Sep-01	Sep-02				
5. VA7-6 Whitcomb Court	Mar-01	Sep-01	Sep-01	Sep-02				
6. VA7-7 Fairfield Court	Mar-01	Sep-01	Sep-01	Sep-02				
7. VA7-8 Mosby Court	Mar-01	Sep-01	Sep-01	Sep-02				
8. VA7-9 North Scattered	Mar-01	Sep-01	Sep-01	Sep-02				
9. VA7-9 1202 N. 1st St.	Mar-01	Sep-01	Sep-01	Sep-02		Sep-01		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName:		Grant Type and Number Capital Fund Program Grant No. VA36P00770899 Replacement Housing Factor Grant No.					Federal FY of Grant: 1999
Development Number/Name 1 HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates 8
	2	3	4	5	6	7	
	Original	Revised	Actual	Original	Revised	Actual	
10.VA7-9 1200 Decatur	Mar-01	Sep-01	Sep-01	Sep-02		Sep-01	
11.VA7-10 2700 Idlewood	Mar-01	Sep-01	Sep-01	Sep-02		Sep-01	
12.VA7-17 Overlook/Mimosa	Mar-01	Sep-01	Sep-01	Sep-02			
13.VA7-18 20th & Stonewall	Mar-01	Sep-01	Sep-01	Sep-02		Sep-01	
17.VA7-19 Old Brook	Mar-01	Sep-01	Sep-01	Sep-02			
18.VA7-19 700 Lombardy	Mar-01	Sep-01	Sep-01	Sep-02		Sep-01	
16.VA7-18 20th & Stonewall	Mar-01	Sep-01	Sep-01	Sep-02			
19.VA7-20 Randolph	Mar-01	Sep-01	Sep-01	Sep-02			
21.VA7-22 1611 4th Avenue	Mar-01	Sep-01	Sep-01	Sep-02			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName:		Grant Type and Number Capital Fund Program Grant No. VA36P00770899 Replacement Housing Factor Grant No.					Federal FY of Grant: 1999	
Development Number/Name 1 HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates 8	
	2	3	4	5	6	7		
	Original	Revised	Actual	Original	Revised	Actual		
MIP								
Resident Business Enterprise Development Prg	Mar-01	Sep-01	Sep-01	Sep-02				
Comprehensive Leadership Development Training	Mar-01	Sep-01	Sep-01	Sep-02				
Community Safe Neighborhood Crime Prevention	Mar-01	Sep-01	Sep-01	Sep-02				
Management Improvement Coordinator	Mar-01	Sep-01	Sep-01	Sep-02				
Computer Software	Mar-01	Sep-01	Sep-01	Sep-02				
A/E Fees								
CGP Work	Mar-01	Sep-01	Sep-01	Sep-02				
Gas Leak Survey	Mar-01	Sep-01	Sep-01	Sep-02				
Clerks	Mar-01	Sep-01	Sep-01	Sep-02				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
HAName: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY		Grant Type and Program Capital Fund Program Grant No. VA36P00750100 Replacement Housing Factor Grant No.			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number __			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/02		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No	Summary by Development Account	Total Estimated Cost		5	6
		3	4		
		Original	Revised	Obligated	Expended
1	Total Non-CGPF Funds				
2	1406 Operations	1,713,363	1,713,363	1,713,363	1,713,363
3	1408 Management Improvements-Soft Costs	672,000	672,000	672,000	25,074
	1408 Management Improvements-Hard Costs				
4	1410 Administration	600,000	567,008	567,008	386,585
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	169,350	430,041	430,041	64,059
8	1440 Site Acquisition				
9	1450 Site Improvement	1,017,500	1,308,137	1,308,137	255,260
7	1460 Dwelling Structures	3,877,064	3,794,646	3,794,646	265,770
11	1465.1 Dwelling Equipment---Non-expendable	-	-	-	-
12	1470 Non-dwelling Structures	118,000	393,282	393,282	81,282
13	1475 Non-dwelling Equipment	101,000	89,800	89,800	43,800
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	700,000			
20	Amount of Annual Grant (Sum of lines 2-19)	8,968,277	8,968,277	8,968,277	2,835,192
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security-Soft Cost				-
24	Amount of Line 20 Related to Security-Hard Cost	50,000	-	-	-
25	Amount of Line 20 Related to Energy Conservation Measures	502,064	909,147	909,147	28,332
26	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No. VA36P00750100 Replacement Housing Factor Grant No.				Federal FY of Grant: 2000		
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct No. 3	Quantity 4	Total Estimated Cost 5 6		Total Actual Cost 7 8		Status of Work 9
				Original	Revised	Obligated	Expended	
1.VA7-1	Replace Gas Lines	1450		80,000	-			
Gilpin Court	Tree Pruning	1450	LS	20,000	20,640	20,640	20,640	Completed
	Replace Clotheslines	1450		5,000	-			Done in Prior Year
	Replace Sill Cocks	1460		50,000	-			
	Upgrade Interior Wiring	1460	297 Units	200,000	128,147	128,147	-	Under Contract
	Replace Interior Doors	1460		200,000	-			
	Replace Prime Doors	1460	297 Units	300,000	292,337	292,337	9,362	Under Contract
	Upgrade Interior Light Fixtures	1460		25,000	-			
	Calhoun Center Renovations	1470	LS	100,000	340,332	340,332	28,332	Under Contract
	Remove Boiler Storage Tanks	1475	LS	50,000	43,800	43,800	43,800	Completed
	Landscaping/Modular Walls	1450	297 Units	-	1,260	1,260	-	Under Contract
	Total VA7-1			1,030,000	826,516	826,516	102,134	
		1475						
2.VA7-2	Replace Interior Doors	1460		200,000	-			
Gilpin Court	Repaint Building Exteriors	1460		150,000	-			
Extension	Replace Sill Cocks	1460		50,000	-			
	Upgrade Interior Light Fixtures	1460		80,000	-			
	Replace Steps at Rear	1460		280,000	-			
	Management Office	1470	LS	-	30,100	30,100	30,100	From 2005 Management office
	Prime Doors	1460	90 EA	-	22,477	22,477	6,366	Under Contract
	Metal Fencing	1450	311 LF	-	21,180	21,180	21,180	Prior Year Approval/Completed
	Total VA7-2			760,000	73,757	73,757	57,646	
3.VA7-4	Repair Sidewalks	1450		5,000	-			
Hillside Court	Replace Soffit	1460		20,000	-			
	Replace Hot Water Lines Attics	1460		120,000	-			
	Upgrade Lighting Maint. Shop	1470		8,000	-			
	Install Drain In Maint. Shop	1470		2,000	-			
	Replace Sill Cocks	1460	420 EA	40,000	87,099	87,099	-	Under Contract
	Replace Build. Exterior Lighting	1460		50,000	-			
	Replace Clotheslines	1450		30,000	-			
	Interior Electric	1460		51,000	-			
	Install Sod	1450	22963 SY	-	77,076	77,076	29,913	Under Contract
	Landscaping (Modular Walls)	1450	402 Units	-	20,096	20,096	-	Fungibility
	HVAC-Digital Controls	1460	402 Units	-	350,807	350,807	-	from 2001
	Total VA7-4			326,000	535,078	535,078	29,913	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number Capital Fund Program Grant No. VA36P00750100 Replacement Housing Factor Grant No.				Federal FY of Grant: 2000		
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct No. 3	Quantity 4	Total Estimated Cost		Total Actual Cost		Status of Work 9
				5	6	7	8	
				Original	Revised	Obligated	Expended	
4.VA7-5	Replace cold Water Cut-offs	1450		75,000	-			
Creighton Court	Replace Sill Cocks	1460	504 Units	55,000	107,204	107,204	-	Under Contract
	Replace Clotheslines	1450		135,000	-			Done in Prior Year
	Interior Electric	1460		107,000	-			
	Install Sod	1450	504 Units	-	59,724	59,724	59,724	Completed
	Screen Doors	1460	504 Units	-	179,258	179,258	-	Under Contract
	Landscaping (Modular Walls)	1450	504 Units	-	99,460	99,460	-	
	Total VA7-5			372,000	445,646	445,646	59,724	
5.VA7-6	Replacesillcocks	1460	441 Units	50,000	120,696	120,696	-	Under Contract
Whitcomb Court	Clotheslines	1450		165,000	-			In prior year
	Install Sod	1450	441 Units	-	54,152	54,152	790	Under Contract
	Screen Doors	1460	441 Units	-	163,799	163,799	-	Under Contract
	Interior Doors	1460	441 Units	-	254,750	254,750	-	from FY2005
	Landscaping (Modular Walls)	1450	441 Units	-	165,247	165,247	-	
	Total VA7-6			215,000	758,644	758,644	790	
6.VA7-7	Replacesoffit	1460	447 Units	25,000	29,300	29,300	29,300	Completed
Fairfield Court	Replacesillcocks	1460	447 Units	50,000	133,909	133,909	-	
	Install cleanouts for laterals	1450		70,000				
	Clotheslines	1450		165,000				Done in Prior Year
	Install Sod	1450	447 Units	-	72,854	72,854	1,053	Fungibility
	Boiler Room Reroofing	1460	447 Units	-	45,000	45,000	-	Fungibility
	Screen Doors	1460	447 Units	-	169,573	169,573	-	Under Contract
	HVAC	1460	447 Units	-	278,988	278,988	-	Under Contract
	Floor Tile (Treads)	1460	447 Units	-	111,072	111,072	-	Under Contract/fmyr2001
	Total VA7-7			310,000	840,695	840,695	30,353	
7.VA7-8	Repair porch stoops	1460		80,000	-			
Mosby Court	Install boiler room cages	1460		10,000	-			
	Replace boiler room doors	1460		12,000	-			
	Clotheslines	1450		165,000	-			Done in Prior Year
	Digital Controls	1460	446 Units	289,064	218,008	218,008	-	
	Install Sod	1450		-	78,434	78,434	17,466	Under Contract

(Continue)

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No. VA36P00750100 Replacement Housing Factor Grant No.				Federal FY of Grant: 2000		
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct No. 3	Quantity 4	Total Estimated Cost		Total Actual Cost		Status of Work 9
				5	6	7	8	
				Original	Revised	Obligated	Expended	
Mosby Court	Fencing	1450	446 UNITS	-	14,120	14,120	14,120	Prior Year Approval/Completed
(continue)	Screen Doors	1460	446 UNITS	-	142,621	142,621	-	Under Contract
	Total VA7-8			-	156,741	156,741	14,120	
8.VA7-9	Replace fencing	1450		30,000	-			
North Scattered	Replace sillcocks	1460	148 UNITS	50,000	40,593	40,593	-	Under Contract
	Upgrade handrails	1450		15,000	-			
	Preventive maint. on sewers	1450		10,000	-			
	Upgrade electrical	1460	148 UNITS	400,000	144,570	144,570	-	Under Contract
	Replace wood molding at doors	1460		80,000	-			
	Install Sod (Mosby Annex)	1450	148 UNITS	-	4,692	4,692	68	Under Contract
	Screen Doors	1460	148 UNITS	-	57,582	57,582	-	Under Contract
	Landscaping (Modular Walls)	1460	148 UNITS	-	167,411	167,411	-	
	Total VA7-9			585,000	414,848	414,848	68	
9.VA7-9	Replace Dryer	1475		30,000	-	-	-	
1202 N. 1st St	Repave Parking	1450	LS	-	37,360	37,360	37,360	Prior Year Approval/Completed
	Replace Generator	1475	LS	-	38,000	38,000	-	Emergency Replacement
	Floor Tile	1460	200 UNITS	-	146,574	146,574	-	Under Contract
	Total VA7-9			30,000	221,934	221,934	37,360	
10.VA7-9	Upgrade parking at rear	1450		5,000	-			
1200 Decatur	Install security cameras	1460		10,000				
	Emergency lights and horns	1460		30,000				
	Total VA7-9			45,000	-	-	-	
11.VA7-10	Pipe and Fdn. Insulation	1460		75,000				
Small House	Landscaping (railings)	1450	LS	-	9,000	9,000	9,000	Completed
	Install Sod	1450	75 UNITS	-	4,535	4,535	63	Under Contract
	Total VA7-10			75,000	13,535	13,535	9,063	
12.VA7-10	Upgrade security camera	1460		8,000				
2700 Idlewood	Emergency lights and horns	1460		25,000				
	Replace storm windows	1460		40,000				
	Replace tile in hallways	1460		30,000	-			
	Replace lobby furniture	1475		15,000				
	Total VA7-10			118,000	-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No. VA36P00750100 Replacement Housing Factor Grant No.				Federal FY of Grant: 2000		
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct 3 No.	Quantity 4	Total Estimated Cost		Total Actual Cost		Status of Work 9
				5	6	7	8	
				Original	Revised	Obligated	Expended	
13.VA7-12	Replace storage room doors	1460		10,000				
Dove Court	Replace handrails	1460		50,000				
	Floor Tile	1460	60 UNITS	-	6,320	6,320	-	Fungibility/Under Contract
	Upgrade Electric	1460	60 UNITS	-	11,940	11,940	-	Fungibility/Under Contract
	Install Sod	1450	60 UNITS	-	5,393	5,393	5,393	Completed
	Landscaping (Modular Walls)	1450	60 UNITS	-	85,630	85,630	-	
	Total VA7-12			60,000	109,283	109,283	5,393	
14.VA7-16	Roof replacement	1460		35,000	-			
Used House	Replace storm doors	1460		30,000				
Program	Replace fencing at rear	1450	60 UNITS	2,000	10,470	10,470	10,470	Completed
	Total VA7-16			67,000	10,470	10,470	10,470	
		1460						
15.VA7-17	Upgrade Parking at Rear	1450		8,000	-			
Overlook/Mimosa	Total VA7-17			8,000	-	-	-	
16.VA7-18	Exterior storage shed	1470	LS	8,000	22,850	22,850	22,850	Completed
20th Stonewall	Replace lobby furniture	1475		6,000				
	Floor Tile	1460	70 UNITS	-	69,256	69,256	-	Under Contract
	Total VA7-18			14,000	92,106	92,106	22,850	
17.VA7-19	Repairs sidewalk	1450		1,500	-			
700 Lombardy	Replace hop overhead door	1460		2,000	-			
	Replace carpet in hallway	1460		35,000	-			
	Replace siding, trim & gutters	1460		100,000	-			
	Replace window blinds & drapes	1460		8,000				
	Doors	1460	LS	-	12,553	12,553	-	Prior Year Approval/Completed
	Total VA7-19			146,500	12,553	12,553	-	
18.VA7-20	Install Bldg. Exterior Lighting	1460		15,000	-			
Randolph	Window Replacement	1460		150,000	-			
	HVAC	1460	52 UNITS	-	147,000	147,000	127,213	Prior Year Approval
	Total VA7-20			165,000	147,000	147,000	127,213	
19.VA7-21	Repair Sprinkler System	1450		10,000	-			
Fulton Family	Landscaping	1450	64 UNITS	-	220,360	220,360	18,000	Fungibility
	Install Sod	1450	64 UNITS	-	7,026	7,026	3,205	Fungibility
	Total VA7-21			10,000	227,386	227,386	21,205	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No. VA36P00750100 Replacement Housing Factor Grant No.				Federal FY of Grant: 2000		
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct No. 3	Quantity 4	Total Estimated Cost 5 6		Total Actual Cost 7 8		Status of Work 9
				Original	Revised	Obligated	Expended	
20.VA7-22	Upgrade fire alarm system	1460		25,000	-			
16114th Avenue	Install new kitchen cabinets	1460	105 UNITS	150,000	229,688	229,688	-	Under Contract
	Total VA7-22			175,000	229,688	229,688	-	
21.VA7-23	Install Bldg. Exterior Lighting	1460		18,000				
Afton Avenue	Install Sod	1450	40 UNITS		14,059	14,059	6,814	Under Contract
	Landscaping (Modular Walls)	1450	40 UNITS	-	33,662	33,662	-	
	Total VA7-23			18,000	47,721	47,721	6,814	-
22.VA7-24	Upgrade clotheslines	1450		8,000	-			
Bainbridge-	Upgrade Bldg. Exterior Lighting	1460		7,000				
Family	Kitchen Cabinet Replacement	1460	30 UNITS	-	93,529	93,529	93,529	Completed
	Landscaping (Modular Walls)	1450	30 UNITS	-	24,296	24,296	-	
	Total VA7-24			15,000	117,825	117,825	93,529	
Stoval Place								
23.VA7-24	Replace fence at front	1450		8,000				
Bainbridge/Elderly	Repair drive parking lot	1450		5,000				
(Fox Manor)	Total VA7-24			13,000	-	-	-	
24.PHA WIDE	Screen's Repair Machine	1475	LS	-	8,000	8,000	-	
	Total Physical Improvements			5,113,564	5,585,865	5,585,865	646,111	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHAName:		Grant Type and Number VA36P00750100					Federal FY of Grant: 2000	
		Capital Fund Program Grant No.						
		Replacement Housing Factor Grant No.						
Development Number/Name 1 HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates 8	
	2	3	4	5	6	7		
	Original	Revised	Actual	Original	Revised	Actual		
Physical								
1.VA7-1 Gilpin Court	March-02		March-02	Sept2003				
2.VA7-2 Gilpin Court Ext	March-02		March-02	Sept2003				
3.VA7-4 Hillside Court	March-02		March-02	Sept2003				
4.VA7-5 Creighton Court	March-02		March-02	Sept2003				
5.VA7-6 Whitcomb Court	March-02		March-02	Sept2003				
6.VA7-7 Fairfield Court	March-02		March-02	Sept2003				
7.VA7-8 Mosby Court	March-02		March-02	Sept2003				
8.VA7-9 North Scattered	March-02		March-02	Sept2003				
9.VA7-9 1202N. 1st St.	March-02		March-02	Sept2003				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAN Name:		Grant Type and Number VA36P00750100					Federal FY of Grant:
		Capital Fund Program Grant No.					2000
		Replacement Housing Factor Grant No.					
Development Number/Name 1 HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates 8
	2	3	4	5	6	7	
	Original	Revised	Actual	Original	Revised	Actual	
10.VA7-9 1200 Decatur	March-02		March-02	Sept2003			
11.VA7-10 Small House Prog.	March-02		March-02	Sept2003			
12.VA7-10 2700 Idlewood	March-02		March-02	Sept2003			
13.VA7-12 Dove Court	March-02		March-02	Sept2003			
14.VA7-16 Used House	March-02		March-02	Sept2003		January 2002	
15.VA7-17 Overlook/Mimosa	March-02		March-02	Sept2003			
16.VA7-18 20th & Stonewall	March-02		March-02	Sept2003			
17.VA7-19 700 S. Lombardy	March-02		March-02	Sept2003		November 2002	
18.VA7-20 Randolph	March-02		March-02	Sept2003			
19.VA7-21 Fulton	March-02		March-02	Sept2003			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHAName:		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.				Federal FY of Grant:	
		VA36P00750100				2000	
Development Number/Name 1 HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates 8
	2	3	4	5	6	7	
	Original	Revised	Actual	Original	Revised	Actual	
MIP							
Resident Business	March-02		March-02	Sept2003			
Enterprise Development Prg							
Comprehensive Leadership Development Training	March-02		March-02	Sept2003			
Community Safe Neighborhood Crime Prevention	March-02		March-02	Sept2003			
Management Improvement Coordinator	March-02		March-02	Sept2003			
A/EFees							
RBEDCClerks	March-02		March-02	Sept2003			
A/EServices	March-02		March-02	Sept2003			
Clerks	March-02		March-02	Sept2003			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

HA Name: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY	Grant Type and Program Capital Fund Program Grant No. VA36P00750101 Replacement Housing Factor Grant No.	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 3-31-02
 Final Performance and Evaluation Report _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		3	4	5	6
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	1,000,000	1,000,000	1,000,000	-
3	1408 Management Improvements-Soft Costs	720,000	720,000	5,000	-
	1408 Management Improvements-Hard Costs				
4	1410 Administration	600,000	623,170	-	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	208,399	408,399	-	-
8	1440 Site Acquisition				
9	1450 Site Improvement	727,000	342,000	2,329	-
10	1460 Dwelling Structures	2,724,895	2,501,725	184,080	-
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	2,148,105	1,833,105	-	-
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	350,000	1,050,000	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	8,478,399	8,478,399	1,191,409	-
21	Amount of line 20 Related to LBP Activities	-	-		
22	Amount of Line 20 Related to Section 504 Compliance	-	-		
23	Amount of Line 20 Related to Security-Soft Cost	-	-		
24	Amount of Line 20 Related to Security-Hard Cost	6,000	6,000	-	-
25	Amount of Line 20 Related to Energy Conservation Measures	2,817,489	2,215,239	-	-
26	Collateralization Expenses or Debt Service	-			

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: Richmond Redevelopment and Housing Authority, Richmond VA			Grant Type and Number Capital Fund Program Grant No. VA36P00750101 Replacement Housing Factor Grant No.				Federal FY of Grant: 2001		
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct 3 No.	Quantity 4	Total Estimated Cost		Total Actual Cost		Status of Work 9	
				5 Original	6 Revised	7 Obligated	8 Expended		
1.VA7-1	Landscaping	1450	7,800sy	25,000	25,000	398	-		
Gilpin Court	Replace Boilers (HVAC)	1470	297units	1,737,314	1,737,314	-	-		
Calhoun	Pool Room A/C (HVAC)	1470	LS	75,000	75,000	-	-		
	Refrigerators	1465	90ea	-	49,500				
	Total			1,837,314	1,886,814	398	-		
2.VA7-2	Exterior Paint	1460	338units	168,000	168,000	-	-		
Gilpin Court	Upgrade Electrical Panels	1460	338units	219,300	219,300	-	-		
Extension	Roof Shingles	1460	1,238sq	192,000	192,000	-	-		
	Replace flat traps	1460	74ea	25,000	25,000	-	-		
	Caulk & seal Windows	1460	338units	30,420	30,420	-	-		
	Landscaping	1450	62,550sy	200,000	20,000	398	-		
	Replace A/C (HVAC)	1460	LS	100,000	100,000	-	-		
	Total			934,720	754,720	398	-		
3.VA7-4	Foundation Stabilization	1460	10bldgs	100,000	100,000	-	-		
Hillside Court	Replace Boilers (HVAC)	1460	46ea	230,000	230,000	-	-		
	Landscaping	1450	15,625sy	50,000	10,000	-	-		
	Interior Stair Treads	1460	LS	30,000	30,000	-	-		
	Digital Controls	1460	55ea	165,000	-	-	-	TranstoFY2000	
	Total			575,000	370,000	-	-		
4.VA7-5	R/R outside Cold Water Lines	1450	LS	12,000	12,000	-	-		
Creighton Court	Fascia	1460	504units	25,200	25,200	-	-		
	Interior Stair Treads	1460	LS	30,000	134,160	134,160	-	Under Contract	
	Landscaping	1450	31,250sy	100,000	10,000	978	-		
	Total			167,200	181,360	135,138	-		
5.VA7-6	Fascia & Soffit	1460	447units	96,000	96,000	-	-		
Whitcomb Court	Interior Handrails	1460	447units	88,000	88,000	-	-		
	Interior Stair Treads	1460	LS	30,000	30,000	-	-		
	Landscaping	1450	23,437sy	75,000	10,000	278	-		
	Porch Renovations (phase one)	1460	111units	446,000	446,000	-	-		
	Total			735,000	670,000	278	-		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number Capital Fund Program Grant No. VA36P00750101 Replacement Housing Factor Grant No.				Federal FY of Grant: 2001			
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct No. 3	Quantity 4	Total Estimated Cost 5 6		Total Actual Cost 7 8		Status of Work 9	
				Original	Revised	Obligated	Expended		
6.VA7-7	Interior Stair Treads	1460	447 units	30,000	-	-	-	Item done in prior year	
Fairfield Court	Boiler Controllers	1470	105 ea	315,000	-	-	-	trans to FY2000	
	Landscaping	1450	6,250 sy	20,000	10,000	278	-		
	Total			365,000	10,000	278	-		
7.VA7-8	Interior Stair Treads	1460	LS	30,000	3,744	3,744	-		
Mosby Court	Hot Water Heater (HVAC)	1460	40 ea	122,250	-	-	-	trans to FY2000	
	Total			152,250	3,744	3,744	-		
8.VA7-9	Interior Stair Treads	1460	LS	30,000	46,176	46,176	-		
North Scattered	Boiler Pumps	1460	109 ea	109,500	109,500	-	-		
	Total			139,500	155,676	46,176	-		
9.VA7-10	Replace Gutters	1460	75 units	37,000	37,000	-	-		
Small House	Repair/Replace Roofs	1460	40 units	50,000	50,000	-	-		
	Landscaping	1450	3,125 sy	10,000	10,000	-	-		
	Total			97,000	97,000	-	-		
10.VA7-10	Paint Exterior	1460	LS	5,000	5,000	-	-		
2700 Idlewood	Floor Tile	1460	1 bldg	12,000	12,000	-	-		
	Kitchen Remodeling	1460	23 units	60,000	60,000	-	-		
	Replace Lavatory Facuets	1460	23 units	1,800	1,800	-	-		
	Total			78,800	78,800	-	-		
11.VA7-12	Hot Water Heater (HVAC)	1460	1 ea	35,250	35,250	-	-		
Dove Court	Landscaping	1450	7,813 sy	25,000	25,000	-	-		
	Total			60,250	60,250	-	-		
12.VA7-16	Fences	1450	60 bldgs	99,000	99,000	-	-		
Used House	Sidewalk	1450	60 bldgs	16,000	16,000	-	-		
Program	Steps	1460	60 bldgs	7,000	7,000	-	-		
	Clotheslines	1450	60 bldgs	7,000	7,000	-	-		
	Floor Tile	1460	60 units	30,000	30,000	-	-		
	Kitchen Remodeling	1460	60 units	105,000	105,000	-	-		
	Replace Metal Roofs	1460	60 units	40,000	40,000	-	-		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No. VA36P00750101 Replacement Housing Factor Grant No.					Federal FY of Grant: 2001			
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2		Dev Acct No. 3	Quantity 4	Total Estimated Cost		Total Actual Cost		Status of Work 9	
					5	6	7	8		
					Original	Revised	Obligated	Expended		
12.VA7-16	Hot Water Heater (HVAC)		1460	5ea	14,000	14,000	-	-		
Used House	Landscaping		1450	3,125sy	10,000	10,000	-	-		
Program	Sheds		1470	26ea	20,791	20,791	-	-		
(Cont.)	Total				44,791	44,791	-	-		
13.VA7-17	Steps		1460	LS	2,000	2,000	-	-		
Overlook	Total				2,000	2,000	-	-		
14.VA7-18	Landscaping		1450	3,125sy	10,000	10,000	-	-		
20th & Stonewall	Upgrade Elevators		1460		0	-	-	-		
	Total				10,000	10,000	-	-		
15.VA7-19	Exterior Lighting		1450	75ea	6,000	6,000	-	-		
700S	Landscaping		1450	3,125sy	10,000	10,000	-	-		
Lombardy	Entrance Doors		1460	75ea	10,000	10,000	-	-		
	Replace Dumpster		1460	1ea	5,000	5,000	-	-		
	Total				31,000	31,000	-	-		
16.VA7-21	Landscaping		1450	3,125sy	10,000	10,000	-	-		
Fulton	Total				10,000	10,000	-	-		
17.VA7-22	Fence		1450	LS-1bldg	9,000	9,000	-	-		
1611 Fourth Ave.	Paving		1450	LS	4,000	4,000	-	-		
	Landscaping		1450	3,125sy	10,000	10,000	-	-		
	Total				23,000	23,000	-	-		
18.VA7-23	Paving		1450	LS	4,000	4,000	-	-		
Afton Avenue	Landscaping		1450	1,562sy	5,000	5,000	-	-		
	Total				9,000	9,000	-	-		
19.VA7-24	Hot Water Heater (HVAC)		1460	2ea	5,250	5,250	-	-		
Bainbridge	Landscaping		1450	1,562sy	5,000	5,000	-	-		
(Stoval Place)	Total				10,250	10,250	-	-		
20.VA7-24	Hot Water Heater (HVAC)		1460	3ea	8,925	8,925	-	-		
Bainbridge	Landscaping		1450	1,562sy	5,000	5,000	-	-		
(Fox Manor)	Total				13,925	13,925	-	-		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No. VA36P00750101				2001			
		Replacement Housing Factor Grant No.							
Development Number/Name 1 HA-Wide Activities	General Description of Major Work Categories 2	Dev Acct 3 No.	Quantity 4	Total Estimated Cost		Total Actual Cost		Status of Work 9	
				5 Original	6 Revised	7 Obligated	8 Expended		
PHA Wide	Resident Business Enterprise	1408		150,000	150,000	-	-		
21. Management Improvements	Development Program								
	Comprehensive Leadership Development Training for Residents	1408		135,000	135,000	-	-		
	Community Safe Neighborhood Crime Prevention Prog.	1408		248,000	248,000	-	-		
	Management Improvement Coordinator	1408		67,000	67,000	-	-		
	Resident Training	1408		100,000	100,000	-	-		
	Modernization and Maintenance Training	1408		20,000	20,000	5,000	-		
	Total Management Improvement			720,000	720,000	5,000	-		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAN Name:		Grant Type and Number VA36P00750101 Capital Fund Program Grant No. Replacement Housing Factor Grant No.					Federal FY of Grant: 2001	
Development Number/Name 1 HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates 8	
	2	3	4	5	6	7		
	Original	Revised	Actual	Original	Revised	Actual		
1. VA7-1	9/30/2003			9/30/2004				
Gilpin Court								
Calhoun								
2. VA7-2	9/30/2003			9/30/2004				
Gilpin Court								
Extension								
3. VA7-4	9/30/2003			9/30/2004				
Hillside Court								
4. VA7-5	9/30/2003			9/30/2004				
Creighton Court								
5. VA7-6	9/30/2003			9/30/2004				
Whitcomb Court								
6. VA7-7	9/30/2003			9/30/2004				
Fairfield Court								
7. VA7-8	9/30/2003			9/30/2004				
Mosby Court								
8. VA7-9	9/30/2003			9/30/2004				
North Scattered								
9. VA7-10	9/30/2003			9/30/2004				
Small House								
10. VA7-10	9/30/2003			9/30/2004				
2700 Idlewood								

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName:		Grant Type and Number VA36P00750101 Capital Fund Program Grant No. Replacement Housing Factor Grant No.					Federal FY of Grant: 2001	
Development Number/Name 1 HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates 8	
	2	3	4	5	6	7		
	Original	Revised	Actual	Original	Revised	Actual		
11.VA7-12 Dove Court	9/30/2003			9/30/2004				
12.VA7-16 Used House Program	9/30/2003			9/30/2004				
12.VA7-16 Used House Program	9/30/2003			9/30/2004				
13.VA7-17 Overlook	9/30/2003			9/30/2004				
14.VA7-18 20th & Stonewall	9/30/2003			9/30/2004				
15.VA7-19 700 S Lombardy	9/30/2003			9/30/2004				
16.VA7-21 Fulton	9/30/2003			9/30/2004				
17.VA7-22 1611 Fourth Ave.	9/30/2003			9/30/2004				
18.VA7-23 Afton Avenue	9/30/2003			9/30/2004				
19.VA7-24 Bainbridge (Stoval Place)	9/30/2003			9/30/2004				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName:		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.					Federal FY of Grant:
		VA36P00750101					2001
Development Number/Name 1 HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates 8
	2	3	4	5	6	7	
	Original	Revised	Actual	Original	Revised	Actual	
20.VA7-24	9/30/2003			9/30/2004			
Bainbridge (Fox Manor)							
Resident Business Enter. Development Program	9/30/2003			9/30/2004			
Comprehensive Leader. Development Training for Residents	9/30/2003			9/30/2004			
Community Safe Neigh. Crime Prevention Prog.	9/30/2003			9/30/2004			
Management Improvement Coordinator	9/30/2003			9/30/2004			
Resident Training	9/30/2003			9/30/2004			
Mod/Maintenance Training	9/30/2003			9/30/2004			
RBEDCC Clerks	9/30/2003			9/30/2004			
Operations	9/30/2003			9/30/2004			
Administration	9/30/2003			9/30/2004			
Contingency	9/30/2003			9/30/2004			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

HA Name: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY	Grant Type and Program Capital Fund Program Grant No. Replacement Housing Factor Grant No. VA36R00750102	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements-Soft Costs				
	1408 Management Improvements-Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,004,697			
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	1,004,697			
21	Amount of line 20 related to LBP Activities				
22	Amount of Line 20 related to Section 504 Compliance				
23	Amount of Line 20 related to Security-Soft Cost				
24	Amount of Line 20 related to Security-Hard Cost				
25	Amount of Line 20 related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

