

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

PHA Plans

5Year Plan for Fiscal Years 2003 - 2007

Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Roanoke Redevelopment and Housing Authority

PHA Number: VA 011

PHA Fiscal Year Beginning: (10/2003

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)

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
PHA FISCAL YEARS 2003-2007
[24 CFR Part 903.5]

A. Mission

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

- The mission of the 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)

It is the mission of the City of Roanoke Redevelopment and Housing Authority in partnership with community organizations, agencies and local governments:

- (1) to provide housing and homeownership opportunities for low and moderate income persons;
- (2) to take a leadership role in providing programs and resources for residents that promote and encourage self-sufficiency, self-esteem and self-determination; and
- (3) to maintain a leadership role in fostering economic development and job opportunities.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - 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) 66
- Improve voucher management: (SEMAP score) 100
- Increase customer satisfaction:
- Concentrate on efforts 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 efforts 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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate 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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Roanoke Redevelopment and Housing Authority has prepared this agency plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. The following statements guide the activities of the Roanoke Redevelopment and Housing Authority.

Value Statement: The Roanoke Redevelopment and Housing Authority will promote opportunity that revitalize communities and enhance the quality of life.

We Believe:

- That Public Housing will be a desirable place to live.
- That more can be done through meaningful partnership.
- That all citizens deserve opportunities to enhance their quality of life.
- That all neighborhoods benefit from social and economic diversity and must be revitalized.
- That creativity and innovation lead to success.
- That economic growth is essential for community prosperity.
- That each employee has the power to make a meaningful contribution in the lives of our customers everyday.

Mission Statement: The mission of the City of Roanoke Redevelopment and Housing Authority in partnership with community organizations, agencies and local government is:

- (1) to provide housing and homeownership opportunities for low and moderate income persons;
- (2) to take a leadership role in providing programs and resources for residents that promote and encourage self-sufficiency, self-esteem and self-determination; and
- (3) to maintain a leadership role in fostering economic development and job opportunities.

Our Annual Plan is based on the premise that if we accomplish the goals and objectives that relates to our assisted housing programs, we will be working towards the achievement of our mission. The plans, statements, budget summary, and policies as they relate to our assisted housing programs, are set forth in the Annual Plan and all lead toward the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of strategies that we will implement:

- We have adopted local preferences for working families applying for assistance under our Public Housing program.
- We have adopted and aggressive screening policy for Public Housing to ensure to the best of our ability that new admissions will be good neighbors.
- In our Section 8 Program, we will reserve the right to screen applicants to the fullest extent allowable while not taking the responsibility from the landlord. Our screening practices meet all fair-housing requirements.
- We have developed a de-concentration policy as required by the Quality Housing and Responsibility Work Act of 1998. This policy has been incorporated as part of our Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan.
- We have established a minimum rent of zero (0) for the Section 8 Program. There is a minimum rent of fifty dollars (\$50.00) established for the public housing program.
- We have established Flat Rents for Public Housing.

- We are encouraging Public Housing residents and Section 8 participants to participate in our Family Self-sufficiency Program.
- We will continue to operate a Site-Base Waiting list for all of our Public Housing Developments.
- Applicants will be selected from the waiting list by preference and in order of the date and time they applied.
- We have established a pet policy of Multi-Family and Elderly high-rise developments.
- We are continue to implement a HOPE VI program at one of our Multi-Family Housing Developments (Villages at Lincoln).
- We have an established Homeownership programs for Public Housing and the Section 8 Housing Voucher Program. The Housing Voucher Program will begin implementation before the end of this fiscal year.
- We will continue to administer drug elimination from the last fiscal years allocation.
- We will continue to conduct economic development activities within the city.
 1. Acquire Land and Relocate business in conjunction with the South Jefferson Redevelopment Area Project. (Carilion Biomedical Institute Development)
 2. We will operate a 87 unit up-scaled apartment complex that is a limited partnership our the Roanoke Redevelopment and Housing Authority.
 3. The Authority will continue to participate in the CDBG grant from the City of Roanoke in conjunction with the Southeast pilot project.
- We will administer a Community Service Program for Public Housing Residents.
- We reserve the right to issue both tax- exempt and taxable bonds for housing and economic development projects within the City of Roanoke.
- We are, in partnership with the City of Roanoke, administering a Shelter – Plus Care Program for Homeless Families.
- We will continue to administer Programs for Rehabilitation and Home Repairs.
- Perform Housing Quality Standards Inspections for the Housing Opportunity Program for Persons with Aids. (Under Contract Agreement).

- RRHA intends to use a portion of its Capital Grant to collateralize and to repay a loan over a period of 10-20 years, depending on the final terms and conditions approved by HUD. This loan will be used, in part, to supplement the development costs of our HOPE VI project, and also for development of ten additional public housing units on scattered sites, some of which will be homeownership opportunities. We expect this loan will be approximately \$3-4 million and to be issued in the form of tax-exempt bond financing.
- The RRHA intends to submit a proposal to the Department and Housing and Urban Development to request that Melrose Towers and Morningside Manor be for elderly only.
- Investigate and study the possibility of utilizing the Scattered Site units for participant is a Family Self-Sufficiency Program

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for De-concentration
- FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

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

- Other (List below, providing each attachment name)
- Capital Fund Program Annual Statement VA011a01
 - Income Targeting VA011b01
 - Pet Policy VA011c01
 - Resident Advisory Board VA011d01
 - Resident Membership on Governing Board VA011e01
 - RASS Follow-up Plan VA011f01
 - Substantial Deviation and Significant Amendment or Modification VA011g01
 - Need Assessment of Demographic changes with Site-Based Waiting Listing.VA011h01
 - Homeownership VA011i01
 - Progress In Meeting The 5-Year Plan Mission and GoalsVA011j01
 - Community Services Program VA011k01
 - Flat Rent Schedule VA011L01
 - Public Hearing Comments VA011m01
 - Voluntary Conversion Required Initial Assessment VA011n01
 - Supporting Documents Available for Review at Central Office of Authority

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration 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 de-concentration 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
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 HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or	Annual Plan: Demolition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	disposition of public housing	and Disposition
X	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 homeownership programs/plans	Annual Plan: Homeownership
X	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 (PHEDEP) 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
N/A	Troubled PHA's: MOA/Recovery Plan	Troubled PHA's
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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	1330	5	3	3	2	3	2
Income >30% but <=50% of AMI	1095	5	3	3	2	3	2
Income >50% but <80% of AMI	N/A						
Elderly	1674	4	3	4	2	3	2
Families with Disabilities	752	5	4	3	3	2	2
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

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: 2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" 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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	S-8 159 PH 278		S-8 184 PH 254
Extremely low income <=30% AMI	S-8 123 PH 247	S-8 78% PH 89%	
Very low income (>30% but <=50% AMI)	S-8 34 PH 28	S-8 21% PH 10%	
Low income (>50% but <80% AMI)	S-8 2 PH 3	S-8 1% PH 1	
Families with children	S-8 143 PH 122	S-8 90% PH 44%	
Elderly families	S-8 3 PH 39	S-8 2% PH 14%	
Families with Disabilities	S-8 13 PH 43	S-8 8% PH 15%	
Race/ethnicity	White Hispanic S-8 0 PH 92	White Hispanic S-8 0% PH 33%	
Race/ethnicity	Black Hispanic S-8 0 PH 175	Black Hispanic S-8 0% PH 63%	
Race/ethnicity	White Non-Hispanic S-8 37 PH 92	White Non-Hispanic S-8 23% PH 38%	
Race/ethnicity	Black Non-Hispanic S-8 119 PH 175	Black Non-Hispanic S-8 75% PH 61%	
Indian/Asian	Non-Hispanic S-8 3 PH 11	Non-Hispanic S-8 2% PH 1%	
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
0BR	3	1%	41
1BR	153	55%	54
2 BR	74	27%	71
3 BR	29	10%	67
4 BR	11	4%	12
5 BR	8	3%	9
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	\$ 4,800,000	
b) Public Housing Capital Fund	\$ 2,300,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 6,300,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 503	\$ 1,356,000	PH Capital Improvement
Drug Elimination 607	\$ 226,000	Drug Elimination
Hope VI Revitalization 660	\$ 2,700,000	Hope VI
3. Public Housing Dwelling Rental Income	\$ 2,200,000	PH Operations
4. Other income (list below)		
Excess Utilities	\$ 80,000	
Late Rent	31,000	
Misc.	3,000	
4. Non-federal sources (list below)		
Total resources	\$19,996,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)

Other: (describe)

Within 30 days

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

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

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

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

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- 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)

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

1. How many site-based waiting lists will the PHA operate in the coming year?10

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?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 10

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)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

- 1 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)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

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

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts

- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

PHA main administrative office

Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Medical, Employment, Illness, Reasonable Accommodations.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 3 Substandard housing
- 3 Homelessness
- 3 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)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or

minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below:

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:

Flat Rent – See Attachment VA011L01

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

- For household heads
 For other family members
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option

- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA’s segment of the FMR area

- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- 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	1131	254
Section 8 Vouchers	1269	184
Section 8 Certificates	0	
Section 8 Mod Rehab	126	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	3161	190
FSS Program	103	6
Soar Program	195	12
Other Federal Programs(list individually)		
Shelter Plus Program	16	
Hackley Apartment	24	

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)
 - Maintenance Plan
 - Admission and Continued Occupancy Policy for the Public Housing Program
 - Resident Lease

Resident Handbook
FSS Action Plan

- (2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Villages at Lincoln
2. Development (project number: VA11-002
3. Status of grant: (select the statement that best describes the current status)

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Development to be determined if program Hope VI Program exist.

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

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: Scattered Site Public Housing Units.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Melrose Towers 1b. Development (project) number: VA 11-006
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(01/03/04)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 212 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Morningside Manor 1b. Development (project) number: VA 11-008

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(01/03/04)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 105</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937
See Attachment: VA011

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)

See Attachment: VA011i01 Voluntary Initial Conversion Assessment

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: Villages at Lincoln 1b. Development (project) number: VA-11-002
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (07/15/2000)
5. Number of units affected: 22 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA 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? DD/MM/YY

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 / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Lansdowne</i>	<i>195</i>	<i>voluntary</i>	<i>PHA Main Office</i>	<i>Public Housing</i>
Villages at Lincoln	103	Mandatory	Opportunity Center	Public Housing
Hurt Park	1691	Voluntary	Rke Adolescent Health Partnership	Public Housing or Section 8

				Residents

(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	103	07/01/03
Section 8	1	07/01/03

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

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

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

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)

D. Additional information as required by PHDEP/PHDEP Plan

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

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

N/A

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment VA011c01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) Attachment VA011m01
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below) Comments will be submitted with hard-copy.

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) The City Council of Roanoke take applications for the replacements of all Board Members. Any Public Housing Resident must submit an application to the City if they would like to become a board member. The City Council of Roanoke make the selection.

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) Could be all of above.

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: (City of Roanoke Virginia)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

The City of Roanoke and the Roanoke Redevelopment and Housing Authority will continue our efforts to affirmatively further fair housing, address housing needs, seek appropriate resources to maintain and preserve Roanoke's existing housing stock, revitalize our neighborhoods and promote and support family self-sufficiency and homeownership efforts.

D. Other Information Required by HUD

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

Attachments

Capital Fund Program Annual Statement Parts I, II, and II	VA011a01
Income Targeting	VA011b01
Pet Policy (Multi-Family)	VA011c01
Resident Advisory Board	VA011d01
Resident Membership on Governing Board	VA011e01
RASS Follow-up Plan	VA011f01
Substantial Deviation and significant Amendment or Modifications	VA011g01
Need Assessment of Demographic Changes with site-base waiting lists	VA011h01
Homeownership	VA011i01
Statement of Progress in Meeting 5 year	VA011j01
Community Services Program	VA011k01
Flat Rent Schedule	VA011L01
Public Hearing Comments	VA011m01
Voluntary Conversions Required Initial Assessment	VA011n01

PHA Plan Table Library

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

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number VA36PO1150102 FFY of Grant Approval: 10/2003

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	.00
2	1406 Operations	93,783.00
3	1408 Management Improvements	57,000.00
4	1410 Administration	192,268.00
5	1411 Audit	2,500.00
6	1415 Liquidated Damages	.00
7	1430 Fees and Costs	259,628.00
8	1440 Site Acquisition	.00
9	1450 Site Improvement	84,300.00
10	1460 Dwelling Structures	819,632.00
11	1465.1 Dwelling Equipment-Nonexpendable	.00
12	1470 Nondwelling Structures	.00
13	1475 Nondwelling Equipment	.00
14	1485 Demolition	.00
15	1490 Replacement Reserve	.00
16	1492 Moving to Work Demonstration	.00
17	1495.1 Relocation Costs	150,000.00
18	1498 Mod Used for Development	.00
19	1501 Collaterization or Debt Service	350,000.00
20	Amount of Annual Grant (Sum of lines 2-19)	2,009,111.00
21	Amount of line 20 Related to LBP Activities	.00
22	Amount of line 20 Related to Section 504 Compliance	.00
23	Amount of line 20 Related to Security	.00
24	Amount of line 20 Related to Energy Conservation Measures	.00

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Operations	1406	93,783.00
HA-Wide	Resident training	1408	25,000.00
HA-Wide	Staff training	1408	25,000.00
HA-Wide	Contract administration training	1408	7,000.00
HA-Wide	Salaries	1410	133,463.00
HA-Wide	Benefits	1410	46,305.00
HA-Wide	Legal	1410	4,000.00
HA-Wide	Travel	1410	2,500.00
HA-Wide	Sundry	1410	6,000.00
HA-Wide	Audit	1411	2,500.00
HA-Wide	In-house inspection costs	1430	149,628.00
HA-Wide	Open-ended A&E for multiple projects	1430	100,000.00
HA-Wide	Asbestos/lead consultant	1430	10,000.00
HA-Wide	Sidewalks, steps, etc. (326)	1450	82,000.00
VA11-10 Indian	Basketball/walk (18)	1450	2,300.00
HA-Wide	Asbestos/lead abatement (271)	1460	121,250.00
VA11-1 Lansdowne	Bath tubs/fixtures (176)	1460	300,000.00
VA11-3 Hurt	Install bath fans (158)	1460	60,000.00
VA11-5 Hunt	Flooring and plumbing (98)	1460	200,000.00
VA11-6 Melrose	Air ventilation (180)	1460	15,000.00
VA11-6 Melrose	Lighting (207)	1460	32,067.00
VA11-8 Morningside	Anti-scald (111)	1460	23,604.00
VA11-9 Bluestone	Domes. Hot water (226)	1460	46,864.00
VA11-9 Bluestone	Piping, hot water (227)	1460	3,180.00
VA11-10 Indian	Window sills (124)	1460	17,667.00
HA-Wide	Relocation	1495.1	150,000.00
HA-Wide	Debt service	1501	350,000.00

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
VA11-1 Lansdowne	09/30/05	09/30/07
VA11-2 Lincoln	09/30/05	09/30/07
VA11-3 Hurt	09/30/05	09/30/07
VA11-5 Hunt	09/30/05	09/30/07
VA11-6 Melrose	09/30/05	09/30/07
VA11-7 Jamestown	09/30/05	09/30/07
VA11-8 Morningside	09/30/05	09/30/07
VA11-9 Bluestone	09/30/05	09/30/07
VA11-10 Indian	09/30/05	09/30/07
VA11-12 Scattered	09/30/05	09/30/07
HA-Wide	09/30/05	09/30/07

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VA11-1	Lansdowne Park		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Physical improvements:			
Roofs (253)		500,000.00	2004,2006,2007
Doors (256)		34,000.00	2004
Interior plumbing (64)		250,000.00	2005
Upgrade electrical (63)		100,000.00	2005
Roof repair (253)		35,000.00	2005
Repairs to interior (241)		100,000.00	2005
Exterior repairs (312)		190,000.00	2006
Administration building – lobby (313)		80,000.00	2006
Administration interior paint (314)		25,000.00	2006
Parking lots (191)		8,000.00	2006
Sidewalks (254)		10,000.00	2006
Exterior lights (83)		150,000.00	2007
Seeding, mulching, planting, etc. (163)		25,000.00	2007
Bus shelter (194)		25,000.00	2007
Ranges (249)		75,000.00	2007
Landscaping (255)		20,000.00	2007
Total estimated cost over next 5 years		1,627,000.00	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VA11-2	Villages of Lincoln			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Physical improvements:				
Site lighting (244)			75,000.00	2005
Landscaping (164)			30,000.00	2006, 2007
Administration building windows (42)			80,000.00	2006
Replace storefront door at administration building			10,000.00	2007
Total estimated cost over next 5 years			195,000.00	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VA11-3	Hurt Park			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Physical improvements:				
Exterior paint (276)			50,000.00	2006
Exterior doors (315)			80,000.00	2006
Landscaping (154)			20,000.00	2006
Ranges (340)			32,000.00	2007
Exterior repair (332)			50,000.00	2007
Trim or remove trees (33)			15,000.00	2007
Pave, patch, seal & stripe driveways & parking lots (38, 198)			60,000.00	2007
Seeding, mulching, planting, etc. (154)			25,000.00	2007
Repair and replace sidewalks (247)			65,000.00	2007
Retaining walls (292)			25,000.00	2007
Total estimated cost over next 5 years			422,000.00	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VA11-5	Hunt Manor			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Physical improvements:				
Roofs (257)			60,000.00	2004
Exterior, porches (258)			150,000.00	2004
Boilers (316)			30,000.00	2006
Water heaters (3170)			10,000.00	2006
Roofs (257)			60,000.00	2006
Landscaping (159)			10,000.00	2006
Pave, patch, seal, & stripe driveways & parking lots (41)			40,000.00	2007
Sidewalks, steps, etc. (58)			20,000.00	2007
Replace entrance & screen doors (104)			125,000.00	2007
Dumpster pads (281)			10,000.00	2007
Total estimated cost over next 5 years			515,000.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VA11-6	Melrose Towers		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Physical improvements:			
Exterior sewage (259)			34,000.00
Plumbing repair (260)			80,000.00
Repair heating (273)			90,000.00
Ranges (318)			60,000.00
HVAC repair (319)			25,000.00
Floor tile in halls (320)			10,000.00
Sidewalks (321)			5,000.00
Landscaping (171)			6,000.00
Bus shelter (333)			25,000.00
Refrigerators (334)			75,000.00
Pave, patch, seal, & stripe driveways & parking lots (210)			25,000.00
Asbestos abatement (236)			20,000.00
Total estimated cost over next 5 years			455,000.00

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VA11-7	Jamestown Place			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Physical improvements:				
Exterior (262)			80,000.00	2004
Refrigerators (322)			60,000.00	2006
Interior renovations (110)			75,000.00	2006
Ranges (339)			44,000.00	2007
Trim or replace trees (341)			20,000.00	2007
Exterior (262)			80,000.00	2007
Total estimated cost over next 5 years			359,000.00	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VA11-8	Morningside Manor			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Physical improvements:				
Parking lot expanded (264)			16,000.00	2004
Exterior repair (274)			95,000.00	2005
Interior painting (323)			44,000.00	2006, 2007
Landscaping (173)			6,000.00	2006
Bus shelter (215)			25,000.00	2007
Air ventilation (336)			15,000.00	2007
Switch gear replacement (342)			100,000.00	2007
Exterior balcony paint (292)			20,000.00	2007
Total estimated cost over next 5 years			321,000.00	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VA11-9	Bluestone Park			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Physical improvements:				
Exterior (265)			100,000.00	2004, 2007
Roofs (266)			60,000.00	2004
Interior repairs (324)			20,000.00	2006
Exterior repairs (265)			80,000.00	2006
Landscaping (174)			10,000.00	2006
Trim or replace trees			10,000.00	2007
Refrigerators (297)			26,000.00	2007
Foundation repair (335)			30,000.00	2007
Total estimated cost over next 5 years			336,000.00	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VA11-10	Indian Rock Village			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Physical improvements:				
Roofs (268)			255,000.00	2004
Landscaping (175)			10,000.00	2006
Sidewalks (267)			20,000.00	2006
Interior renovations (325)			3,000.00	2006
Trim or replace trees (344)			10,000.00	2007
Install or repair storm drain (345)			80,000.00	2007
Interior of maintenance building (346)			5,000.00	2007
Total estimated cost over next 5 years			383,000.00	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VA11-12	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Physical improvements:				
Roofs (270)			75,000.00	2004, 2006
Water heaters (327)			6,000.00	2006
Exterior renovations (328)			10,000.00	2006
Interior renovations (329)			20,000.00	2006
Landscaping (330)			10,000.00	2006
Ranges (307)			24,000.00	2007
Total estimated cost over next 5 years			145,000.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA-Wide	PHA Wide		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Management improvements:			
Resident training		100,000.00	2004-2007
Staff training		100,000.00	2004-2007
Contract administration training		28,000.00	2004-2007
Physical improvements:			
Sidewalks, steps, etc. (326)		328,000.00	2004-2007
Asbestos/lead abatement ((271)		485,000.00	2004-2007
Landscaping (311)		159,000.00	2005-2007
Roof – warehouse (331)		50,000.00	2006
Relocation		600,000.00	2004-2007
Debt Service		1,400,000.00	2004-2007
NOTE: Energy Performance Contract – cost and start date depended on energy audit.		?	?
Total estimated cost over next 5 years		3,250,000.00	

PHA Plan Table Library

Component 7 Replacement Housing Fund Annual Statement Parts I, II, and II

Annual Statement Replacement Housing Fund (RHF) Part I: Summary

Replacement Housing Number VA36RO1150103 FFY of Grant Approval: 10/2003

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	.00
2	1406 Operations	.00
3	1408 Management Improvements	.00
4	1410 Administration	.00
5	1411 Audit	.00
6	1415 Liquidated Damages	.00
7	1430 Fees and Costs	.00
8	1440 Site Acquisition	.00
9	1450 Site Improvement	.00
10	1460 Dwelling Structures	.00
11	1465.1 Dwelling Equipment-Nonexpendable	.00
12	1470 Nondwelling Structures	.00
13	1475 Nondwelling Equipment	.00
14	1485 Demolition	.00
15	1490 Replacement Reserve	.00
16	1492 Moving to Work Demonstration	.00
17	1495.1 Relocation Costs	.00
18	1499 Development Activities	.00
19	1501 Collateralization or Debt Service	101,708.00
20	Amount of Annual Grant (Sum of lines 2-19)	101,708.00
21	Amount of line 20 Related to LBP Activities	.00
22	Amount of line 20 Related to Section 504 Compliance	.00
23	Amount of line 20 Related to Security	.00
24	Amount of line 20 Related to Energy Conservation Measures	.00

Annual Statement

Replacement Housing Fund (RHF) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Debt service for bond issue	1501	101,708.00

Annual Statement
Replacement Housing Fund (RHF) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide	09/30/05	09/30/07

Attachment: VA011b01

**CITY OF ROANOKE REDEVELOPMENT AND
HOUSING AUTHORITY**

RRHA

**INCOME TARGETING POLICY
FOR PUBLIC HOUSING AND
SECTION 8 PROGRAMS**

June 1999

Approved by the PHA Board of Commissioners: June 14, 1999

Submitted to HUD: _____

STATEMENT OF POLICY AND OBJECTIVES

INTRODUCTION

The purpose of this policy is to establish among other things, annual requirements for admitting families with incomes below thirty percent (30%) of the area median income, related income targeting requirements, and public housing deconcentration requirements.

This policy amends Chapter 8 in the City of Roanoke Redevelopment and Housing Authority (RRHA) Admissions and Continued Occupancy Policy for Public Housing, “Tenant Selection and Assignment Plan,” and will be titled “Public Housing and Section 8 Income Targeting Policy” under Section C. It will also be an amendment to the Section 8 Administrative Plan.

INCOME TARGETING REQUIREMENTS

A. PUBLIC HOUSING

With respect to income targeting, the general rule is that in each fiscal year, at least 40 percent of the families admitted to public housing by the RRHA must have incomes that do not exceed 30 percent of the area median income.

1. FUNGIBILITY

HUD fungibility provisions allow the RRHA to admit less than 40 percent of the families with incomes below 30 percent of the median (“very poor families”) in a fiscal year, to the extent the RRHA has provided more than seventy-five (75) percent of newly available vouchers and certificates (including those resulting from turnover) to very poor families. Thus, the provision is called “fungibility” because to a limited extent, it makes the targeting requirements in public housing and tenant-based assistance interchangeable or fungible. There are three further limitations on the RRHA’s use of fungibility.

Fungibility “credits” only can be used to drop the annual requirement for housing very poor families below 40 percent of newly available units in public housing, by the lowest of the following amounts:

- a. The number of units equivalent to ten (10) percent of the number of newly available vouchers and certificates in that fiscal year, or
- b. The number of units that (1) are in projects located in census tracts having a poverty rate of 30% or more, and (2) are made available for occupancy by and actually occupied in that year by very poor families; or
- c. The number of units that cause the RRHA’s overall requirement for housing very poor families to drop to 30% of its newly available units.

1. NEW RESIDENTS (PUBLIC HOUSING ADMISSIONS)

- a. New applicants will be offered units in Public Housing in one of two different application settings.
 1. Centralized waiting list. (Current system)
 - a. Very low and low income families will be offered units in areas with higher income population, based on our current annual income statistics of residents residing in each development.
 - b. Higher income families will be offered units in areas with lower income population, based on our current annual income statistics of residents residing in each development.
 - c. Housing offers will be made by the Central Leasing Department.
 1. Site-based waiting list. (Proposed system.)
 - a. For purposes of income mixing, on-site applicants will be referred to other developments, when family incomes are contradictory to the income mix of the development.

- b. The on-site manager will make housing offers.
- c. The family will retain the choice of accepting the offer.

A. SECTION 8 TENANT-BASED ASSISTANCE

With respect to Section 8 tenant-based assistance, for the RRHA in each fiscal year, not less than 75 percent of its new admissions to the program must have incomes at or below 30 percent of the area median income. The RRHA will utilize the income limits based on 30 percent of median income published each year by HUD. Other admissions must comply with eligibility limits under the current regulations (24 CFR 982.201 (b)) and law.

C. SECTION 8 PROJECT-BASED ASSISTANCE

C

For Section 8 project-based assistance (including moderate rehabilitation and project-based certificates), not less than 40 percent of the new admissions to a specific project must have incomes at or below 30% of the area median income.

DECONCENTRATION OF POVERTY

The RRHA is committed to providing income mixing and deconcentration of poverty by encouraging transfers of higher income tenants into lower income public housing developments and lower income tenants into higher income public housing developments.

1. The RRHA will deconcentrate high income and very low income families in the same area (Income Mixing) by:

- a. Offering incentives to higher income residents to relocate to lower income developments.
 - b. Offering incentives to lower income residents to relocate to higher income developments.
1. The RRHA will offer incentives for families to relocate to other developments, such as:
- a. Providing funds for moving expenses incurred by the resident.
 - b. Rent credit for one month.
 - c. Bedroom size change (diversion from Occupancy Standard.)
 - d. Free gifts.

The RRHA will encourage families to move to other developments to prevent concentration of lower or higher income families in the same development. However, the family will retain the choice of accepting the offer to move.

RECORD KEEPING

The RRHA will maintain leasing statistics by property as well as for the Authority as a whole. These statistics will be for Public Housing and Section 8 programs. This will make it possible to demonstrate the effectiveness of our plan, as well as our success in achieving a range of incomes at all properties. The records include, but are not limited to, the following:

1. Annual income for all new admissions.
2. Average family rent payment.
3. Incentives provided.
4. Families relocated to promote deconcentration/income mixing.
5. Monthly statistical information to monitor percentage compliance with HUD income targeting regulations.

REGULATORY COMPLIANCE

For compliance with the regulations for this year, the statistical analysis will be pro-rated from April 1, 1999 until September 30, 1999.

VA011c01
Required Attachment:

PET POLICIES

CITY OF ROANOKE REDEVELOPMENT
AND
HOUSING AUTHORITY

R R H A

**PET POLICY
FOR MULTI-FAMILY PUBLIC HOUSING
DEVELOPMENTS OWNED AND OPERATED
BY THE AUTHORITY**

DECEMBER 13, 1999

APPROVED BY THE PHA BOARD OF COMMISSIONERS

⋮ _____

PET POLICY

1. Purpose

Section 526 of the Quality Housing and Work Responsibility Act of 1998 (Public Law 105-276, 112 Statute 2461,2568) (the Public Housing Reform Act of 1998) added section 31 (captioned “Pet Ownership in Public Housing”) to the United States Housing Act of 1937 (42U.S.C. 1437z-3) (the 1937 Act). Section 31 establishes pet ownership requirements for residents of public housing other than federally assisted rental housing for elderly or persons with disabilities. Section 31(a) of the 1937 Act (captioned “Ownership Conditions”) states that:

A resident of a dwelling unit of public housing may own one (1) or more common household pets or have one (1) or more household pets present in the dwelling unit of such resident, subject to the reasonable requirements of the public housing agency, if the resident maintains each pet reasonably and in accordance with applicable State and local public health, animal control, and animal anti-cruelty laws and regulations and with the policies established in the public housing pet policy for multi-family public housing developments.

2. Common Household Pet Defined

For the purpose of this regulation the term “pet” shall mean a domesticated dog, cat, bird, fish or turtle, and no others,(i.e, no snakes, hampsters, gerbals, ferrets, rabbits, mice, iguanas, spiders, monkeys, etc). Such pet shall not weigh more than 20 pounds and shall stand not more than 15 inches high when measured at its highest point. Seeing-eye dogs are exempt from this definition.

3. Other Definitions

- (a) RRHA - The City of Roanoke Redevelopment and Housing Authority.
RRHA – Owner
- (b) Housing Manager -The RRHA Housing Manager or it’s designee.
- (c) Nuisance - An act or practice that constitutes invasion of the legal rights of another especially his/her peaceful enjoyment of the development.
- (d) Pet Owner - The resident who is financially legally, physically and otherwise responsible for the pet and its general welfare.

- (e) Development - The following locations and names of Multi-family developments owned and operated by the RRHA in the City of Roanoke.
1. Lansdowne Park - 2624 Salem Turnpike, NW
 2. Lincoln Terrace -1801 Dunbar Street, NW
 3. Hurt Park - 1641 16th Street, SW
 4. Hunt Manor - 802 Hunt Avenue, NW
 5. Jamestown Place -1533 Pike Lane, SE
 6. Bluestone Park – 2617 Bluestone Avenue, NE
 7. Indian Rock Village – 2034 Indian Village Lane, SE
 8. This policy also applies to the Scattered Site Public Housing Units owned and operated by the RRHA.

1. Pet Admittance Procedure

- (a) No apartment shall have more than **one dog or one cat**
- (b) The prospective pet owner (resident) shall contact the Housing Manager and determine if the proposed pet meets the definition set forth in Section 2 and to discuss the resident's ability to care for the pet.
- (c) The Housing Manager shall inspect the apartment of prospective pet owner. An evaluation of the condition of the apartment shall be made noting any existing damage prior to the entry of the proposed pet on the premises.
- (d) Prior to the admission of dogs and cats, the prospective pet owner shall provide the RRHA with the following:
- (1) A refundable pet deposit to cover the cost of repairing any possible pet damage to flooring or other RRHA property, or other costs to the RRHA such as removal of the pet. The **deposit will be paid in a lump-sum payment** before the pet is brought to the premises. The RRHA shall refund the unused portion of the pet deposit to the resident within a reasonable time after the resident moves from the development or no longer keeps a pet in the dwelling unit. **The deposit for a Dog or Cat will be Three-Hundred Dollars (\$300).**
 - (2) Written proof from a veterinarian stating:
 - (i) The pet has been vaccinated in **compliance with all laws** and, furthermore, has been inoculated against common pet

diseases such as distemper. Cats shall be vaccinated for rabies. Dogs and cats must be housebroken and/or litter-trained.

- (ii) The pet has been **spayed or neutered**.
 - (iii) If knowledgeable, a statement as to the behavior of the pet and a history of its health.
 - (iv) The pet is presently in good health.
- (3) Proof of payment of any **licenses required by law** and that such licenses are current. Each appropriate animal will wear a tag indicating owner's name, address, and current inoculations.
- (4) Dogs and cats must be on a **leash at all times and accompanied by a responsible person when outside of the unit in which they reside. Leashes shall be no longer than four (4) feet.**
- (5) Proof of current inoculations against disease shall be required to be present at **each regular re-examination** or at any time requested by the RRHA. A statement from a veterinarian as to the general health of the pet and proof of valid license shall also be presented at re-examination or upon request.
- (6) Residents with dogs or cats shall be required to have their apartments exterminated at least once every **six months** at the expense of the RRHA as a safeguard against fleas and other animal related pests.
- (7) No apartment shall have more than **one dog or one cat.**
- (8) Pet Owner shall be required to have and use a "pooper-scooper" to clean up after their pets. Cat owners shall have a litter box constructed of nonabsorbent, permanent material in their apartments, and litter shall be changed at least twice every week. Should the pet excrete on the grounds of the development, it shall be the pet owner's immediate responsibility to remove the excretion and sanitize the area. Should an employee of the RRHA, for any reason be required to remove the excretion or sanitize the area, the pet owner shall be billed \$10.00 for services rendered. Litter, excrement, etc. will be placed and sealed in airtight plastic trash bags and deposited in the Dumpster or trashcan supplied by the City of Roanoke.

- (9) **Pet Owner shall not leave the pet unattended outside.** Should for any reason the pet be found unattended outside of the owner's apartment, the Housing Manager shall immediately have the pet impounded. It shall be the pet owner's responsibility to retrieve the pet, including the payment of all fees, fines, and / or other costs incurred in the impoundment.
- (10) Pet Owners shall **not tie pet outside** to any fixtures.
- (11) Pet Owners shall **not construct or put a doghouse** on the Multi-Family Public Housing Development.
- (12) Pet Owners shall **not put cat litter box outside** of the apartment on the Multi-Family Public Housing Development.
- (a) Prior to admission of fish, turtles or birds the prospective owner shall provide the RRHA with the following:
- (1) **A refundable pet deposit in the amount of \$25.00 will be charged for fish,** to cover the cost of repairing any possible pet damage to flooring or other RRHA property. The deposit will be paid through an initial payment of \$25.00 before the pet is brought onto the premises.
- (2) If knowledgeable, a statement as to the behavior of the bird and a statement that it is presently in good health.
- (3) Acknowledgement Statement: No pet shall be permitted in any indoors public area such as rental offices, maintenance, community room, etc.
- (4) Acknowledgement Statement: Pet owners shall refrain from subjecting other tenants to the company of their pet and shall be liable for any financial settlement between the pet owner and other residents who may bring suit for offenses against them committed by the pet. In addition, pet owners must have permission from residents before taking a pet into another resident's apartment.
- (5) Pets kept in cages shall be subject to inspection of the pet's living quarters on at least a quarterly basis by the Housing Manager. Inspections may occur more often if deemed necessary. This inspection is necessary to detect signs of pet neglect.
- (6) Pet owners shall keep their apartments in a healthful and sanitary state free of fleas, ticks, animal hair, feathers and foul odor brought about by the pet's excretion on the floors or carpets.

- (7) No apartments shall have more than one cage no larger than 18" x 18"x 30" or more than one aquarium not larger than 20 gallons.

- (8). Birds, fish and turtles will remain contained in their cage or aquarium. In the event a bird should get loose and cause damage from excrement, it shall be the owner's immediate responsibility to remove the excrement and sanitize the area. Should an employee of the RRHA for any reason be required to clean and sanitize the area, the pet owner shall be billed \$10.00 for services rendered. Litter and used cleaning cloths or materials must be sealed in airtight plastic bags and deposited in the Dumpster or trashcans provided by the City of Roanoke.

5. All Pets

- (1) A statement signed by the pet owner authorizing the RRHA to transfer to someone else in the event of tenant's death or inability to care for the pet. Specific instructions as to pet disposition will be honored by the RRHA where it is possible to do so.
- (2) A signed release from the pet owner holding the RRHA and its agents harmless from suit brought about (I) by acts of the pet or pet owner and (II) by the pet owner for acts of the RRHA in rendering proper care of the pet in the absence of the pet owner or his/her inability to care for the pet.
- (3) A statement signed by the prospective pet owner acknowledging that he/she has been provided with a copy of these Pet Regulations; has read and understands the Regulations and will abide by the Regulations.
- (4) Pet owners shall refrain from subjecting other tenants to the company of their pet and shall be liable for any financial settlement between the pet owner and other residents who may bring suit for offenses against them committed by the pet. In addition, pet owners must have permission from residents before taking a pet into another resident's apartment.

Pet owners shall be responsible for providing proper care for and cleanliness of the pet, assuring that it is healthy, and for providing veterinarian care should it become ill and/or contract a contagious disease that could spread to other pets in the development.

6. Visiting Pets Prohibited

Nothing in these regulations shall be construed to permit pets on the development premises, which are not owned by a tenant resident in the development.

- (a) Notice of pet rule violation. If a Housing Manager determines on the basis of objective facts, supported by written statements that a pet owner has violated a rule governing the owning or keeping of pets, the Housing Manager may serve a written notice of pet rule violation on the pet owner.
 - (1) Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;
 - (2) State that the pet owner has 10 days from the effective date of service of the notice to correct the violation.
 - (3) State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and
 - (4) State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy or removal of pet.

7. Pet rule violation meeting-

- (1) If the pet owner makes a timely request for a meeting to discuss an alleged pet rule violation, the Housing Manager shall establish a mutually agreeable time and place for the meeting but no later than 15 days from effective date of service of the notice of pet rule violation (unless the RRHA agrees to a later date). At the pet rule violation meeting, the pet owner and Housing Manager shall discuss any alleged pet rule violation and attempt to correct it. The Housing Manager may, as a result of the meeting, give the pet owner additional time to correct the violation.
- (2) Notice for pet removal. If the pet owner and Housing Manager are unable to resolve the pet rule violation at the pet rule violation meeting, or if the Housing Manager determines that the pet owner has failed to correct the pet rule violation within any additional time provided for this purpose under paragraph (b)(1) of this section, the RRHA may serve a written notice on the pet owner (or at the meeting, if appropriate), requiring the pet owner to remove the pet. The notice must:
 - (i) Contain a brief statement of the factual basis for the pet rule or rules that have been violated;

- (ii) State that the pet owner must remove the pet within 10 days of the effective date of service of the notice of pet removal (or the meeting, if notice is served at the meeting); and
- (iii) State that failure to remove the pet may result in initiation of procedures to terminate the pet owner's tenancy.

Initiation of Procedures to Remove A Pet or terminate the
Pet Owner's Tenancy.

- (1) The Housing Manager may not initiate procedures to terminate a pet owner's tenancy based on a pet rule violation, unless (I) the pet owner has failed to remove the pet or correct a pet rule violation within the applicable time period specified in this section (including any additional time permitted by the owner) and (II) the pet rule violation is sufficient to begin procedures to terminate the pet owner's tenancy under the terms of the lease and applicable regulations.
- (2) The RRHA may initiate procedures to remove a pet at any time, in accordance with the provisions of applicable State or local law.

8. RRHA Administrative Responsibility

- (a) The RRHA shall assure that all pet owners adhere to these Pet Regulations in occupancy and those who shall become occupants.
- (b) The pet owners shall be billed for all damages; infestation charges and/or restoration of health standards for conditions brought about by the pet.
- (c) At the time of lease execution, the Housing Manager shall authenticate that the RRHA policy has been administered properly, rejecting any applicant desiring to have a pet who cannot fulfill the initial requirements for admittance. The applicant shall otherwise be considered for an apartment minus the approval for the pet.
- (d) During each regular inspection or other official visit by RRHA staff, the pet owner's apartment shall be reviewed in depth for any pet damages, including damage that could have been brought about by pet excretions, damage by scratching or gnawing of cabinets, doors, etc. Work orders will be issued for correction of damage and the pet owner will be billed for the costs of labor and materials for repairs. In addition to other inspections permitted under the lease, the Housing Manager may after reasonable notice to the resident and during reasonable hours, enter and inspect the premises.
- (e) The Director of Housing Management will immediately be notified of any threatened litigation or physical injury to other residents brought about by the pet owner's failure to adhere to the Pet Regulations.

(f) The RRHA will not allow certain dogs to reside at its Multi-Family Housing Developments. Here is a list of dogs that will not be allowed:

1. Doberman Pinschers
2. Pit Bulls
3. German Shepherds
4. Rottweilers
5. Great Dane
6. Chow Chow
7. Any Dogs mixed with the above

(a) It is hard to determine in some cases the size that a dog will actually grow. The pet owner will be required to get rid of the pet if it grows beyond the standard in this policy.

In order to help the families decide on the type dog to get. The RRHA has attached a list of the type dogs and size that will be acceptable.

ACKNOWLEDGEMENT OF PET REGULATIONS

Date: _____

The undersigned hereby acknowledges that he has received a copy of the Pet Regulations established for the admittance and occupancy of pets at the Multi-Family Public Housing Developments owned and operated by the RRHA. The undersigned further acknowledges that he has read the Regulations, understands them and will comply with them in all respects.

Resident's Name: _____

Address: _____

Signature: _____

Housing Manager's Name: _____

PET ADMITTANCE AUTHORIZATION

Date: _____

To: _____

This is to advise that you have fully complied to the pet admittance procedures as set forth in Section 4 of the Pet Regulations. You are hereby authorized to house and maintain the following described pet at the Multi-Family Public Housing Development in which you reside as long as you and your pet are in compliance with the Pet Regulations.

Pet Description: _____

Failure to comply with the Pet Regulations shall result in the eviction of your pet and, in extreme cases, your eviction.

Housing Manager or Tenant Selection Representative

Resident Signature

PET DISPOSITION

Date:_____

The undersigned hereby authorizes the City of Roanoke Redevelopment and Housing Authority to dispose of his pet in as humane a manner as possible in the event of the undersigned's death or inability to care for his pet. Specifically, the undersigned suggests that the following be given consideration in disposing of his pet:

It is understood that the RRHA will attempt to comply with the desires of the undersigned in this matter to the extent it is able to do so and that the RRHA shall be held harmless if it is not able to partially or fully comply.

Resident:_____

Address:_____

Housing Manager_____

RELEASE

Date: _____

The undersigned, for himself, his heirs and assigns does hereby forever release, waive, quitclaim and discharge the Authority or its agents, servants, successors, residents and assigns of and from any and all claims demands, damages, actions, causes of action of liabilities of every kind or nature whatsoever for, or growing out of (1) any actions of his pet or himself with respect to his pet and (2) the RRHA's care of his pet in the absence of the undersigned or his inability to care for his pet.

Resident: _____

Address _____

Housing Manager _____

VA011d01
Required Attachment

Resident Advisory Board Membership

Name	Community
Willie Williams	Bluestone Park
Donna Goodrich	Bluestone Park
Ella Russell	Bluestone Park
Marvin Alexander	Jamestown Place
Kim Heyward	Lansdowne Park
Wendy Preston	Lansdowne Park
Hannah Abdullah	Lansdowne Park
Sarah Powell	Lansdowne Park
James Bumbry	Lincoln Terrace
Carolyn Bumbry	Lincoln Terrace
Gary LaPrade	Lincoln Terrace
Troy Eustache	Lincoln Terrace
Minnie Hill	Melrose Towers
Joanne Hunter	Melrose Towers
Sarah Jones	Morningside Manor
Rosemary Honeyman	Morningside Manor
Dorothy Wright	Morningside Manor
Connie Tillman	Morningside Manor

VA011e01

Required Attachment

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

RESIDENT MEMBERSHIP ON THE RRHA'S GOVERNING BOARD

- Resident Commissioners are appointed for a term of no more than 4 years and there is a limit of three terms that a commissioner may be appointed.
 - All Commissioners including a resident can be appointed for a three (3) terms.
 - All commissioners are appointed by Roanoke's City Council.
 - Currently there is one resident commissioner, Mrs. Carolyn Bumbry who reside at the Lincoln Terrace Housing Development.
- ③ Mrs. Bumbry has been a member of the governing board for 12 years.
- This resident is a former president of the resident Council at the Lincoln Terrace Housing Development.

VA011f01

Required Attachment:

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

RASS RESIDENT CUSTOMER SATISFACTION SURVEY

WAYS TO IMPROVE PARTICIPATION

RRHA will increase the visibility of the Resident Customer Satisfaction Survey by promoting it in newsletters, posters, flyers and by hosting a Joint Resident Council meeting in August. A cover letter may be utilized to explain the purpose of it and to reassure residents on the confidentiality of the surveys with HUD. The letter will also include information about using the Conflict Resolution Center as a contact for additional assistance.

After the Joint Resident Council Meeting, the individual councils may hold meetings to promote the purpose of the customer satisfaction survey. The purpose of the marketing campaign is to sell the idea of the survey prior to the time that the residents receive it.

This follow-up Plan is a supplement to the Annual Plan. It will be retained in the Roanoke Redevelopment and Housing Authority office for three years and be available to review by a HUD Auditor. The Authority will continue to utilize the current **RASS FOLLOW-UP PLAN**. Depending on the result of the next resident survey any modifications will be made.

Overall Combined Score for RRHA Public Housing Developments

Maintenance and Repair	86.7%
Communication	70.0%
Safety	66.1%
Services	89.6%
Neighborhood Appearance	62.2%

Individual Development Scores below 75% that needs improvement are noted by bold numbers

Development	Mainten ance and Repair	Communication	Safety	Services	Neighborhood Appearance
Lansdowne Park	78.6%	69.9%	59.3%	81.9%	51.3%
Village at Lincoln	93.4%	78.7%	73.5%	96.3%	78.5%
Hurt Park	89.9%	70.8%	69.1%	97.1	51.7%
Hunt Manor	91.5%	77.2%	66.2%	89.7%	62.2%
Melrose Tower	91.2%	66.4%	65.8%	91.1%	67.0%
Jamestown Place	84.3%	57.1%	58.9%	94.5%	47.3%
Morningside Manor	90.7%	75.0%	69.8%	90.4%	78.0%
Bluestone Park	66.0%	74.2%	65.8%	82.8%	71.3%
Indian Rock Village	94.7%	71.6%	73.2%	95.7%	60.3%
Scattered Sites	84.8%	66.3%	74.3%	84.7%	66.5%

7/18/03

Action Items for Maintenance and Repair:

- Education residents on the following:
 1. Preventative Maintenance
 2. Policies and Procedures
 3. Routine vs. Emergency call-out issues
 4. Property Managers need to follow-up/monitor work-orders.
 5. Routine No Cost vs. Cost

Action Items for Communication:

1. Move-In Orientation
2. Management walk through
3. Maintenance telephone number
4. Up-date bulletin board at every housing site
5. Develop Resident participation through Service Providers.
6. Provide help to site-base committees
7. Mail notices to Residents instead of hand-delivering
8. Provide a suggestion box at each development
9. Make sure that residents know about the Property Managers Office hours

10. Educate residents on the proper chain of command and the contact person at the Authority.
11. Provide residents with basic training about the Authority

Action Items for Safety:

1. Additional lighting
 1. All existing lights are working properly
 2. Additional fencing
 3. Cut shrubbery and large trees
 4. Increase communication with COPE Team – invite them to attend Resident Council meetings.
 5. Increase communication with residents
 6. Include safety tip in BI-weekly update and a safety article in the semi-annual newsletters.
 7. Continue participation in National Night Out
 8. Continue to observe Crime Prevention Week, Red Ribbon Week for Drug Awareness, National Fire Prevention Week.
 9. Continue partnerships with Boys and Girls clubs, Blue Ridge Behavioral Program, Teen Health Center, Boy/Girl Scouts, and COPE Team.
 10. Continue utilizing security guards at Melrose and Morningside.
 11. Continue quarterly fire drills at Melrose and Morningside
 12. Melrose and Morningside have secure facility because of card access system. Surveillance cameras are also present.
 13. Coordinate with fire department for utilization of Safe Fire House exhibit.
 14. Post list of barred persons
 15. Removal of illegal vehicles
 16. Better police response time
 17. Conduct more intensive applicant screening
 18. Educate residents on the proper steps to take regarding crime and local laws

Action Items for Appearance

1. Cut shrubbery; trim trees, plant grass, edge sidewalks, and use landscaping timbers and plant flowers.
2. Utilize Landscape Superintendent who was hired in summer 2001.
3. Continue to use rent credits for trash pick up/beautification.
 1. Attend Resident Council meetings and brief neighbors on how to take care of the yard – pick up trash, cut grass, plant flowers and shrubs.
 5. Sponsor site competitions for “best yard” – curb appeal.
 6. Implement Resident Maintenance Groups for Site Appearance (volunteers)
 7. Resident Involvement(Block Captains) “O” Tolerance on Littering
 8. Charge Residents for littering their yards

No Action Items for Services:

All developments scores were above 75% in this area.

VA011g01

Required Attachment:

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

Significant Changes to the Agency Plan

As mandated by the U. S. Department of Housing and Urban Development, the Housing Authority must define what is a substantial change to the Agency Plan. If a proposed change to the Agency Plan is considered a substantial change it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and approval by the Housing Authority Board of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

1. Changes to tenant/resident admissions policies.
2. Changes to the Section 8 termination policy;
3. Changes to the tenant' screening policy;
4. Changes to the public housing rent policies;
5. Changes to the organization of the waiting list;
6. Change in regard to demolition, disposition, designation, homeownership, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

VA011h01

Required Attachment:

Needs Assessment of Demographic Changes with Site Based Waiting List

In accordance with 24 CFR §903.7(b)(2)(v)(A) and HUD Notice PIH 2000-43 (HA), the City of Roanoke Redevelopment and Housing Authority provides the following assessment of racial, ethnic or disability related resident compositions for each PHA site that operates under a site-based waiting list. This assessment reflects current occupancy data at the 10 developments that are implementing site-based waiting lists during FY2001. Subsequent submissions will reflect changes

Statistical Breakdown of Units Occupied effective 7/15/03

	Occupied as of 07/15/03	White	Black	Asian	Indian	Elderly	Disabled
Lansdowne Park	191	30	158	2	1	27	45
The Villages at Lincoln	152	7	145	0	0	35	29
New Construction	13	2	11	0	0	13	12
Hurt Park	99	12	85	1	1	8	17
Hunt Manor	78	10	66	2	0	117	98
Melrose Towers	179	62	117	0	0	9	33
Jamestown Place	133	68	51	13	1	52	21
Morningside Manor	97	92	5	0	0	13	22
Bluestone Park	71	28	43	0	0	3	14
Indian Rock Village	77	38	32	7	0	1	6
Scattered Sites	41	11	29	1	0	3	8
		2					
Total	1131	362	742	26	3	281	305
Percentage		32.01%	65.61%	2.30%	0.27%	24.85%	26.97%

Statistical Breakdown of Units Occupied effective 6/30/02

Occupied as of 6/30/02	White	Black	Asian	Indian	Elderly	Disabled
Lansdowne	205	35	168	0	1	50
Lincoln	125	3	121	0	1	26
Hurt	94	11	81	2	0	15
Hunt	87	6	79	2	0	24
Melrose	193	72	121	0	0	108
Jamestown	137	72	49	15	1	36
Morningside	104	99	5	0	0	54
Bluestone	71	29	40	2	0	24
Indian	79	37	36	6	0	15
Scattered	44	13	29	2	0	9
Total	1139	377	729	30	3	361
Percentage		33.09%	64.00%	2.63%	0.26%	31.69%

Statistical Breakdown of Units Occupied effective 10/01/01

Occupied as of 10/01/01	White	Black	Asian	Indian	Elderly	Disabled
Lansdowne	206	35	171	0	0	29
Lincoln	107	2	105	0	0	15
Hurt	98	13	83	2	0	9
Hunt	80	5	75	0	0	11
Melrose	202	73	129	0	0	56
Jamestown	128	67	48	12	1	30
Morningside	104	99	5	0	0	33
Bluestone	70	27	41	2	0	13
Indian	78	37	35	6	0	11
Scattered	41	11	28	2	0	5
Total	1114	369	720	24	1	212
Percentage		33.18%	64.75%	2.16%	0.09%	19.06%

Statistical Breakdown of Units Occupied effective 10/01/00

	Total Units Occupied	White	Black	Asian	Indian	Elderly	Disabled
Lansdowne	275	52	221	2		33	37
Lincoln	119	2	117	0		38	7
Hurt	98	13	83	2		15	9
Hunt	88	8	80	0		12	10
Melrose	202	81	120	1		145	58
Jamestown	134	76	45	12	1	8	30
Morningside	100	97	3	0		70	28
Bluestone	72	28	42	2		15	11
Indian	71	35	31	5		6	10
Scattered	44	14	28	2		1	7
Total	1203	406	770	26	1	343	207
Percentage		36.51%	69.24%	2.34%	0.09%	30.85%	18.62%

Homeownership

The City of Roanoke Redevelopment and Housing Authority is continuing to examine the Section 8 Homeownership Program Final Rule, 65 Fed. Reg. 55134 (September 12, 2000).

The RRHA will continue its review of the final rule and reserves its right to implement Section 8 Homeownership by the capacity statement set out below. We anticipate the submission of a Section 8 Homeownership Program on or before October 1, 2003 to HUD.

In the event the Roanoke Redevelopment and Housing Authority begin to implement a Section 8 Homeownership Program, it will:

1. Establish a minimum homeowner down-payment requirement of at least three percent (3%) and require that at least one percent (1%) of the down-payment come from the family's resources, or
2. Require that financing for the 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 market underwriting requirements or comply with generally accepted private sector underwriting standards.
3. The Roanoke Redevelopment and Housing Authority can demonstrate through previous homeownership programs such as; Home, Purchase Rehabilitation Program, Homeownership Program (Hop) and Turnkey homeownership Program (Highland Manor) which was a 80 unit program. As provided in the final rule a PHA can demonstrate its capacity to administer the program by satisfying one of the following criteria.

The Roanoke Redevelopment and Housing Authority can demonstrate through previous ownership programs such as; Home, Purchase Rehabilitation Program, Homeownership Program (Hop) and Turnkey homeownership Program (Highland Manor) which was a 80 unit program.

VA011j01
Required Attachment

**ROANOKE REDEVELOPMENT AND HOUSING
AUTHORITY**

PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS

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

Goal 1: Expand the supply of assisted housing

RRHA Actions

1. Section 8 Housing Choice Voucher:

The RRHA is currently administering 46 vouchers under the Mainstream Stream Housing Voucher Program for disabled persons. The RRHA applied has applied for an additional 50 Housing Voucher through the Mainstream Program for disabled persons. The RRHA also, applied for 50 units of our fair share of units to be reallocated by Hud from Authority' who underutilize their Housing Choice Vouchers. Under this program we receive 46 Housing Choice Vouchers. The RRHA will continue to apply for Housing Vouchers associated with the disabled or handicapped persons based on our need in the City of Roanoke Virginia.

1. Eight Jefferson Place:

The RRHA has been able to leverage funds to rehabilitate an up-scaled apartment building, which contains 87 units. The RRHA, through its subsidiary, Shenandoah Crossing Inc., has renovated the historic Norfolk & Western Railroad office building in downtown Roanoke. The renovated building, called Eight Jefferson Place, contains 87 market rate apartments. This project is part of the effort to energize and develop the downtown area and is the first opportunity for "Downtown" living. The project was financed using Federal and State Historic Tax Credits, HUD financing and other loans. The project is scheduled for completion in August 2002.

**2. South Jefferson Redevelopment Project:
South Jefferson Redevelopment Area Project**

The South Jefferson Redevelopment Plan was approved March 19, 2001 for the redevelopment of a 110-acre industrial area located south of Roanoke's downtown. In FY 2003, RRHA completed the acquisition of Area 1 parcels designated to be acquired under the plan. Most of the businesses displaced by the project have been relocated to new sites. Several businesses will continue to operate from their existing locations under lease from RRHA until their replacement facilities are developed.

Redevelopment in the South Jefferson project has begun with construction of a 1000 space parking deck in Area 1A and a new daycare center operated by HoneyTree Early Learning Center. Employees of Carilion Health System will initially utilize both facilities.

In FY 2004, RRHA will continue site clearance and relocation activities in Area 1. Plans for future development of SJRA will also be reviewed for conformance with the redevelopment plan.

- 4. HOPE VI-Funded Activities:** During FY 2004 our HOPE VI Project will enter its fifth year of implementation. We have already completed the Rehabilitation phase of 155 units. In addition, our Opportunity Center construction activities has been completed. Other activities related to the HOPE VI project is discussed in this part.

Stepping Stone Apartments:

The purpose of the loan is to help finance the development of fifteen new-construction duplexes that will be located at the Villages at Lincoln Public Housing Development in Roanoke, Virginia. The project will target renters who are in the 40% and 50% area median incomes for the Roanoke Valley. The Villages at Lincoln just completed a \$15,000,000 renovation under The Department of Housing and Urban Development's (HUD) Hope VI Project. The Villages at Lincoln apartment complex is operated by the Roanoke Redevelopment and Housing Authority ("RRHA"). The Stepping Stone Apartments will be operated by a partnership consisting of RRHA, the Roanoke Valley Housing Corporation (RVHC) a subsidiary of RRHA and the Virginia Affordable Housing Management Corporation. The Stepping Stone Apartments recently received a tax credit allocation under the 2003 Virginia Housing Development Authority (VHDA) Low-Income Housing Tax Credit Pool.

There will be thirty units consisting of 12 – 2 BRs and 18-3 BRs. The development's structural features will be a townhouse with a combination of vinyl

siding and brick veneer exterior. The units will use heat pumps for heating and air conditioning. The architectural style is “Four Square American”.

The duplexes will be located at 1801 Gandy North, 1805 Gandy North, 1809 Gandy North, 1813 Gandy North, 1817 Gandy North, 1906 Gandy Drive, 1910 Gandy Drive, 1914 Gandy Drive, 1918 Gandy Drive, 1702 Dupree Street, 1708 Dupree Street, 1710 Dupree Street, 1714 Dupree Street, 1730 Blaney Street and 1742 Blaney Street. All units are located in the northwest section of the City of Roanoke.

Unit amenities include a patio for each unit, washer and dryer hook-ups, dishwashers, garbage disposals, range hood above the stoves, all metal windows with thermal breaks, frost free refrigerators, metal exterior doors and kitchen cabinets that comply with VHDA minimum guidelines. Site amenities include an existing Opportunities Center at the Villages at Lincoln development which includes training and meeting rooms and a park facility with a playground.

The rents will range from \$425 to \$430 for a two-bedroom apartment and \$550 for a three- bedroom unit. The market area will be the Roanoke Valley and families with Section 8 vouchers will be targeted to live in the apartments.

New Construction

1200 Block of Melrose Avenue, NW

The Roanoke Redevelopment and Housing Authority (RRHA) is proposing to develop seven new construction single family houses on the 1200 block of Melrose Avenue, NW. This Plan is submitted to confirm the development of the new single-family homes.

The new single-family homes will be constructed within one mile of the Villages at Lincoln public housing site and the area is located adjacent to the Washington Park neighborhood. RRHA was approved in FY 1998 for a HOPE VI grant to conduct significant physical revitalization, as well as development of new resident self-sufficiency opportunities at the Villages at Lincoln site. The homes will be constructed on 1.697 acres of land purchased by RRHA.

The Melrose neighborhood consists of single-family rental and single family owned homes. Most of the houses are fifty years or older and the area was once a vibrant neighborhood that has gone down hill over the years. The project is located in a low-moderate income tract (census tract 9) in the City of Roanoke.

Unit Type	Structure Type	Number Units	BR/Unit	Location
5H	Single Family	5	3 BR	On-site
HOP Program	Single Family	2	3 BR	On-site

Currently, one house has been constructed, sold and occupied. A second home has been constructed and is now for sale. The RRHA Homeownership

Opportunities Program (HOP) has financed the construction of the first two houses and the other two houses that are planned to be built. RRHA Public Housing Capital Program Revenue Bonds will finance the remaining five homes.

Because the new single-family homes will be built and sold to private buyers, non-dwelling space will not be developed for this project.

1900 Block of Melrose Avenue, NW

The Roanoke Redevelopment and Housing Authority (RRHA) is requesting that the HOPE VI Development Plan for Villages at Lincoln (VA 11-2) be revised in order to substitute Section 5(h) sites from the designated Washington Park area to the Melrose Avenue area. The Melrose Avenue area is located approximately two miles west of the Villages at Lincoln development along the Orange Avenue corridor.

The following vacant parcels have been identified as possible sites in the Melrose Avenue area:

Tax Map # 2322601 – 1900 block of Melrose Avenue

Tax Map # 2322602 – 1900 block of Melrose Avenue

Tax Map # 2322506 – 2000 block of Melrose Avenue

Tax Map # 2322507 – 2000 block of Melrose Avenue

Tax Map # 2322508 – 2000 block of Melrose Avenue

Tax Map # 2322509 – 2000 block of Essex Avenue

Tax Map # 2322510 – 2000 block of Essex Avenue

Tax Map # 2211313 – 1800 block of Loudon Avenue

RRHA is proposing to substitute up to seven (7) Section 5(h) houses among the eight lots listed above in the Melrose Avenue area. RRHA is requesting this substitution of parcels because the Melrose Avenue area shares many of the same socio-economic characteristics with the Washington Park area. RRHA has also spent considerable time and effort researching the availability of vacant lots in the Washington Park area and have not been able to purchase these parcels due to a number of reasons that include excessive selling prices, the high infrastructure costs for placement of utilities and the inability to gain site control of identified lots. RRHA is also committed to improving the Melrose Avenue area by constructing and selling two home ownership houses on the 1200 block of Melrose Avenue and by committing to build an additional five homes that will be located adjacent to the first two houses.

The Melrose neighborhood consists of single-family rental and single family owned homes. Most of the houses are fifty years or older and the area was once a vibrant neighborhood that has declined over the recent years. There are several vacant commercial properties that once housed stores and shops. The project is

located in a low-moderate income tract (census tract 8) in the City of Roanoke. The neighborhood is also zoned RM-2 which is suitable for residential housing.

Children in the neighborhood attend three public school facilities – Roanoke Academy of Math and Science, Lucy Addison Middle School which is also an Aerospace Magnet School and William Fleming High School. The construction of these seven houses will not adversely impact the populations or the racial make-up of these schools.

The local public transportation system provides a bus route linking residents with nearby shopping centers and an abundance of excellent medical facilities. The proposed area is located near a major thoroughfare and bus route – Orange Avenue which leads to several stores, shops, restaurants and banks. The project will have access to existing utilities such as water/sewer, electric, natural gas and cable

Renovation of Existing Housing

732 13th St., SW

The Roanoke Redevelopment and Housing Authority (RRHA) is proposing to develop five additional units of public housing in association with the on-going HOPE VI revitalization project at the Villages at Lincoln public housing site. This plan is submitted to confirm the development of new units of public housing.

The new public housing units will be located in the Wasena neighborhood of southwest Roanoke in a house that requires renovation at 732 13th St., SW. The area is located on .367 acres of land. RRHA owns this vacant structure which is located in Roanoke's H-2 Neighborhood Preservation District.

RRHA was approved in FY 1998 for a HOPE VI grant to conduct significant physical revitalization, as well as development of new resident self-sufficiency opportunities at the Villages at Lincoln site. This project will replace public housing units demolished during the HOPE VI project.

This section of the Wasena neighborhood consists of large, older homes that were constructed in the early 1900s, and it is surrounded by a number of small commercial businesses. It is situated on a thoroughfare that leads to the downtown area of the City of Roanoke. The project is located in a low-moderate income tract (census tract 9) in the City of Roanoke.

Unit Type	Structure Type	Number Units	BR/Unit	Location
Public Housing	Multi-Family	5	1 BR	On-Site

RRHA Public Housing Capital Program Revenue Bonds will finance the restoration of this house.

Non-dwelling space will not be utilized at this location in order to maximize the living area for the residents.

5. Section 8 Homeownership Program

RRHA is developing and will operate a Section 8 homeownership program in FY 2004 to provide homeownership opportunities for tenants of the Section 8 rental program.

6. CDBG and HOME Funded Activities

RRHA will continue its housing rehabilitation and homeownership activities in the Southeast By Design and Washington Park neighborhood projects in the FY 2004. Both activity areas are funded with a combination of HUD funds and private bank funds to increase homeownership and help eliminate substandard housing through affordable home purchase and housing rehabilitation financing.

Two limited home repair programs; the Quick Response to Emergencies Program and the Critical Assistance Repair for the Elderly Program will continue to provide grant-based emergency repair assistance for very low-income homeowners.

7. Housing Counseling Activities

RRHA has applied for two HUD housing counseling grants for FY 2004 to provide administrative funding to reimburse RRHA for support costs associated with maintaining housing counseling resources for area citizens. We are a HUD-approved housing counseling agency and provide a wide range of counseling activities includes housing occupancy, homeownership, housing rehabilitation, budget, debt and credit issues, mortgage delinquency and HECM counseling.

RRHA applied for HUD's FY 2003 ROSS Grant for Homeownership Supportive Services. Through the HSS grant, we intend to develop a new comprehensive homeownership training program for residents of assisted housing that will also enlist the involvement of neighborhood churches and local lenders to provide an innovative path for successful homeownership and market rate rental housing.

The RRHA also, applied for the following ROSS Grant (List)

1. Resident Services Delivery Model – Case Management. Roanoke Valley Consortium

Resident Services Delivery Model - Resident Jobs Program
2. Resident Services Delivery Elderly and Disabled
3. Homeownership Supportive Services
4. Neighborhood Networks (Partnership with Ferrum College)

Goal 2: Improve the quality of assisted housing.

RRHA Actions

1. The Housing Authority is continuing to identify and implement systems that will prepare it for the upcoming PHAS process including physical inspections and the customer satisfaction survey.
2. The RRHA continues to utilize capital funds to conduct modernization work on developments.
3. The Housing Authority is in the process of identifying systems to address and improve existing Section 8 delivery systems in order to maintain a SEMAP score of 100 percent.
4. The RRHA continues to reorganize its departments and work to more effectively and efficiently utilize capital funds to improve the quality of housing units and the appearance of the developments.

Goal 3: Increase assisted housing choices.

RRHA Actions

1. The RRHA continues to study the feasibility of adjustments to the housing voucher standards.
2. RRHA will be implementing a Section 8 Homeownership Program.

2. Strategic Goal: Improve community quality of life and economic vitality

Goal 1: Provide and improved living environment

RRHA Actions

1. The RRHA regularly monitors the income level of each development.
2. The RRHA has been engaged in providing job training and other support services to improve the income of residents from within the public housing communities.
3. The RRHA continues to demonstrate a commitment to find a proper income mix through providing programs to residents, such as Job Prep and Biz Prep.

3. Strategic Goal: Promote self-sufficiency and asset development of families and Individuals

Goal 1: Promote self-sufficiency and asset development of assisted households.

RRHA Actions

1. Through the work of the Human Services Division, the RRHA continues to provide residents with a variety of programs and support services to promote self-sufficiency. Programs and services offered to residents include: job readiness; job training, GED completion, computer literacy, family counseling, after school programs, and health services.
2. The RRHA will continue to expand such services pending the availability of financial resources and physical space.
3. The RRHA has initiated a voluntary Family Self-Sufficiency (FSS) Program. Our vision for the FSS program is for public housing residents to obtain and sustain a self-sufficiency wage and participate in the “American Dream”.

The mission of the FSS program is to help public housing residents find employment, which supports their family and eliminates the need for subsidies.

The goal of the FSS program is to increase the number of public housing residents able to “enter the world of work” and ultimately earn a self-sufficiency wage.

And finally the objective of the FSS program is to demonstrate the necessity and value of intensive and comprehensive employment and supportive services from the public and private sectors, which lead to self-sufficiency.

4. Strategic Goal: Ensure equal opportunity in housing for all Americans.

Goal 1: Ensure opportunity and affirmatively further fair housing.

RRHA Actions

1. The RRHA continues to take seriously the issue of fair housing in its administration of all housing programs.
2. The RRHA is subject to the monitoring of an independent public accountant to insure that fair housing efforts continue to be implemented.

1. Strategic Goal: Performance Contracting

RRHA is planning a comprehensive energy usage analyses and possible energy conservation measures to be created for future utility conservation upgrades in public housing.

Dependent upon these energy findings, RRHA is planning to enter into a Performance Contract agreement with an Energy Service Contracting Company (ESCO) to provide an energy savings agreement payable to each party based on monthly utility meter savings over an extended yearly period.

Attachment VA011k01

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
COMMUNITY SERVICE REQUIREMENTS PROCEDURE**

1. **INTRODUCTION**

Section 6 (1) of the United States Housing Act of 1937 is amended by Section 512 of Quality Housing and Work Responsibility Act (QHWRA) which was signed into law October 18, 1998. **The amendment now requires that public housing leases have a term of twelve (12) months and shall be automatically renewed for all purposes except for noncompliance with the community service requirements.**

Section 512 of QHWRA – Public Housing community Service Requirements, imposes a requirement on all adult public housing residents, with important exceptions, to participate for at least eight (8) hours per month in community service or in an economic self-sufficiency program. The PHA may not renew or extend any lease, or provide any new lease, for a dwelling unit in public housing for any household that includes an adult member who was subject to the requirement and failed to comply with this requirement. Notwithstanding any other provision of law, this requirement was effective 10/01/99. HUD published the final rules on March 29, 2000, which required PHA's with fiscal years beginning on or after October 1, 2000 to implement the community service requirements.

2. **REQUIREMENTS**

All non-exempted adult public housing household members shall contribute:

1. A total of eight (8) hours per month of community service (not including political activities) within the community in which that adult resides. The community service hours given can be a combination of volunteer activities; or
2. Participate in an economic self-sufficiency program for eight (8) hours per month.
3. Perform eight (8) hours per month of combined activities (community service and economic self-sufficiency program)

3. **EXEMPTIONS**

All residents claiming an exception must complete a Community Service Requirement Exemption Form. Self-certification is sufficient for residents 62 years or older and the disabled individual exemption. All the remaining exemptions require third party verification. Exceptions are given to any individual who:

1. Is 62 years of age or older
2. Is a blind or disabled individual, as defined in Section 216 or 1614 of the Social Security Act, and who is unable to comply with this section, or who is a primary caretaker of such individual.
3. Is temporarily disabled and unable to comply with this section; temporary disability is defined as lasting for a duration of four weeks or longer (requires medical verification from health provider); or
4. Who is engaged in a work activity, as defined in Section 407(d) of the Social Security Act;
5. Who meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administrated welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

1. **DEFINITIONS OF "WORK ACTIVITIES" FOR EXEMPTION PURPOSES**

"Working" is defined as 20 or more hours per work

1. Unsubsidized employment
2. Subsidized private sector employment
3. Subsidized public sector employment
4. Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available

5. On-the-job training
6. Job search and job readiness programs
7. Community service programs
8. Vocational educational training (not to exceed 12 months for any individual)
9. Education directly related to employment (high school diploma or equivalency)
10. Satisfactory attendance at a secondary school
11. Provision of child care services to an individual who is participating in a community services program.

1. **HUD DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM**

Participation in an economic self-sufficiency program is defined for eight (8) hours or month per month. Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families; Can include:

Job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work, such as substance abuse or mental health treatment

2. **DEFINITION OF COMMUNITY SERVICE ACTIVITY**

Community Service is defined as any volunteer activity designed to improve the quality of life in the City of Roanoke, Virginia. Such activities may include but are not limited to the following:

1. Resident Council membership activities;
2. Volunteering at city recreational centers;
3. Participation in community clean-up beautification activities;
4. Volunteer work in a local hospital church, homeless shelter, school or other community service organizations;
5. Any other community service activity approved by the PHA. Organizations sponsored by United Way such as the American Red Cross. South western VA Second Harvest Food Bank etc. are acceptable

1. **PROHIBITIONS**

The Reform Act specifically prohibits political activity as a community service. PHA's may not replace PHA employees with community service residents.

2. **DOCUMENTATION**

Reasonable documentation must verify the community service or self-sufficiency activity. The resident will be responsible for providing management with monthly certification of community service hours in a

timely manner in an acceptable format. A supply of the RRHA Community Service Activity Reporting Form will be available in each rental office for residents to take to their volunteer activity provider to confirm participation.

3. **ANNUAL DETERMINATIONS**

The PHA shall review and determine compliance of the resident's household with this requirement thirty (30) days before expiration of each lease term (annually)

4. **NONCOMPLIANCE**

If the PHA determines that a resident subject to the requirement has not complied with the community service requirement, the PHA may not renew or extend the resident's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household. Nothing in the Act shall prevent a resident from seeking timely redress in court for failure to renew based on such noncompliance.

The PHA shall notify the head of household

1. of the noncompliance;
2. that the determination of noncompliance is subject to the administrative grievance procedure; and
3. That, unless the resident enters into an agreement to remedy the noncompliance, the lease will not be renewed.

1. **REMEDY OF THE NONCOMPLIANCE**

In order for the resident to remedy the noncompliance, the resident must enter into an agreement, before the expiration of the lease term, to complete the community service requirement by contributing as many additional hours as the resident needs to comply in aggregate with such requirement over the twelve (12) month term of the lease.



Flat Rent Schedule

	Bedroom Size 0	Bedroom Size 1	Bedroom Size 2	Bedroom Size 3	Bedroom Size 4	Bedroom Size 5
Lansdowne Park	0.00	359.00	377.00	395.00	415.00	0.00
Lincoln Terrace	0.00	359.00	377.00	395.00	415.00	0.00
Hurt Park	0.00	359.00	377.00	395.00	415.00	435.00
Hunt Manor	0.00	359.00	377.00	395.00	0.00	435.00
Melrose Towers	359.00	377.00	395.00	0.00	0.00	0.00
Jamestown Place	0.00	359.00	395.00	435.00	479.00	527.00
Morningside Manor	359.00	377.00	0.00	0.00	0.00	0.00
Bluestone Park	0.00	359.00	395.00	435.00	479.00	527.00
Indian Village	0.00	359.00	395.00	435.00	479.00	527.00
Scattered Sites	0.00	359.00	395.00	435.00	0.00	0.00

ATTACHMENT VA011m01

AGENCY PLAN PUBLIC HEARING
Morningside Manor Community Room
August 18, 2003

Earl W. Saunders, Jr. presented a power point presentation on August 18, 2003 at a Public Hearing to review the 1-year and 5-year Agency Plan.

Thirty-seven people were present at the Public Hearing.

A three page Agency Plan Fact Sheet was distributed.

The following comments were made:

- Ben Fink, Chairman, asked who is responsible for seeing that information regarding the Resident Survey is related to the residents.
 - The Management Department will be responsible for working with residents.
- Elaine Litaker, of Morningside Manor, commented that she is pleased at the opportunity of meeting with Roanoke Redevelopment & Housing Authority staff to discuss issues that the residents may have.
- Ms. Litaker stated that some changes are needed and the residents would like to work with staff in accomplishing this.
- Mr. Saunders stated that she could present her issues at her development's Site-based meeting.

There being no other comments or questions, the Public Hearing was adjourned at 12:25 p.m. and the regular monthly Board meeting was called to order.

Attachment VA011n01

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments.

There are Seven (7) Developments subject to the Required Initial Assessments.

- 1. Lansdowne Park (Multi-family Site)
- 2. Hurt Park (Multi-family Site)
- 3. Hunt Manor (Multi-family Site)
- 4. Indian Rock Village (Multi-family Site)
- 5. Jamestown Place (Multi-family Site)
- 6. Bluestone Park (Multi-family Site)

- 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)?

There are Three (3) Developments not subject to the Required Initial Assessments.

The three developments are as follows:

- 1. Lincoln Terrace (Multi-family Development (Hope VI Site)
- 2. Melrose Towers (Elderly High-rise Building)
- 3. Morningside Manor (Elderly High-rise Building)

- b. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

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

The RRHA has completed an Initial Assessment for the Required Developments. However, these Assessments are of an interim nature. In order to better assess our developments for conversion and asset management the RRHA has established an Asset Management Team. The purpose of the team will be to review operating and capital cost, rental subsidy income and make recommendations for mid and long-term asset management. This team will re-evaluate and compile a more in depth study of each development. Based on the teams results the Authority will prepare a report to be submitted to HUD outlining any required Conversion Plan, if any.

INITIAL VOLUNTARY CONVERSION DATA SHEET

	DEVELOPMENT	BUILDINGS	TYPE	EFFIC.	1-br.	2-br.	3-br.	4-br.	5-br.	TOTAL	ANNUAL COST	
VA 11-1	Lansdowne Park	71	1 & 2 story	0	54	148	78	20	0	300		
Operating Cost Per Unit Public Housing										\$326.53		
										\$97,959.00	\$1,175,508.00	
Section 8 Comparison by Bedroom Size Monthly Rate					\$394.00	\$512.00	\$656.00	\$817.00				
					\$21,276.00	\$75,776.00	\$51,168.00	\$16,340.00			\$164,560.00	
										Admin Fee of \$38.83 per unit	\$11,649.00	\$2,114,508.00
<hr/>												
VA 11-3	Hurt Park	13	2 story Apts.	0	16	30	44	10	5	105		
Operating Cost Per Unit Public Housing										\$307.29		
										\$32,265.45	\$387,185.40	
Section 8 Comparison by Bedroom Size Monthly Rate					\$394.00	\$512.00	\$656.00	\$817.00				
					\$6,304.00	\$15,360.00	\$28,864.00	\$8,170.00			\$58,698.00	
										Admin Fee of \$38.83 per unit	\$4,077.15	\$753,301.80
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VA 11-5	Hunt Manor	12	2 story Apts.	0	24	32	28	0	12	96		
Operating Cost Per Unit Public Housing										\$320.38		
										\$30,756.48	\$369,077.76	
Section 8 Comparison by Bedroom Size Monthly Rate					\$394.00	\$512.00	\$656.00	\$817.00				
					\$9,456.00	\$16,384.00	\$18,368.00	\$0.00			\$44,208.00	
										Admin Fee of \$38.83 per unit	\$3,727.68	\$575,228.16

VA 11-7	Jamestown Place	20 Town House	0	20	34	70	18	8	150		
Operating Cost Per Unit Public Housing											
									\$276.27		
									<u>\$41,440.50</u>	\$497,286.00	
Section 8 Comparison by Bedroom Size Monthly Rate				\$394.00	\$512.00	\$656.00	\$817.00				
				\$7,880.00	\$17,408.00	\$45,920.00	\$14,706.00	\$85,914.00			
									Admin Fee of \$38.83 per unit	\$5,824.50	\$1,100,862.00
VA 11-9	Bluestone Park	36 Duplex	0	10	18	32	10	2	72		
Operating Cost Per Unit Public Housing											
									\$349.40		
									<u>\$25,156.80</u>	\$301,881.60	
Section 8 Comparison by Bedroom Size Monthly Rate				\$394.00	\$512.00	\$656.00	\$817.00				
				\$3,940.00	\$9,216.00	\$20,992.00	\$8,170.00	\$42,318.00			
									Admin Fee of \$38.83 per unit	\$2,795.76	\$541,365.12
VA 11-10	Indian Village	11 Town House	0	8	16	36	14	6	80		
Operating Cost Per Unit Public Housing											
									\$381.87		
									<u>\$30,549.60</u>	\$366,595.20	
Section 8 Comparison by Bedroom Size Monthly Rate				\$394.00	\$512.00	\$656.00	\$817.00				
				\$3,152.00	\$8,192.00	\$23,616.00	\$11,438.00	\$46,398.00			
									Admin Fee of \$38.83 per unit	\$3,106.40	\$594,052.80
VA 11-12	Scattered Sites	Dup/Triplex	0	1	44	2	0	0	47		
Operating Cost Per Unit Public Housing											
									\$223.22		
									<u>\$10,491.34</u>	\$125,896.08	
Section 8 Comparison by Bedroom Size Monthly Rate				\$394.00	\$512.00	\$656.00	\$817.00				
				\$394.00	\$22,528.00	\$1,312.00	\$0.00	\$24,234.00			
									Admin Fee of \$38.83 per unit	\$1,825.01	\$312,708.12