

Virgin Islands Housing Authority

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

**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: Virgin Islands Housing Authority

PHA Number: VQ001

PHA Fiscal Year Beginning: January 2005

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)

➤ St. Croix District Office

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)

➤ St. Croix District Office

5-YEAR PLAN
PHA FISCAL YEARS 2005 – 2009
[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)

“To provide decent, safe and sanitary housing through quality maintenance, management and modernization services in a strategically planned and cost effective manner that will culminate in homeownership opportunities and a higher standard of living for Virgin Islands residents.”

B. Goals

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- 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) 80%
- Improve voucher management: (SEMAP score) 80%
- 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 deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below) Expand Weed and Seed site to the Estate Tutu Hi-Rise Community, to reduce crime, gang activity and drug use and trafficking in collaboration with federal and local law enforcement agencies. Implement educational and social programs to revitalize the community

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:
 - Through community service requirement
- 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)

- It is the goal of the Virgin Islands Housing Authority (VIHA) to enhance the quality of life for assisted families in public housing, by providing opportunities for Community Service and to participate in an economic Self-sufficiency Program. As such, VIHA will implement the Community Service and Self-Sufficiency Requirement in accordance with Section 512 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 requirements and the Revised Dwelling Lease, for full effect and enforcement.
- The Virgin Islands Housing Authority's goal and commitment to comply with 24 CFR Part 8, Section 504, ADA, UFAS and Fair Housing Regulations is one of its top priorities for the next 5 years.
- The Virgin Islands Housing Authority will work to ensure that the Housing Choice Voucher program designs processes and policies that will serve to continuously improve performance, promote self-sufficiency, improve reporting rates, increase customer satisfaction and achieve high performing status in Annual SEMAP Certification.

**Annual PHA Plan
PHA Fiscal Year 2005**

[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.

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.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	06
ii. Table of Contents	06
1. Housing Needs	11
2. Financial Resources	17
3. Policies on Eligibility, Selection and Admissions	19
4. Rent Determination Policies	27
5. Operations and Management Policies	30
6. Grievance Procedures	32
7. Capital Improvement Needs	33
8. Demolition and Disposition	38
9. Designation of Housing	47
10. Conversions of Public Housing	49
11. Homeownership	51
12. Community Service Programs	54
13. Crime and Safety	57
14. Pets	59
15. Civil Rights Certifications (included with PHA Plan Certifications)	59
16. Audit	59
17. Asset Management	60
18. Other Information	60

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 Deconcentration
- FY 2005 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 2005 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)

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	Annual Plan:

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	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	Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	<p>Public Housing Deconcentration and Income Mixing Documentation:</p> <ol style="list-style-type: none"> 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis 	Annual Plan: Eligibility, Selection, and Admissions Policies
X	<p>Public housing rent determination policies, including the methodology for setting public housing flat rents</p> <p><input checked="" type="checkbox"/> check here if included in the public housing: A & O Policy</p>	Annual Plan: Rent Determination
X	<p>Schedule of flat rents offered at each public housing development</p> <p><input checked="" type="checkbox"/> check here if included in the</p>	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	public housing A & O Policy	
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
X	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
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community 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
	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	6,382	5	5	5	5	5	5
Income >30% but <=50% of AMI	3,516	4	4	4	4	4	4
Income >50% but <80% of AMI	3,290	3	3	3	3	3	3
Elderly	11,815	3	3	3	3	3	3
Families with Disabilities	11,371	3	3	3	3	3	3
Race/Ethnicity-Black	82,750	2	2	2	2	2	2
Race/Ethnicity-White	14,218	1	1	1	1	1	1
Race/Ethnicity-Hispanic	15,196	2	2	2	2	2	2
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2002-2006
- 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)
2000 Census of Population and Housing for the U.S. Virgin Islands

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **St. Thomas**

	# of families	% of total families	Annual Turnover
Waiting list total	740*		44
Extremely low income <=30% AMI	672	90.81	
Very low income (>30% but <=50% AMI)	45	6.08	
Low income (>50% but <80% AMI)	22	2.97	
Families with children	624	84.01	
Elderly families	3	.40	
Families with Disabilities	13	1.75	
Race/ethnicity - white	3	.40	
Race/ethnicity - black	734	91.18	
Race/ethnicity – Indian	2	.23	
Race/ethnicity – Asian	1	.13	

Characteristics by Bedroom Size (Public Housing Only)

1BR	221	29.86	15
2 BR	279	37.70	16
3 BR	202	27.79	10
4 BR	36	4.86	2
5 BR	1	.013	0
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 9

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

*One (1) Applicant on the Waiting List is over income: VIHA will reevaluate applicants income when the applicant reaches the top of the Waiting List.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: St. Croix			
	# of families	% of total families	Annual Turnover
Waiting list total	265		68
Extremely low income <=30% AMI	257	96.98	
Very low income (>30% but <=50% AMI)	6	2.26	
Low income (>50% but <80% AMI)	2	.75	
Families with children	122		
Elderly families	5		
Families with Disabilities	10	3.77	
Race/ethnicity – White	2	.76	
Race/ethnicity – Black	255	98.07	
Race/ethnicity – Asian	3	1.15	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR + (0 BR-STX)	135	50.93	16
2 BR	79	29.81	37
3 BR	28	10.56	14
4 BR	15	.56	1
5 BR	6	.22	0
5+ BR	2	.07	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1762		25
Extremely low income <=30% AMI	1415	80%	
Very low income (>30% but <=50% AMI)	267	15%	
Low income (>50% but <80% AMI)	80	5%	
Families with children	1434	81%	
Elderly families	44	2%	
Families with Disabilities	35	1.9%	
Race/ethnicity-White	2	0.1%	
Race/ethnicity-Black	1760	99.9%	
Race/ethnicity-Indian	0	0%	
Race/ethnicity-Asian	0	0%	

Characteristics by Bedroom Size (Public Housing Only)

1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 12 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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 Year 2002-2006
- 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 (Public Housing Only)
- Adopt rent policies to support and encourage work (Public Housing Only)
- 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 (Public Housing Only)
- Adopt rent policies to support and encourage work (*Public Housing Only*)
- 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)
Apply for Section 202 Program

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 (Fair Housing Requirement)

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 (Briefing Packet)
- 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)

➤ PHA under HUD Receivership

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 2005 grants)		
a) Public Housing Operating Fund	19,300,000	
b) Public Housing Capital Fund	6,393,512	
c) HOPE VI Revitalization		
d) HOPE VI Demolition	1,704,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,894,981	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Section 8-SRO Program	38,436	Rehabilitation Program
Section 8 Project Based Program (Croixville)	530,487	Housing Choice Voucher-Project Based Assistance (PBA)
Community Development Block Grant	34,000	Public Housing Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Community Development Block Grant-2004	188,744	Public Housing Supportive Services
US Department of Justice 2004	50,000	Public Housing Supportive Services
Capital Fund 2003 Grant	1,957,627	
Capital Fund 2003 Supplemental Grant	1,607,640	
Capital Fund 2002 Grant	589,965	
Capital Fund 2001 Grant	854,611	
US Department of Justice 2000	40,000	
Hope VI Demolition, Estate Donoe Grant+	259,337	
HUD Youth Build Grant	411,818	Public Housing Supportive Services
Community Development Block Grant 2003	9,000	Public Housing Supportive Services

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income		
Dwelling Rental Income	5,182,559	LIPH Program Operations
4. Other income (list below)		
Government of the Virgin Islands Grant	130,200	Security/Safety services for the elderly housing communities
Government of the Virgin Islands Department of Education Grant	87,000	Public Housing Supportive Services
Non-Dwelling Rental Income	5,000	LIPH Program Operations
Virgin Islands Council on the Arts Grant	2,000	Public Housing Supportive Services
VIHA Resident Council-Oswald Harris Court Housing Community Grant	2,000	Public Housing Supportive Services
VIHA Resident Council-Michael J. Kirwan Terrace Housing Community Grant	2,000	Public Housing Supportive Services
1 FirstBank of the Virgin Islands Grant	1,000	Public Housing Supportive Services
Marion Mathes Insurance & Associates, Inc.	250,800	Public Housing Supportive Services
5. Non-federal sources (list below)		
Total Resources		
	46,526,717	

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) 10
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) Extenuating Vacancy Reduction Strategy

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 (St. Thomas and St. Croix)
- 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) Central Office – St. Thomas/St. John District
Central Office – St. Croix District

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

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

2. 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?

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:

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

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

If yes, list these developments as follows:

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

<u>Deconcentration Policy for Covered Developments</u>			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Aureo Diaz Heights	100		Policy provides strategies
Williams Delight Villas	286	Homeownership	
Whim Gardens	100		Policy provides strategies
Michael J. Kirwan Terrace	138		Policy provides strategies

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based voucher 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 - St. Croix District
- Other (list below) – St. Thomas, VIHA Central Office Annex
Oswald Harris Court Community

(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:

A family may submit a written request for an extension of the voucher time period at the discretion of the Housing Authority. Extensions are granted for extenuating circumstances to include hospitalization, family emergencies, and inability to locate larger size units or disability accessibility.

(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)

The PHA is currently revising its Section 8 Administrative Plan as this comment period is being conducted. It is the intention of the PHA not to employ 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.

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability (1)
- Veterans and veterans’ families (1)
- 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:

Comprehensive Admission and Continued Occupancy Policy – Revised 2/1/04
Page 88

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:
- 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)
 - Residents are required to report all changes to family composition or status within 10 calendar days – Comprehensive Admission and Continued Occupancy Policy – Revised 2/1/04 - Page 75

- 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 allows:

The Virgin Islands Housing Authority is a public housing corporation that operates under the provisions of the U. S. Housing Act of 1937 and the Virgin Islands Code. The Housing Authority is currently under the receivership of the Federal Government of the Department of Housing Urban Development (HUD). The powers, rights, privileges, functions and duties of the Authority shall continue to be vested in HUD. Presently, the HUD Receiver serves as the Executive Director and Board as a result of the HUD Takeover.

When a new Executive Director is hired and the presence of a HUD Receiver is no longer needed the responsibilities of the Board of Commissioners would be to formulate policies, procedures and provide general oversight of VIHA. An Executive Director is responsible for managing the day-to-day operations of VIHA. A number of departments and a litany of professionals are engaged by the Housing Authority to assist the HUD Receiver (Executive Director) in consistently meeting VIHA's short and long-term goals.

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 2005	Expected Turnover
Public Housing	3303	150
Section 8 Vouchers	1033	25
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs (list individually) *Project Based Voucher Program	80	5

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)**

- Admission & Continued Occupancy Policy (ACOP);
- Comprehensive Admission & Continued Occupancy Supplemental Policy;
- Reasonable Accommodation Policy and Procedures;
- Personnel Policy;
- Maintenance Policy; and
- Procurement Policy

(2) Section 8 Management: **(list below)**

- a. Section 8 Housing Program Administrative Plan;
- b. Moderate Rehabilitation Administrative Plan;
(Single Room Occupancy Program)
- c. Family Self-Sufficiency Program (Action 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 – George Simmons Terrace
- Other (list below) – St. Croix District Office

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office – St. Croix and St. Thomas
- Other (list below)

Oswald Harris Court Annex – St. Thomas

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)

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

Annual Statement		
Capital Fund Program (CFP) Part I: Summary		
Capital Fund Grant Number FFY of Grant Approval: <u>(09/2004)</u>		
<input checked="" type="checkbox"/> Original Annual Statement		
Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	850,416.60
3	1408 Management Improvements	300,000.00
4	1410 Administration	302,454.08
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	380,756.26
8	1440 Site Acquisition	
9	1450 Site Improvement	150,000.00
10	1460 Dwelling Structures	1,868,456.00
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	28,000.00
13	1475 Nondwelling Equipment	200,000.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	172,000.00
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	4,252,083.00
21	Amount of line 20 Related to LBP Activities	300,000.00
22	Amount of line 20 Related to Section 504 Compliance	250,000.00
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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	850,416.60
HA-Wide	Inf. Technology improvements/Mgt. Needs	1408	300,000.00
HA-Wide	Administrative salaries	1410	302,454.08
HA-Wide	Technical Salaries	1430	350,756.26
HA-Wide	Blueprints, Specifications upgrade	1430	30,000.00
HA-Wide	Site Improvements	1450	150,000.00
HA-Wide	Architectural/Engineering Salaries	1460	257,390.26
HA-Wide	504 Alterations	1460	250,000.00
HA-Wide	Dwelling Structure Rehabilitation	1460	259,915.80
VQ001006, R. de Charbert	Structural Repairs	1460	60,000.00
VQ001001, P. Gardens	LBP Asbestos Abatement	1460	100,000.00
VQ001019, Estate Bovoni	LBP & Asbestos Abatement	1460	100,000.00
VQ001003, Harrigan Court	LBP & Asbestos Abatement	1460	100,000.00
VQ001001, Pearson Gardens	Exterior Painting	1460	247,050.00
VQ001002, Jackson Terrace	Exterior Painting	1460	247,050.00
VQ001012, Aureo Diaz	Exterior Painting	1460	247,050.00
VQ001044, Contant Knolls	Generator, Pump House /Hook-up	1470	28,000.00
HA-Wide	Maintenance Equipment	1475	200,000.00
VQ001006, Ralph deChabert	Relocation	1495	142,000.00
HA-Wide	Relocation	1495	30,000.00
Total:			4,252,083.00

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)
<u>HA-Wide</u>		
Operations	6/30/07	6/30/09
<u>HA-Wide</u>		
Information Technology improvements	6/30/07	6/30/09
<u>HA-Wide</u>		
Administrative salaries	6/30/07	6/30/09
<u>HA-Wide</u>		
Technical Salaries	6/30/07	6/30/09
<u>HA-Wide</u>		
Blueprints, Specifications upgrade	6/30/07	6/30/09
<u>HA-Wide</u>		
Site Improvements	6/30/07	6/30/09
<u>HA-Wide</u>		
Architectural/Engineering salaries	6/30/07	6/30/09
<u>HA-Wide</u>		
Section 504 alterations	6/30/07	6/30/09
<u>HA-Wide</u>		
Dwelling Structure Rehabilitation	6/30/07	6/30/09
<u>VQ001001, P.M. Pearson Gardens</u>		
Exterior Painting	6/30/07	6/30/09
<u>VQ001002, D.H. Jackson Terrace</u>		
Exterior Painting	6/30/07	6/30/09
<u>VQ001012, Aureo Diaz Heights</u>		
Exterior Painting	6/30/07	6/30/09
<u>VQ00106, R. deChabert</u>		

Structural Repairs	6/30/07	6/30/09
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
<u>VQ001001, P. Gardens</u>		
LBP & Asbestos Abatement	6/30/07	6/30/09
<u>VQ001003, Harrigan Court</u>		
LBP & Asbestos Abatement	6/30/07	6/30/09
<u>VQ001019, Estate Bovoni</u>		
LBP & Asbestos Abatement	6/30/07	6/30/09
<u>VQ001044, Contant Knolls</u>		
General, Pump House Hook-up	6/30/07	6/30/09
<u>HA-Wide</u>		
Maintenance Equipment	6/30/07	6/30/09
<u>VQ001006, Ralph de Chabert</u>		
Relocation	6/30/07	6/30/09
<u>HA-Wide</u>		
Relocation	6/30/07	6/30/09

(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: **(VQ0015YRCFP05)**)

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

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

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

- 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:
- Estate Hoffman-Nullyberg

We have applied for 436 HOPE VI Replacement Vouchers related to demolition activities at several developments.

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: Louis E. Brown	
1b. Development (project) number: VQ001023	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(17/05/99)</u>	
5. Number of units affected: 48	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: November, 2004	
b. Projected end date of activity: November, 2005	
Demolition/Disposition Activity Description	
1a. Development name: Louis E. Brown	
1b. Development (project) number: VQ001018	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(04/08/04)</u>	
5. Number of units affected: 244	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: November, 2004	
b. Projected end date of activity: November, 2005	

Demolition/Disposition Activity Description
1a. Development name: Michael J. Kirwan Terrace 1b. Development (project) number: VQ001007
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>
5. Number of units affected: 12
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006

Demolition/Disposition Activity Description
1a. Development name: Ralph deChabert Place 1b. Development (project) number: VQ001006
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>
5. Number of units affected: 175
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006

Demolition/Disposition Activity Description	
1a. Development name: Estate Williams Delight 1b. Development (project) number: VQ001015	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>	
5. Number of units affected: 3	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006	

Demolition/Disposition Activity Description	
1a. Development name: Wilhelm "Willie" George 1b. Development (project) number: VQ001013	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>	
5. Number of units affected: No units affected. Community Center only.	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006	

Demolition/Disposition Activity Description	
1a. Development name: Estate Donoe	
1b. Development (project) number: VQ001017	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>	
5. Number of units affected: No units affected.	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006	

Demolition/Disposition Activity Description	
1a. Development name: Warren E. Brown Site	
1b. Development (project) number: N/A	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>	
5. Number of units affected: No units. Land only.	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006	

Demolition/Disposition Activity Description	
1a. Development name: Estate Annas' Retreat 1b. Development (project) number: VQ001025	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>	
5. Number of units affected: No units. Community Center only.	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: May, 2005 b. Projected end date of activity: June, 2006	

Demolition/Disposition Activity Description	
1a. Development name: Pollyberg Gardens 1b. Development (project) number: VQ001031	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>	
5. Number of units affected: No units. ¼ acre parcel of land adjacent to Unit #2-27.	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006	

Demolition/Disposition Activity Description	
1a. Development name:	Pollyberg Gardens
1b. Development (project) number:	VQ001031
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(30/03/05)</u>
5. Number of units affected:	Community Center
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006

Demolition/Disposition Activity Description	
1a. Development name:	Estate Mon Bijou
1b. Development (project) number:	VQ001014
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(30/03/05)</u>
5. Number of units affected:	3
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006

Demolition/Disposition Activity Description	
1a. Development name: Estate Mon Bijou	
1b. Development (project) number: VQ001014	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>	
5. Number of units affected: No units. Community Center only.	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: October, 2005	
b. Projected end date of activity: June, 2006	

Demolition/Disposition Activity Description	
1a. Development name: George Simmons Terrace	
1b. Development (project) number: VQ001034	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>	
5. Number of units affected: No units. Community Center only.	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: September, 2005	
b. Projected end date of activity: September, 2006	

Demolition/Disposition Activity Description	
1a. Development name: Lucinda Millin Homes	
1b. Development (project) number: VQ001011	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>	
5. Number of units affected: No units. Parcel #8B1 land strip for highway widening.	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006	

Demolition/Disposition Activity Description	
1a. Development name: Lucinda Millin Homes	
1b. Development (project) number: VQ001011	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/03/05)</u>	
5. Number of units affected: No units. Land Parcel 1-A-1.	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006	

Demolition/Disposition Activity Description	
1a. Development name:	Lucinda Millin Homes
1b. Development (project) number:	VQ001011
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(30/03/05)
5. Number of units affected:	No units. Land Parcel 1-A.
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006

Demolition/Disposition Activity Description	
1a. Development name:	Oswald Harris Court
1b. Development (project) number:	VQ001005
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(30/03/05)
5. Number of units affected:	No units. Land strip for highway widening.
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: October, 2005 b. Projected end date of activity: June, 2006

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: Oswald Harris Court 1b. Development (project) number: VQ001005
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input 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>(30/11/04)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 16 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Lucinda Millin Homes for the Elderly 1b. Development (project) number: VQ001011
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input 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>(30/11/04)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 85 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Whim Gardens for the Elderly 1b. Development (project) number: VQ001021
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (30/11/04)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 98 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Joseph E. James Terrace 1b. Development (project) number: VQ001033
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (30/11/04)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 34 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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: (DD/MM/YYYY)) <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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Williams Delight Villas
1b. Development (project) number:	VQ001015
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" 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 checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission:	<u>(08/09/1995) (30/10/2004) – Section 32</u>
5. Number of units affected:	286
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development – In six (6) equal blocks of 75 units <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Pollyberg Gardens
1b. Development (project) number:	VQ001031
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" 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, (5H) submitted, or planned (Section 32) for submission:	<u>(11/03/1997)</u> <u>(30/10/2004)</u>
5. Number of units affected:	11
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Estate Anna's Retreat Heights
1b. Development (project) number:	VQ001032
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission:	<u>(25/02/1993)</u>
5. Number of units affected:	1
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	George Simmons Terrace
1b. Development (project) number:	VQ001034
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission:	<u>(03/11/1997)</u>
5. Number of units affected:	8
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

In addition to HUD's criteria, the VIHA will require that all families must be participants of the Housing Choice Voucher Program for a one year. The attached capacity statement outlines the Authority's venture to ensure a successful Section 8 Homeownership Program.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? November 12, 2003

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) The Department of Labor provides literacy testing and life skills training for YouthBuild participants and unemployed residents. The Department of Human Services provides job readiness training for our welfare residents and shares the list of those residents who are involved in their welfare-to-work training programs.

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)
 - Family Self-Sufficiency Policies

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)
Computer literacy	35	Unemployed	Community centers	Public Housing
		Residents and	And converted units	
		Youth by		
		Registration		
GED	53	Unemployed	Community Centers	Public Housing
		Residents and	And converted units	
		Youth by		
		Registration		
Business Education	3	Unemployed	Community Centers	Public Housing
		Residents and	And converted units	
		Youth by		
		Registration		
YouthBuild-U.S. Virgin Islands	7	Unemployed	Community Centers	Public Housing
		Residents and		
		Youth by		
		registration		
After-school Tutorial	150	By registration	Community Centers	Public Housing
Youth Steel Orchestra	80	By registration	Community Centers	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 14/07/04)
Public Housing		
Section 8	25	31

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:

- NOT Applicable

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

It is the goal of the Virgin Islands Housing Authority (VIHA) to enhance the quality of life for assisted families in public housing by providing opportunities for Community Service and to participate in an economic Self-Sufficiency Program. As such, VIHA will implement the Community Service and Self-Sufficiency Requirement.

The Departments of Public Housing Management and Public Relations/Resident Services will implement the Community Service and Self-Sufficiency Requirement in accordance with Section 512 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 requirements and the Revised Dwelling Lease for full effect and enforcement, to comply with the implementation date of November 1, 2003.

ADMINISTRATION

The Interim Director of Public Relations/Resident Services will serve as the overall administrator of the program with responsibilities to include the administration, review, documentation and certification of data collected to assure that unemployed residents, unless exempt, comply with the Community Service and Self-Sufficiency Requirement.

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) Health Related Issues, Domestic Violence, Conflict Management, Information contained in individual files

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

St. Thomas

Oswald E. Harris Court
Michael J. Kirwan Terrace
Estate Tutu Apartments
Estate Bovoni Apartments

St. Croix

Ludvig E. Harrigan Court
Ralph de Chabert Place
John F. Kennedy Terrace
Williams Delight Villas

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) Community Oriented Policing via Police Sub-stations in John F. Kennedy Terrace, Aureo Diaz Heights, Michael J. Kirwan Terrace and Oswald Harris Court

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

St. Thomas

St. Croix

Oswald E. Harris Court
Michael J. Kirwan Terrace
Estate Tutu Apartments
Estate Bovoni Apartments

Ludvig E. Harrigan Court
Ralph de Chabert Place
John F. Kennedy Terrace
Williams Delight Villas

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)

St. Thomas

St. Croix

Oswald E. Harris Court
Michael J. Kirwan Terrace
Estate Tutu Apartments
Estate Bovoni Apartments

Ludvig E. Harrigan Court
Ralph de Chabert Place
John F. Kennedy Terrace
Williams Delight Villas

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The current Pet Policy allows all tenants and in particular elderly and disabled tenants living in elderly communities or designated elderly areas who so desire to own a pet on VIHA property. Pet is defined as a domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, which is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pet does not include reptiles (except turtles). Title 19, Section 2615c of the V.I. Code specifically prohibits any occupant or tenant in public housing from owning, breeding or housing any dangerous dog or pet, except seeing eye dogs, within such community. Owning a dangerous dog or pet (i.e. pit bull, rottweiler, snakes, etc.) is strictly prohibited and is a violation of section 12 (W) of the Dwelling Lease. If a warm-blooded animal, pet will not exceed 25 pounds in weight or 12 inches shoulder height at mature growth. Pet shall be licensed and wear a collar which displays an identification tag. Pets shall be neutered or spayed prior to being allowed on the premises.

A security deposit of Fifty Dollars (\$50.00) shall be required of all residents wishing to have a pet residing on the premises. Tenants requiring the services or benefit of a seeing eye or hearing pet or other animal that is considered as auxiliary aid are exempted from paying the required \$50.00 pet deposit. The security deposit is to cover potential damage by the Pet and will be returned in part or in full depending on the cost of damages incurred as a direct result of Pet, as assessed by management at time resident vacates the premises.

“Pet Policy is included in the Comprehensive Admissions and Continued Occupancy Supplement – Revised February 1, 2004”

15. Civil Rights Certifications (See attached)

[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? 13
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)
 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)

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

The HUD Receiver serves as the VIHA Board and there are five (5) appointed Resident Advisory Board members that serve as the RAB of public housing.

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: **Write-ins by residents.**

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: United States Virgin Islands
Consolidated Plan 2002 - 2006
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)

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

Consistent with the Consolidated Plan, the VIHA plans to construct affordable homes for low-income families at the Hoffman/Nullyberg site.

D. Other Information Required by HUD

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

Consistent with HUD guidance, VIHA defines a substantial deviation/modification to its PHA Plan as the following:

1. Additions of non-emergency work items (not included in the current annual statement or 5-year Action Plan)
2. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

VQ0015YRCFP05

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001001	Paul M. Pearson Gardens	10	8%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Pump house/Water Distribution			96,000	2006
Sidewalks & Roadways			186,400	2005
Garbage Stations, 4 ea.			86,400	2006
Concrete Repairs			94,000	2005
Exterior Painting			249,000	2006
Sewer System Improvement			65,000	2007
Storm Drainage Upgrade, 400 LF			127,500	2008
Cistern Cleaning			122,000	2009
Perimeter Fencing			68,000	2005
Paving for Parking/40 Spaces			140,000	2005
Rehab 504 Units			125,000	2005
Cover Recreational Area			68,000	2006
Tot Lot Improvements			45,000	2006
Total estimated cost over next 5 years			1,472,300	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001002	D. Hamilton Jackson Terrace	16	15%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways			152,000	2005
Road Paving			260,400	2005
Concrete Repairs			198,000	2005
Exterior Painting			246,000	2005
Sewer System Improvement			106,400	2006
Cistern Cleaning			132,500	2006
Perimeter Fencing			72,500	2008
Modernization (110 units) to include Rehab 504 Units			4,620,000	2006
Cover Recreational Area and Tot Lot Improvements			249,000	2007
Total estimated cost over next 5 years			6,036,400	
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001003	Ludvig E. Harrigan Court	12	18%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways			207,000	2007
Garbage Stations, 4 ea.			86,400	2008
Site Lighting			168,500	2007
Site Drainage			250,000	2006
Cistern Cleaning			104,000	2008
Perimeter Fencing			72,400	2009
Paving for Parking			127,500	2007
Modernization to include Rehab of 504 Units			4,216,000	2006
Cover Recreational Area			282,000	2008
Tot Lot Improvements			180,000	2008
Total estimated cost over next 5 years			5,693,800	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001004A VQ001009	H. H. Berg's Home H. H. Berg's Addition	5	7%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Building #1 Structural Repairs			48,000
Landscaping			71,500
Repair/replace rails, walkways, stairs			136,500
Repair curbs & roads, provide storm drainage/runoff controls			162,000
Treat termite infestation			68,000
Reinforce sidewalks			51,500
504 repairs @ Community Center incl. ground markers			48,000
Cistern Cleaning			28,000
Upgrade recreational areas (basketball/playground)			76,000
Improve roof drainage			136,000
Total estimated cost over next 5 years			825,500

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001004B	Basin Triangle	1	3%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Sidewalks & Roadways			186,000
Garbage Stations, 4 ea.			86,400
Site Lighting			68,500
Site Drainage			115,000
Cistern Cleaning			56,000
Paving for Parking			127,500
Recreational Area			82,000
Tot Lot Improvements			80,000
Flashing at Building Exterior/ Paint			346,000
Retaining walls			160,000
Site Sewer			185,000
Repair Solar Collectors/ Replace Roof Gutters			86,500
Total estimated cost over next 5 years			1,578,900

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001004C	Marley Homes	04	12%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways		190,600	2008
Garbage Stations, 4 ea.		86,400	2006
Site Lighting		122,500	2005
Site Drainage		50,000	2006
Cistern Cleaning		92,000	2006
Perimeter Fencing		172,400	2008
Cover Recreational Area		162,000	2007
Tot Lot Improvements		80,000	2007
Total estimated cost over next 5 years		955,300	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001005	Oswald Harris Court	8	3%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Perimeter Fencing		44,000	2007
Rehab 504 Units, access to common areas, stairs & walkways		186,000	2005
Install exterior mailboxes w/ canopies		75,000	2006
Storm drains		197,000	2007
Sanitary sewer		87,000	2007
Sidewalk & roadway repair		248,000	2006
Solar collectors, upgrade distribution		36,500	2005
Cistern Cleaning		212,000	2007
Upgrade recreational areas		42,000	2006
Covered basketball areas		38,000	2008
Garbage spaces, 6 ea.		48,000	2006
Exterior painting incl. concrete repairs		401,000	2005
Total estimated cost over next 5 years		1,614,500	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001006	Ralph deChabert Place	140	53%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Partial Demolition			2,200,000	2005
Partial modernization			2,700,000	2006
Sidewalks & Roadways			86,400	2005
Garbage Stations, 4 ea.			145,500	2006
Site Lighting			600,000	2006
Structural Repairs			404,000	2005
Cistern Cleaning/ repairs			272,400	2008
Perimeter Fencing			167,500	2007
Paving for Parking			282,000	2007
Cover Recreational Area			180,000	2008
Tot Lot Improvements (4 ea.)			162,500	2005
Lead Paint / Asbestos Removal			495,000	2005
Paint Exterior			368,500	2006
Total estimated cost over next 5 years			8,063,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001007	Michael J. Kirwan Terrace	15	12%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Improve storm drainage @ Bldgs #9, #17			82,000	2006
Roadway repairs			200,000	2005
Install gas tank enclosures			82,800	2006
Upgrade garbage areas			144,000	2006
Demolition of Bldgs #1, #2 and #3			168,000	2006
Upgrade recreational areas			91,000	2007
Improvements to Community Bldg.			56,000	2007
Install water heaters and lines, Bldgs. 4-8, 60 units			144,000	2005
Relocation			72,000	2006
Total estimated cost over next 5 years			1,039,800	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001008	John F. Kennedy Terrace	24	12%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways/ Bollards		480,000	2006
Garbage Stations, 5 ea.		107,400	2006
Site Lighting		168,500	2006
Site Drainage		250,000	2006
Cistern Cleaning		346,000	2007
Perimeter Fencing/ Landscaping		172,400	2008
Cover Recreational Area		282,000	2009
Tot Lot Improvements		180,000	2007
Solar Heater Repair		135,000	2005
504 Handicap Units		346,000	2005
Community Center Improvements		186,000	2005
Total estimated cost over next 5 years		2,653,300	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001010	Marley Additions	6	10%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements		210,000	2005
Garbage Stations, 2 ea.		41,400	2005
Site Lighting		50,000	2006
Site Drainage		70,000	2007
Cistern Cleaning		172,400	2008
Perimeter Fencing/ Landscaping		104,000	2008
Cover Recreational Area		120,000	2008
Tot Lot Improvements		85,000	2006
Parking for twenty (20) cars		164,000	2005
Total estimated cost over next 5 years		946,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ0010011	Lucinda Millin Home	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Passive recreation			10,000	2005
Nurses Call Station and Systems for 85 units			42,000	2005
Interior Lobby, common area			24,000	2005
Exterior painting			116,000	2005
Roof repairs			40,000	2005
Structural repairs to maintenance bldg			84,500	2005
Generator upgrade			10,000	2005
Total estimated cost over next 5 years			326,500	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001012	Aureo Diaz Heights	15	15%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements			98,000	2006
Garbage Stations, 2 ea.			41,400	2006
Site Lighting			50,000	2006
Site Drainage			40,000	2006
Cistern Cleaning			41,400	2007
Perimeter Fencing/ Landscaping			86,000	2009
Cover Recreational Area			120,000	2009
Tot Lot Improvements			65,000	2005
Landscaping			64,000	2005
Roof Coating			129,000	2005
Sanitary Sewer Upgrade			300,000	2006
Site Structures (Demo)			186,000	2007
Paint Exterior			385,000	2006
Total estimated cost over next 5 years			1,564,400	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001012	St. Croix Central Office	0	0
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Upgrade A/C system, 4 zones			108,500
Install 20 parking spaces & retaining walls			212,000
Upgrade generator			132,000
Construct swale/paving, Upper parking area			75,000
Lower parking area			158,000
Section 504 compliance			86,000
Cover Recreational Area			32,000
Total estimated cost over next 5 years			717,500

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001014	Mon Bijou	03	100%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Garbage Stations, 2 ea.			41,400	2006
Site Lighting			5,000	2006
Site Drainage			4,000	2006
Cistern Cleaning			4,400	2006
Perimeter Fencing/ Landscaping			6,000	2006
Paint Exterior/ Interior			8,000	2006
Community Center 504 upgrade			56,000	2006
Total estimated cost over next 5 years			124,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001015	Williams Delight	52	17%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements			395,000	2007
Garbage Stations, 6 ea.			210,400	2007
Site Drainage			240,000	2006
Cistern Cleaning			341,400	2007
Perimeter Fencing/ Landscaping			149,000	2008
Tot Lot Improvements/ Baseball/ Basketball			248,000	2009
Roof Coating/ Seal Wall Leaks			364,000	2006
Sanitary Sewer Upgrade			229,000	2007
504 Retrofit			195,000	2005
Relocate mailboxes to Comm. Ctr. Exterior			186,000	2006
Community Center Repairs/ Paint			115,000	2006
Water Distribution-Site			482,000	2008
Total estimated cost over next 5 years			3,154,800	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001016	Tutu Highrise Apartments	94	32%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Storm drains			560,000	2008
Sewer line			420,000	2008
Sidewalk			97,230	2008
Roadway repair			168,000	2005
6 manholes			48,000	2007
Entry railings/repair and replace			52,000	2005
Provide site lighting			24,000	2006
Rehab Bldgs #1, #2, #3 and #9			8,000,000	2005
Modernize Community Building			400,000	2005
Structural concrete repairs			91,000	2005
Electrical upgrade, Bldgs 10-18, 108 units			1,600,000	2006
Total estimated cost over next 5 years			11,460,230	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001018	Louis E. Brown Villas	244	100%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Complete demolition			4,385,000	2005
Total estimated cost over next 5 years			4,385,000	
Optional 5-Year Action Plan Tables				
Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001019	Estate Bovoni	38	12%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Structural concrete repairs, asbestos tile removal/replacement			7,000,000	2005
Repair 48 vacant units			384,000	2005
Storm drains			124,000	2007
Sanitary sewer			250,000	2007
Sidewalk			84,260	2007
Roadway repair			320,000	2006
Provide emergency generator @ community building			200,000	2007
Construct retaining walls			146,666	2007
Replace gas lines			162,000	2005
Exterior painting			200,000	2006
Total estimated cost over next 5 years			8,870,926	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001020	Walter I.M. Hodge Pavilion	106	43%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements			298,000	2006
Garbage Stations, 7 ea.			141,400	2006
Site Lighting			150,000	2006
Site/ Storm Drainage			198,000	2007
Cistern Cleaning			171,400	2007
Perimeter Fencing/ Landscaping			146,000	2007
Cover Recreational Area			120,000	2008
Tot Lot Improvements			165,000	2006
Main Sewer Line Upgrade			285,000	2006
Replace/Repair Solar Heaters			80,000	2005
Replace Exterior Benches			82,000	2007
Paint Metal Rails/ Screens @ Porches			106,000	2005
Replace Gas line Enclosures			85,000	2007
504 Handicap Units			420,000	2005
Total estimated cost over next 5 years			2,447,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001021	Whim Gardens	20	20%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements			158,000	2007
Garbage Stations, 2 ea.			41,400	2007
Site Lighting			150,000	2006
Site Drainage			40,000	2006
Cistern Cleaning			141,400	2007
Perimeter Fencing/ Landscaping			186,000	2007
Site Railings/ Monuments/ Cleanouts/ Miscellaneous			76,000	2006
Roof Coating			129,000	2005
Sanitary Sewer Upgrade			140,000	2006
Site Structures (Passive recreational areas)			86,000	2006
Paint Exterior			296,000	2007
Concrete Repairs			140,000	2006
504 Accessibility			196,000	2005
Total estimated cost over next 5 years			1,779,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001022	Mount Pleasant	03	7%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements			88,000	2007
Site Lighting			68,400	2007
Site Drainage			50,000	2007
Cistern Cleaning/ Pump house			149,000	2008
Perimeter Fencing/ Landscaping/ Gazebo Repair			141,400	2006
Tot Lot Improvements			86,000	2007
Landscaping			35,000	2008
Sanitary Sewer Upgrade			149,000	2008
Roof Leaks/ Concrete Repairs			190,600	2005
Paint Exterior			218,000	2008
Replace Steel Stairs (4 ea.)			185,000	2005
Total estimated cost over next 5 years			1,360,400	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001023	Louis E. Brown Villas	48	100%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total Demolition			2,013,000	2005
Total estimated cost over next 5 years			2,013,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001024A	Nicasio Nico	19	32%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements			300,000	2005
Garbage Stations, 2 ea.			64,400	2005
Site Lighting			98,000	2007
Site Drainage/ Filtration Well			138,400	2006
Cistern Cleaning Pump house Repairs			62,400	2006
Perimeter Fencing/ Landscaping			239,800	2008
Cover Recreational Area			120,000	2008
Tot Lot Improvements (2 ea.)			65,000	2005
Roof Soffits Replacement			186,000	2005
Storm Drain Clean/ Upgrade			49,000	2005
Concrete Repair			80,000	2006
PVC Porch Railing Replacing			156,000	2005
504 Accessibility			285,000	2005
Community Center Renovation			264,000	2005
Total estimated cost over next 5 years			2,108,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001024B	Candido Guadalupe	12	13%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements/ Additional Parking/ Site			340,000	2007
Hand Rails			88,400	2006
Garbage Stations, 4 ea.			60,000	2007
Site Lighting			114,000	2007
Site Drainage			72,400	2007
Cistern Cleaning			150,900	2009
Perimeter Fencing/ Landscaping			220,000	2009
Cover Recreational Area			65,000	2007
Tot Lot Improvements/ Passive Recreational Areas			64,000	2006
Landscaping			5,400,000	2006
90 Unit Modernization to include six (6) 504 Units				
Total estimated cost over next 5 years			6,574,700	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001044	The Knolls at Contant	3	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Recreation facilities			146,000	2006
Roadway repair and paving			89,000	2007
Garbage Stations			52,000	2006
Exterior painting and sealing			247,000	2006
Provide cover for mail box station			48,000	2007
Install swale to control surface water drainage			116,000	2007
Dispose of abandoned vehicles, to incl. security			40,000	2005
Total estimated cost over next 5 years			738,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001033	Joseph E. James Terrace	01	03%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks Improvements/ Site Hand Rails		160,000	2007
Garbage Stations, 2 ea.		41,400	2007
Site Lighting		20,000	2008
Site Drainage		124,000	2008
Cistern Cleaning		27,400	2008
Perimeter Fencing/ Landscaping		50,900	2009
Passive Recreational Areas		22,000	2006
Improve Roof Ventilation		89,000	2008
Pave Existing Parking		62,500	2006
Ambulance Docking/ Loading		49,000	2005
Change Copper Feed Lines		189,000	2005
Total estimated cost over next 5 years		835,200	

Attachment: 1
Component 10

**Conversion of Public Housing
Required Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments? Thirty (30)
- 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)? Three (3) Elderly Developments
- c. How many Assessments were conducted for the PHA's covered developments? Twenty-seven (27)
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments. NONE.
- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. Assessment is completed.

Attachment: 2
Component 11

Section 8 Homeownership Capacity Statement

The Homeownership Option will be offered to current tenant-based participants. The program will initially be limited to twenty-five (25) families. Eligibility requirements include:

- Families must be a participant of the Section 8 Voucher Program for a minimum of one year.
- Be a first-time homeowner as defined by HUD
- Meet minimum level of non-welfare income
- Family must demonstrate that head or spouse is employed and has been continuously employed for one year (except for elderly and disabled).
- Head or spouse has no previous default on mortgage.
- Must successfully complete a pre-assistance homeownership counseling program.
- Must complete the pre-qualification process with the identified entity.
- Have no outstanding debts to the V. I. Housing Authority or for unpaid rent.

In order to ensure that the Virgin Islands Housing Authority retains the capacity to administer a Homeowner Option program, it is required that families remit a down payment to the financial institution that is at least 3 percent of the sale price. One percent of the down payment must come from the family's own resources.

The VIHA will also pursue Memorandum of Agreements with the Virgin Islands Housing Finance Authority (VIHFA) to provide the required pre-assistance homeownership counseling to interested families.

Partnerships will also be established with the USDA Rural Development Program to provide mortgage underwriting assistance to eligible families. It is required that financing and purchasing options must comply with generally accepted private sector underwriting standards.

**Attachment 4:
Component 18**

RESIDENT ADVISORY BOARD LISTING

SHARON ISAAC

DAPHNE EDWARDS

LOUISE CHRISTOPHER

LEOVA HARRIS

JAMES WAKEFIELD

Virgin Islands Housing Authority

St. Thomas/St. John
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(340) 775-0832 (Fax)
(340) 777-7725 (TDD)



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St. Croix, VI 00851
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(340) 778-5245 (TDD)

Office of the HUD Receiver

PHA PLAN STATEMENT -VQ001 PROJECT-BASED VOUCHER PROGRAM

Project Number of Project-Based Units: 80

General Location: Croixville Apartments, 14 B Estate Plessen, Frederiksted, St. Croix (Virgin Islands)

How project-based is consistent with VIHA's PHA Plan: The ability to continue to administer project-based units complements other activities and initiatives VIHA plans to implement over the next 5 years. For example, we plan to increase assisted housing choices, provide or attract supportive services to increase recipients' employability, and increase customer satisfaction. By utilizing these initiatives in concert with our project-based voucher program, we believe we can continue to offer applicants/participants a variety of options related to our efforts to deliver high-quality public housing programs. Moreover, project-based (as opposed to tenant-based) assistance makes sense because the supply of units for tenant-based assistance is very limited on St. Croix. As a result, increasing the number of project-based units helps to ensure (1) an increased number of affordable units are available in this location over the next 15 years and (2) VIHA further de-concentrates poverty and expands housing and economic opportunities on St. Croix.



Donna J. Ayala
HUD Receiver

9/29/04

Date



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Office of the HUD Receiver

Statement of Voluntary Conversion

The Virgin Islands Housing Authority has conducted an Initial Assessment of its covered developments and concluded that the voluntary conversion of any of its developments would be inappropriate at this time because removal of the developments would not meet the necessary conditions for voluntary conversion. No developments are so severely distressed that it is no longer cost effective to rehabilitate and maintain them that they must be converted to Section 8 tenant-based assistance.

The Authority's recovery attempts are due to the involuntary loss of almost 1,000 units over the last nine (9) years of hurricane damages are finally at a point of stabilization. However, much needs to be done to maintain a safe, decent and sanitary condition for the existing residents of the PHA. In addition, the Authority is presently under HUD Receivership and is investigating future redevelopment of the Authority's housing stock.



Donna J. Ayala
HUD Receiver

9/29/04
Date



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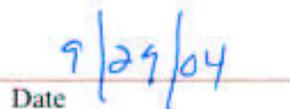
Attachment

Attachment

RESIDENT MEMBERSHIP OF THE PHA'S GOVERNING BOARD

HUD has appointed a Receiver to serve as VIHA's Executive Director and Board of Commissioners. Due to the Receiver's role and responsibility and the lack of any appointed Board, no resident serves on the Board. VIHA is currently in the process of hiring a permanent Executive Director and anticipates completing the hiring process by October 30, 2004 and having a new Executive Director in place by November 30, 2004. VIHA also expects that when a Board of Commissioners is appointed the requirements for one Resident Commissioner will be appointed to the new Board. The name and title of the appointing official is: Charles Wesley Turnbull, Governor, U.S. Virgin Islands.


Donna J. Ayala
HUD Receiver


Date





PUBLIC NOTICE

The Virgin Islands Housing Authority (VIHA) notifies the public at large of the availability of the:

**PHA AGENCY FIVE-YEAR AND ANNUAL PLANS
VIRGIN ISLANDS HOUSING AUTHORITY**

The Agency Plans – 2005 Five-Year and Annual Plans are available for review beginning **August 9, 2004 to September 22, 2004 from 9:00 a. m. to 4:00 p. m.** at the following location:

St. Thomas-VIHA
402 Estate Anna's Retreat
Charlotte Amalie
St. Thomas, U.S. Virgin Islands 00802
(340)-777-8442

St. Croix-VIHA
5 Upper Bethlehem
Kingshill Road
St. Croix, U.S. Virgin Islands 00850
(340)-778-8442

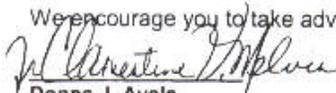
A Public Hearing is scheduled for September 28, 2004 at 5:00 p.m. in both Central Offices location.

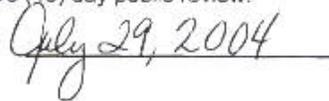
The public is invited to submit written comments on this Agency Plan. Written comments received prior to September 22, 2004 shall be responded to in writing. All written comments should be forwarded to:

**VIRGIN ISLANDS HOUSING AUTHORITY
POST OFFICE BOX 7668
CHARLOTTE AMALIE, ST. THOMAS USVI 00801
ATTENTION: JASMIN F.D. WILLIAMS
DIRECTOR OF ADMINISTRATION**

The Agency Plans is a 5-year strategy, which incorporates our 2005 Five-Year and Annual Plans and activities designed to promote safe, sanitary, decent and affordable housing for low-income families. This Public Review is your opportunity to examine and provide feedback to us to become part of our 2005 Five-Year and Annual Plans. The Agency Plans also contain statements of housing needs, resources, policies and procedures that supports improvements to public housing buildings and safety initiatives in public housing.

We encourage you to take advantage of this forty-five (45) day public review.


Donna J. Ayala
HUD Receiver


July 29, 2004