

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

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# Richmond Redevelopment & Housing Authority

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year Beginning 2007

**Submitted on July 9, 2007**

**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:** Richmond Redevelopment and Housing Authority

**PHA Number:** VA 007

**PHA Fiscal Year Beginning:** 10/2007

**PHA Programs Administered:**

**Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only**  
 Number of public housing units: 4,019   
 Number of S8 units:   
 Number of public housing units:  
 Number of S8 units:                      2,976

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website

Other (list below)

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 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 be the catalyst for quality affordable housing and community revitalization

**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.**

**SEE RRHA GOALS: 1, 2, 3, 4 on pages to follow**

- 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)
  - Improve voucher management: (SEMAP score)
  - 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: (see following):

RRHA and Richmond City Mayor Wilder have created a vision for the redevelopment of Jackson Ward, which was supported by an Urban Land Institute (ULI) panel hosted by RRHA in March 2006. This vision promotes dramatic change in this neighborhood. Under the Mayor's leadership, the City of Richmond has made a strong commitment to moving forward with RRHA's Strategic Plan and with revitalization of Jackson Ward, through the creation of an interagency task force that has identified the redevelopment of Gilpin Court as its "Demonstration Project".

Therefore, RRHA is launching the initial stages of planning for the Gilpin Court Demonstration Project, encompassing Gilpin Court and nine privately owned blocks. This initiative will respond directly to the RRHA Strategic Plan goal to revitalize residential and commercial properties with the creation and improvement of quality affordable housing and the development of mixed use/mixed income planned communities.

- 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)

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

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

Objectives:

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

**Other PHA Goals and Objectives: (list below)**

**The following 5-Year Plan for fiscal years 2005-2009 has been updated as provided by the option available as stated in Notice PIH 2000-43 (HA), Attachment A.**

### **Vision Statement**

***An innovative leader creating dynamic partnerships that build vibrant communities.***

**The RRHA Strategic Plan is built around four major goals:**

- **Goal #1** – Revitalized residential and commercial communities, producing healthy and stable communities.
- **Goal #2** – Economic opportunities, fostering and creating business and investment opportunities
- **Goal #3** – Efficiency and fiscal responsibility. A responsible steward of financial and programmatic operations.
- **Goal #4** – Quality customer service, providing courteous, competent, and timely service.

**Associated with these goals are 12 objectives and 26 initiatives, as follows:**

GOALS	OUTCOME MEASURES	OBJECTIVES	INTERMEDIATE MEASURES	INITIATIVES
<p><b>1.0 Revitalized residential and commercial communities</b>  <i>Create healthy and stable communities</i></p>	<p>By community:</p> <ul style="list-style-type: none"> <li>• Percent of vacant structures</li> <li>• Property value (market and assessed)</li> <li>• Percent of residents who own vs. rent</li> <li>• Number of code violations</li> </ul>	<p><b>1.1 Create and improve quality affordable housing</b></p>	<ul style="list-style-type: none"> <li>• % of available affordable housing compared to need (Through regularly scheduled market study done by external consultant)</li> <li>• Police calls for service per capita per community - RRHA properties vs. non-RRHA</li> <li>• EMS calls for service per capita per community - RRHA properties vs. non-RRHA</li> <li>• Fire calls for service per capita per community - RRHA properties vs. non-RRHA</li> <li>• % of properties that meet inspection standards (includes HQS &amp; UPCS)</li> <li>• Building permit values</li> </ul>	<p>1.1.1 Formalize a collaborative effort between the Authority's Board of Commissioners, Richmond City Council, and the Mayor.</p> <p>1.1.2 Develop and implement a comprehensive asset management strategy for all of the Authority's property holdings to facilitate residential and commercial development/rehabilitation.</p> <p>1.1.3 Create a marketing plan that aligns the Authority's strategic services with other regional affordable housing efforts (brand/re-brand, name change, brochures, etc.)</p> <p>1.1.4 Establish and implement agency-wide property maintenance standards for newly acquired and current properties.</p> <p>1.1.5 Establish guidelines for new construction focusing on safety, affordability, quality and enforcement.</p>

GOALS	OUTCOME MEASURES	OBJECTIVES	INTERMEDIATE MEASURES	INITIATIVES
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		<p><b>1.2 Develop mixed use / mixed income planned communities</b></p>	<ul style="list-style-type: none"> <li>• Number of houses redeveloped/built</li> <li>• % of family income for rent/mortgage</li> <li>• % of residents in various income levels by community</li> <li>• # of different types of organizations per community</li> <li>• Participation level/numbers in neighborhood associations / organizations</li> <li>• Business licenses per community</li> </ul> <p>(for last 3 measures above - refer to Chesterfield website for method of collecting data)</p>	<p>1.2.1 Form a non profit to serve as the authority's community development arm to pursue alternate funding, implement creative financing, etc.</p>
		<p><b>1.3 Deconcentrate poverty</b></p>	<ul style="list-style-type: none"> <li>• Density of very low income persons by community, city, region</li> <li>• Density of HCVP by community, city, region</li> </ul>	<p>1.3.1 Expand HCVP for home ownership, project based vouchers and deconcentration of</p>

GOALS	OUTCOME MEASURES	OBJECTIVES	INTERMEDIATE MEASURES	INITIATIVES
<p><b>2.0 Economic opportunities</b>  <i>Foster and create business and investment opportunities</i></p>	<ul style="list-style-type: none"> <li>Total growth in average income of RRHA clients</li> </ul>	<p><b>2.1 Support city wide economic development</b></p>	<ul style="list-style-type: none"> <li># of economic development initiatives in the City due to RRHA efforts (should be aligned with asset portfolio strategy)</li> </ul>	<p>2.1.1 Establish a collaborative effort with the Mayor and other elected officials to create economic development opportunities for metro-Richmond</p> <p>2.1.2 Use the Authority's asset portfolio to create business partnerships that generate revenue (to re-invest in current/new communities)</p> <p>2.1.3 Develop a structure and process for economic project development (project identification, alignment of implementation with resources, tracking system, political awareness and support)</p>
		<p><b>2.2 Develop opportunities for client capacity building</b></p>	<ul style="list-style-type: none"> <li>% of residents employed</li> <li>Average length of stay</li> <li># of persons completing the FSS Program</li> </ul>	<p>2.2.1 Establish strategic partnerships to transition residents into economic independence</p> <p>2.2.2 Develop strategic partnerships for elderly and youth activities/ programs</p> <p>2.2.3 Identify and advocate for change in regulations that are impediments to transitioning families</p>

GOALS	OUTCOME MEASURES	OBJECTIVES	INTERMEDIATE MEASURES	INITIATIVES
<b>3.0 Efficiency and fiscal responsibility</b> <i>A responsible steward of financial and programmatic operations</i>	<ul style="list-style-type: none"> <li>• SEMAP score</li> <li>• PHAS score</li> <li>• REAC score</li> <li>• Percent completion of SOP manual of all processes</li> <li>• Return on Investment (ROI)</li> <li>• Organizational Climate Survey</li> <li>• Total growth in revenue</li> </ul>	<b>3.1 Meet all program requirements – outcomes and financial targets</b>	<ul style="list-style-type: none"> <li>• % of successful audits, reviews, verifications (includes subrecipient monitoring, independent audits, internal audits &amp; system integrity audits)</li> <li>• Administrative costs as percent of total budget</li> <li>• Cost of operations</li> </ul> Comparison to industry best practices (i.e. Unit cost of services per program)	out of public housing 3.1.1 Build and implement an infrastructure for quality assurance (on-going monitoring of programs/policies/procedures /budgets) 3.1.2 (and 3.2.1) Develop an IT strategy to support core business functions (assessment of user groups, security, access, IT maintenance, disaster recovery, centralized data repository, document management)
		<b>3.2 Effective data managements</b>	<ul style="list-style-type: none"> <li>• # of technology solutions implemented</li> <li>• System downtime</li> <li>• PIC error rates</li> <li>• Cust. Satis. index</li> <li>• reference data mgmt</li> </ul>	(see 3.1.2)
		<b>3.3 Manage / improve processes</b>	<ul style="list-style-type: none"> <li>• # and % of documented processes</li> <li>• Cost, time savings and improved service</li> </ul>	3.3.1 Identify a standardized methodology for process documentation & process improvement (flowchart/
GOALS	OUTCOME MEASURES	OBJECTIVES	INTERMEDIATE MEASURES	INITIATIVES
				measure, implement)
		<b>3.4 Manage human</b>	<ul style="list-style-type: none"> <li>• % of job descriptions</li> </ul>	3.4.1. Develop human capital plan

		<b>resources</b>	<p>aligned w/ strategic plan</p> <ul style="list-style-type: none"> <li>• # of staff evaluations completed on time</li> <li>• Distribution of staff evaluations (high, med low)</li> <li>• Cycle time from managers' notification to HR to fill to hire</li> <li>• Employee turnover rate by performance level</li> <li>• # of people rewarded</li> <li>• \$ expended for rewards</li> </ul>	<p>that aligns with the Strategic Plan (job descriptions, compensation, organizational structure, performance management, staff locations)</p> <p>3.4.2. Develop contingency (emergency) plans to minimize risks to people, facilities, etc.</p> <p>3.4.3. Clarify roles and responsibilities between the Authority's Board of Commissioners and its staff.</p>
		<b>3.5 Develop new sources of revenue</b>	<ul style="list-style-type: none"> <li>• Profits generated from new (internal) business prospects</li> <li>• Revenue source diversification (public and private funding)</li> </ul>	<p>3.5.1 Establish alternative funding options that would result in mixed use/mixed income housing</p>

GOALS	OUTCOME MEASURES	OBJECTIVES	INTERMEDIATE MEASURES	INITIATIVES
<p><b>4.0 Quality customer service</b>  <i>To respond in a courteous, competent and timely manner</i></p>	<ul style="list-style-type: none"> <li>External Satisfaction Rating</li> <li>Internal Satisfaction Rating</li> </ul>	<p><b>4.1 Foster a learning culture</b></p>	<ul style="list-style-type: none"> <li>% of employees completing developmental plans</li> <li>Training/Education \$\$\$ as a percentage of total budget</li> <li>Average # of learning events and dollars spent per FTE</li> <li># of community training events (educating stakeholders)</li> </ul>	<p>4.1.1 Develop a more comprehensive New Employee orientation</p> <p>4.1.2 Develop a continuing education program for Authority staff</p>
		<p><b>4.2 Service orientation</b></p>	<ul style="list-style-type: none"> <li>On the spot surveys to measure timeliness, courtesy and competence</li> <li># of meetings between RRHA &amp; stakeholders and # of participants</li> <li>Service call tracking</li> <li>% repeat service calls for same problem/reason</li> </ul>	<p>4.2.1 Establish a method of assessing external customer satisfaction</p> <p>4.2.2 Establish a method of assessing internal customer satisfaction</p> <p>4.2.3 Provide positive customer relations</p> <p>4.2.4 Establish standards for agency wide customer service and implement them through recruitment, training, performance management/evaluation, and reward/recognition practices</p>

**Annual PHA Plan**  
**PHA Fiscal Year 2007**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**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.

Preparation of the Agency Plan has been completed as required by the Quality Housing and Work Responsibility Act of 1998 (QHWRA). Richmond Redevelopment and Housing Authority has continued a planning process as required by the U.S. Department of Housing and Urban Development (HUD) which incorporates the planning process formerly used for the Capital Fund Program (Comprehensive Grant Program).

For more than 67 years the Richmond Redevelopment and Housing Authority (RRHA) has effectively and successfully provided essential housing and community redevelopment resources through its federally funded public housing, rental voucher and neighborhood revitalization programs. Through these and other initiatives the agency is advancing its vision to be an innovative leader creating dynamic partnerships that build vibrant communities.

In order to continue providing effective housing services for the City of Richmond and the many families this agency serves, RRHA developed its Five -Year Strategic Plan. The RRHA Strategic Plan parallels the development and execution of the Agency Plan. This plan addresses and includes Agency Plan considerations as well as efforts exceeding HUD requirements. In June of 2005 the development of the Five-Year RRHA Strategic Plan was completed and approved by the RRHA Board of Commissioners. The strategic plan will guide and facilitate RRHA business planning activities over the next five years, as well. The planning process to produce this strategic plan was comprised of five initiatives. These initiatives were:

1. A Physical Needs Assessment of the RRHA public housing inventory to determine the physical condition and costs for maintaining these properties over a 20-year period. The Capital Budget Plan was redeveloped in its entirety, starting with this 5-Year Plan, to reflect all recommendations from this physical assessment.
2. Stakeholder Meetings- discussions with residents, partners, taxpayers and key stakeholders to obtain input and recommendations regarding the future of neighborhood revitalization and public housing in Richmond.

3. An Independent Market Study to determine housing needs the current availability of and demand for low-income housing in Richmond, along with an economic overview of the City of Richmond.
4. Development of financial options, incorporating public and private funds to achieve the goals and strategies of the plan while maximizing federal, state and local resources
5. Development of the Strategic Plan. A five-year strategic and implementation plan document. To accomplish this many meetings with RRHA staff, the Richmond Tenant Organization (RTO), residents and other stakeholders were held to obtain their input and recommendations regarding the future of the Authority's operations.

As a result of this comprehensive and collaborative process it was learned that going forward, it is essential for RRHA to take a new direction and develop new opportunities for revitalization and housing, recognizing the need to embrace a business approach, applying 'Best Practices', ending the concentration of poverty and ending the isolation of public housing communities.

Paralleling these program developments RRHA has identified seven Phase-1 Strategic Plan Initiatives.

1. Revitalize a small public housing community, Dove Court into a mixed-income/mixed-use community via demolition and reconstruction.
2. Completely modernize two small public housing communities – Bainbridge Apartments and Oscar Stovall Place Apartments.
3. Create homeownership opportunities for eligible public housing families by selling RRHA single-family public housing units. This program is known as the Neighborhood Housing Initiative.
4. Sell or reassign the agency Loan Portfolio.
5. Sell a marketable residential building which is not meeting the housing needs of its residents - 2700 Idlewood Avenue.
6. Sell the area of land identified as Jackson Place
7. Sell marketable lots of land.

RRHA is fully underway with its Phase 1 initiatives and many others and is focused on being an increasingly efficient, adaptable organization which will create new cost-effective solutions for making Richmond a model for public housing and community revitalization.

After the RRHA Strategic Plan was adopted and began implementation, the RRHA Executive Team met with the RTO Leadership Team to invite their participation in three key projects. RRHA strongly encourages RTO Leadership participation in these important projects. These projects are next-step programs to enable RRHA to move ahead with the Strategic Plan. These projects are:

1. Development of the RRHA Resident Mobility Plan. This plan outlines tenant relocation options as RRHA redevelops public housing communities.
2. Enhancing the Section 3 Program to provide employment opportunities to the residents.
3. Enhancing communications to RRHA residents by participating with the RRHA Communications Office in developing various communication tools.

During the Agency Plan development process under QHWRA, RRHA has identified the needs in the community and has worked closely with the City of Richmond and the Resident Advisory Board in designing a plan to effectively respond to these needs. Additionally, RRHA is committed to promoting upward mobility, economic development opportunities and self-sufficiency for public housing residents by utilizing rent flexibility options provided under QHWRA. Examples are local preferences in the admissions policy and the \$1,000 or 10% employment income exclusion, other incentives designed to promote de-concentration, upward mobility and self-sufficiency of families and the option to pay a flat rent, which encourages family members to seek employment because the rent remains the same.

The Authority considers the planning process under QHWRA a continuation of an on-going and unique effort to identify needs in the community and to respond effectively to those needs. The Authority will continue to work closely with the City, our tenants, other stakeholders and partners to refine the Agency Plan and to implement the Plan as approved by HUD.

To achieve these goals and more, RRHA will focus on:

- Building vibrant communities which have active civic engagement, quality housing, economic opportunity and community activities which support the health, safety and welfare of its residents;

- Creating collaborative partnerships to achieve our mission. Recognizing the needs of our city are greater than any single source of funding or resources, RRHA will work with others to bring together expertise, resources and cooperation so we can better address the goals and needs of our communities; and

- Preparing and adjusting for our changing business climate. With federal resources continuing to decrease while mandates are being implemented to fundamentally change the structure and management of public housing – Asset Management – RRHA must diversify and increase our housing portfolio to include more mixed-income communities, diversify our income and reduce our dependence on fluctuating HUD funds.

The Richmond Redevelopment and Housing Authority is prepared to accomplish this agenda through collaborations with the City of Richmond, our residents, government agencies, the philanthropic community, non-profits, civic organizations, educational institutions and the business community – all of which are critical to our success.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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#### **Attachments**

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

#### **Required Attachments:**

- Admissions Policy for Deconcentration - **A., pg. 70**
- FY 2007 Capital Fund Program Annual Statement – **B., pg. 72**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) – N/A
- List of Resident Advisory Board Members – **C., pg. 80**
- List of Resident Board Member – **D., pg. 81**
- Community Service Description of Implementation – **N., pg. 156**
- Information on Pet Policy – **see section 14., pg.57**
- Section 8 Homeownership Capacity Statement, if applicable – **E., pg. 82**
- Description of Homeownership Programs, if applicable (see: Supporting Documents: Homeownership Term sheets for Greenwalk Homes and Neighborhood Homeownership Project)

#### **Optional Attachments:**

- PHA Management Organizational Chart – **F.**, pg. 84
- FY 2007-2011 Capital Fund Program 5 Year Action Plan – **G.**, pg. 85
- Public Housing Drug Elimination Program (PHDEP) Plan – **N/A**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – **H.**, pg. 86
- Other (List below, providing each attachment name)
  - Cockroach Infestation Policy – **I.**, pg. 95
  - Statement of Progress in Meeting Mission and Goals - **J.**, pg. 96
  - RASS Follow-Up Plan – **K.**, pg. 102
  - Safety (2006 Progress and Plans) – **L.**, pg. 104
  - Transcript of 2007 Public Hearing – **M.**, pg. 107
  - **Capital Grant P&Es – O.**, pg. 160

### 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	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
<b>X</b>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	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
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public Housing Deconcentration and Income Mixing	Annual Plan: Eligibility,

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
included as plan atch	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<b>X</b>	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<b>X</b>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
n/a	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
<b>X</b>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
n/a	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
<b>X</b>	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	15,038	5	5	3	2	3	5
Income >30% but <=50% of AMI	8,823	3	1	2	2	2	2
Income >50% but <80% of AMI	10,124	2	1	1	2	1	2
Elderly	8,412	5	3	2	2	1	4
Families with Disabilities	24,000	5	5	5	5	5	5
White	75,744	1	1	1	1	1	1
Black	113,108	5	5	5	5	5	5
Asian	2,471	4	4	4	4	4	4
Hispanic	5,074	3	3	3	3	3	3
Other	6,497	2	2	2	2	2	2

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2006
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year: 2005
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9,848		350
Extremely low income <=30% AMI	9,570	97.17%	
Very low income (>30% but <=50% AMI)	252	2.55%	
Low income (>50% but <80% AMI)	25	0.25%	
Families with children			
Elderly families			
Families with Disabilities	1,023	10.38%	
White	355	3.60%	
Black	9,440	95.85%	
Asian	16	0.16%	
Other	37	0.37%	

### Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)? 2 yrs. 8 mos.

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

### 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	799		280
Extremely low income <=30% AMI	792	99.13%	
Very low income (>30% but <=50% AMI)	6	0.75%	
Low income (>50% but <80% AMI)	1	0.12%	
Families with children			
Elderly families	80	10.01%	
Families with Disabilities	115	15.99%	
White	31	3.88%	
Black	763	95.49%	
Asian	2	0.26%	
Other	3	0.37%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	534	74.28%	

<b>Housing Needs of Families on the Waiting List</b>			
2 BR	163	22.67%	
3 BR	14	1.94%	
4 BR	8	1.11%	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

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

Richmond Redevelopment and Housing Authority's (RRHA) strategy for addressing the housing needs of families in the jurisdiction and on the waiting list focuses on developing more affordable housing units and building the capacity of individual and families. RRHA will accomplish this by increasing homeownership opportunities, creating developments for persons with special needs who can meet the essential requirements of tenancy with or without a reasonable accommodation, and providing decent and affordable rental housing to serve families as they become self-sufficient.

RRHA priorities, through its various programs and services, will provide a means for improving the quality of life and addressing needs that encourage growth and upward mobility. RRHA recognizes that achieving homeownership, securing decent and affordable housing and obtaining safe and affordable housing is contingent upon meeting many needs of individuals and families. Needs must be met to have an adequate income, to obtain training and education to acquire employment or achieve other goals, to achieve stability and well-being within the household, to have access to recreational opportunities and other areas that promote a healthy environment.

**As outlined in the Consolidated Plan, the City of Richmond's priorities are:**

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

4. **Other priorities include:** Economic Development, Public/Human Services, Public Safety, Public Facilities, and Planning (and Administration).

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

1. Specifically, RRHA will focus upon **homeownership opportunities** by developing partnerships to establish special financing mechanisms to assist low-income families to purchase homes and assist low-income homeowners with special rehabilitation financing. RRHA will implement affordable housing opportunities and develop mixed-income programs through HOPE VI, single-family homeownership, and market-rate single-family housing. A homeownership program for the Housing Choice Voucher (Section 8) participants has been developed. For qualified Family Self-Sufficiency Program participants homeownership opportunities exist to assist public housing families to transition/prepare for homeownership opportunities. Training for participants includes homeownership education and counseling, credit and budgeting, money management, basic banking, landscaping, preventive maintenance, and homebuyer's education.
2. Additional goals are consistent with the Consolidated Plan's priorities for **decent and affordable rental housing**. With goals that focus upon providing a variety of housing options for low-to moderate income persons, RRHA will support the city's priority through the development of non-traditional funding streams including expanding public/private partnerships to develop mixed finance rental property and distributing listings that will expand housing options to tenant-based Housing Choice Voucher (Section 8) participants. RRHA will continue to maintain public housing and the Housing Choice Voucher (Section 8) program and undertake measures to ensure access to affordable housing among families assisted by RRHA. The outlook for the development of quality, affordable rental housing is dependent on tax incentives for investors and on increased rental subsidies and programs from HUD.
3. The priority for **housing for persons with special needs** will be addressed through housing and services that are provided for the elderly and disabled who are able to live independently. However, a major goal of the Agency Plan focuses upon self-sufficiency as a priority to provide referrals to support systems such as education and training, socioeconomic, recreation and other social service needs. RRHA will carry out modifications needed in public housing based on Section 504 Needs Assessment and affirmatively market to non-profit agencies that assist families with disabilities.

4. **The other priorities of the City are addressed through programs and Services:**

**Economic Development:** Training for staff and residents is provided through the agency's comprehensive training and education program, RRHA University. In addition, the Community Revitalization Department of RRHA provides support through various development and redevelopment activities in conjunction with the City and others.

**Public and Human Services:** RRHA provides opportunities for RRHA youth employment, referrals to various agencies for services, and recreational and other programs through the Youth Sports and Fine Arts Academy, that support the City's strategies for youth services and family services.

**Public Safety:** With the focus upon safety and security, RRHA seeks to provide assistance to the efforts of the City through the employment of RRHA Police Unit staff in family and elderly

properties. Through a supportive partnership with the Richmond City Police Department, RRHA staff provides assistance and information and coordinate efforts to address crime problems in the communities. RRHA Police Officers provide information and training for residents and has been established a Crime Hot Line for resident usage. All of these efforts support the City's strategies for crime prevention, community policing and addressing problems with drug related violence.

**Public Facilities:** Understanding the need to provide facilities that offer space for various programs and services, RRHA maintains space for community activities in each community, including small communities, provides office space for the Tenant Council in each community, operates the Calhoun Family Investment Center in Gilpin Court with an indoor pool and facilities that available for all residents, including space for non-resident service-providers who provide services for residents or others who can contract/lease space for other purposes, and operates the RRHA University, a comprehensive training and education program for residents and staff. In addition, RRHA seeks to continuously improve and maintain all properties through normal operating funds and through the Capital Fund Program. Through all of these efforts and others, RRHA supports the City's strategies for recreational facilities and programs and maintenance of properties.

**Planning and Administration:** Through a review process that includes planning with the City and other partners, RRHA seeks to plan and to better utilize funds in order to improve services and programs that will benefit residents.

RRHA supports the City's strategies in the areas of planning, marketing, promoting cooperation, allocating resources and coordinating services.

## **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	\$16,576,191	
b) Public Housing Capital Fund	\$6,673,237	
c) HOPE VI Revitalization	\$10,635,392	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$22,058,151	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	\$65,000	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP 2006	\$6,784,344	In accordance with application
CFP 2005	\$2,908,509	In accordance with application
<b>3. Public Housing Dwelling Rental Income</b>	\$8,448,364	Facility Maintenance
<b>4. Other income (list below)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>4. Non-federal sources</b> (list below)		
<b>Total resources</b>	\$74,149,188	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.79 (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: **(10)**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

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

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

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

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

##### **(2) Waiting List Organization**

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

**PHA Administrative Office Annex – Tenant Selection Office @ 918 Chamberlayne Parkway**

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

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

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

If yes, how many lists? 2 The first is in connection with the Section 32 single-family homeownership program proposed to HUD (see Section 11 of this Plan). The second is in connection with mixed-finance transactions if any approved during the Plan year (see Section 7.B of this Plan).

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

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)

**PHA Administrative Office Annex – Tenant Selection Office @ 918 Chamberlayne Parkway**

### **(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)

**Richmond Redevelopment and Housing Authority Preferences**

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

- a. Involuntarily displaced or about to be involuntarily displaced by government actions, i.e., fire, natural disaster or domestic violence.
- b. Resident of Richmond

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

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

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

## B. Section 8

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

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

### **(1) Eligibility**

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

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

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

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

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

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

Criminal or drug-related activity

Other (describe below)

**Eviction; Damage to rental units and forwarding address**

### **(2) Waiting List Organization**

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

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

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

PHA main administrative office

Other (list below)

**PHA Main Administrative Office Annex – 918 Chamberlayne Parkway**

### **(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:

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

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

The family was prevented from finding a unit due to disability accessibility requirements or large size (3 and above) bedroom unit requirement. The Search Record is part of the required verification. The Authority extends in one-month increments. Unless approved by the assistant director for assisted housing or the leased housing program manager, no more than one extension of 30 days or

less will be granted and could be granted up to 180 days with documentation and a review by the assistant director for assisted housing.

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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:

Hardship Exemption Policy – Long/short-term hardship can include temporary or permanent loss of income, death of family member with wages, with supporting documentation.

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

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

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

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

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)
- 95<sup>th</sup> 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)  
Change in Family Composition

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)

As part of the conversion to project-based management (Subpart H), the Authority will conduct AMP-specific in-house market research to estimate the rental value at which new applicants would begin to opt for the flat rent in significant numbers (at least 20% of new admissions).

## **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)

Hardship Exemption Policy – Long/short-term hardship can include temporary or permanent loss of income, death of family member with wages, with supporting documentation.

**5. Operations and Management**

[24 CFR Part 903.79 (e)]

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

Information is available for public review in RRHA Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan, as well as in other supporting documentation cited in this Agency Plan.

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. Page 64
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	4,019	280
Section 8 Vouchers	2,976	317
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	136	33
Special Purpose Section 8 Certificates/Vouchers (list individually)	-0-	-0-
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs: Family Self-Sufficiency Program (PH and HCVP)	66 PH 122 HCVP 188 Total	20

Public Housing Services Coordination Program Resident Opportunity and Self-Sufficiency	Elderly Buildings -0- Elderly in Family Communities	30
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### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Public Housing Admissions and Occupancy (A & O) Policy
- Public Housing Deconcentration and Income Mixing Policy
- Public Housing Rent Determination Policies (See A & O Policy)
- Schedule – Flat Rents (See A & O Policy)
- Public Housing Management and Maintenance Policy/Plan (Cockroach Infestation)
- Public Housing Grievance Procedures
- Approved Submission, Public Housing Homeownership Program
- Cooperative Agreement, PHA and TANF Agency
- Family Self-Sufficiency Action Plan
- Pet Addendum

(2) Section 8 Management: (list below)

- Housing Choice Voucher Program (HCVP) Administrative Plan

(The HCVP Administrative Plan will be available at 918 Chamberlayne Parkway in the Assisted Housing Office).

### 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

#### A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)  
Assisted Housing Office – 918 Chamberlayne Parkway

## **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) **Attachment B**.

**-or-**

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

**(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

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

-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: Blackwell
- 2. Development (project) number: VA 7 9-2
- 3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a 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:

Blackwell: 161 multifamily units and 308 single family homeownership units. The 308 single family units will be comprised of 188 on-site and 120 off-site units. In addition, RRHA will propose to HUD a mixed-finance transaction to create replacement housing units (via acquisition or new construction or both) using Second Increment Replacement Housing Factor (RHF) funds. Other mixed-finance transactions (via acquisition or new construction or both) may be proposed during the Plan year commensurate with the RRHA Strategic Business Plan. Financing may include use of regular Capital Funds and/or HUD's Capital Fund Financing Program (CFFP), possibly via FannieMae "MOD Express". CFFP involves borrowing against future flow of annual Capital Funds.

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

RRHA will construct approximately 20 Single-Family Units with Replacement Housing Factor (RHF) First Increment funds attributable to FYs 2000-2004.

## **8. Demolition and Disposition**

[24 CFR Part 903.79 (h)]

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

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

### 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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Dove Court 1b. Development (project) number: VA 7-12
2. Activity type: Demolition <input checked="" 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: (01/24/07)
5. Number of units affected: 60
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: 01/2007 b. Projected end date of activity: 01/2008

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 2700 Idlewood 1b. Development (project) number: VA 7-10
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 checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (01/31/07)
5. Number of units affected: 24
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/2007 b. Projected end date of activity: 12/2007

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Small House/Used House – (Neighborhood Homeownership Initiatives) 1b. Development (project) number: VA 7-10, VA 7-16
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: (04/30/07)
5. Number of units affected: 14
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: 8/2007 b. Projected end date of activity: 2/2008

**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.

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

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

### **10. Conversion of Public Housing to Tenant-Based Assistance**

[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.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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

**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: **Scattered Sites**

1b. Development (project) number: <b>VA 7-30</b>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(7/26/1999)</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
<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: <b>Blackwell, Swansboro, Fulton, Citywide</b>
1b. Development (project) number: <b>VA 36RD007197</b>
2. Federal Program authority: <input checked="" type="checkbox"/> HOPE VI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(29/03/2002)</u>
5. Number of units affected: Blackwell: 188; Fulton: 58; Swansboro: 16; City-wide: 46; Total: 308
5. Coverage of action: (select one) 6. <input checked="" type="checkbox"/> Part of the development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: <b>Green Walk Houses – Blackwell/Randolph</b>
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input 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 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, submitted, or <u>planned for submission:</u> <u>(6/30/2007)</u>
5. Number of units affected: 20 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>	
1a. Development name: <b>Housing Choice Voucher Homeownership Program</b>	
1b. Development (project) number: <b>N/A</b>	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input 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 <u>approved</u> , submitted, or planned for submission:	<u>(01/02/2003)</u>
5. Number of units affected: Currently 22 participants - number will increase as HCVP participants enroll in the program	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>	
1a. Development name: <b>Neighborhood Homeownership Initiative</b>	
1b. Development (project) number: <b>VA 7-10, VA 7-16</b>	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input 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 type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, <u>submitted</u> , or planned for submission: (11/12/2006)
5. Number of units affected: Currently 22 participants – number will increase as HCVP participants enroll in the program
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>	
1a. Development name: <b>Neighborhood Homeownership, Blackwell Rehabs</b>	
1b. Development (project) number: <b>N/A</b>	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input 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 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, submitted, or <u>planned for submission</u> : (28/09/2007)	
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:

Family Self-Sufficiency (FSS) Program Participants for whom homeownership is a goal

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 01/11/2000

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

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

### **B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>RRHA University 200 East Hospital Street Individual Assessments and Plans, Work Experience, Employment Assistance, and Educational, Financial, Vocational, Computer Skills Training</i>	<i>300</i>	<i>Waiting list Referrals</i>	<i>RRHA University Training Center</i>	<i>Public Housing and Housing Choice Voucher Participants</i>
<i>Service Coordinators Program</i>	<i>623</i>	<i>Referrals</i>	<i>Service Coordinator Program in RRHA elderly buildings</i>	<i>Public housing</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>
--

Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of: 01/31/07)
Public Housing	36	66
Section 8	20	122

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

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

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

## 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

All

**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)
- PHA Police**

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

All

**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)  
PHA Police formed

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

**All**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 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 2007 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)]

***Richmond Redevelopment and Housing Authority***

**Pet Addendum to Dwelling Lease**

This Pet Addendum is attached to and made a part of the lease agreement between **Richmond Redevelopment and Housing Authority** (hereinafter called by "Management"), and \_\_\_\_\_ (hereinafter called "Tenant").

**1. General Agreement**

Tenant may maintain pets in his/her Dwelling Unit in accordance with the following terms and conditions for pet ownership recited below. This Agreement is deemed to take effect on November 1, 2003.

**2. Pet Deposit and Other Pet Fees**

If Tenant owns a dog or cat on Management property, Tenant must pay the refundable pet deposit and/or non-refundable pet fee pursuant to the terms prescribed in **Exhibit A** attached hereto unless exempt from paying either one or both of these charges in accordance with paragraphs 4 and/or 5 of this Addendum.

### **3. Conditions for Return of Pet Deposit**

If Tenant's dog or cat causes no damage to Management property, then Management will refund the pet deposit along with any accrued interest to Tenant provided that Tenant owes no rent or other damages to Management. Management may withhold the pet deposit or any portion thereof to cover rent, charges, or other debt owed by Tenant to Management. Management's withholding of the pet deposit does not amount to a waiver of any other rights it may have against Tenant for additional relief or damages.

Tenant's pet deposit, any accrued interest and any applicable deductions, damages and/or charges shall be itemized by Management in a written notice given to Tenant, together with any amount due to Tenant within thirty (30) days after Management: 1) obtains possession of Tenant's unit or 2) receives written notice from Tenant that Tenant's dog or cat no longer resides on Management property.

### **4. Service Pet Exemption**

Federal Regulations provide that disabled persons with service pets are not required to adhere to the requirements for pet ownership herein including the payment of a pet deposit or fee described in Exhibit A. If Tenant and/or a member of Tenant's household qualifies as a "disabled person" as that term is defined under Federal Regulation 24 C.F.R. § 5.403 then he/she has a federal right to have a service pet for assistance with his/her disability. A copy of 24 C.F.R. §5.403 is attached as **Exhibit B** to this Pet Addendum. To establish rights to a service pet under 24 C.F.R. § 5.403 Tenant and/or a member of Tenant's household must:

- A. certify in writing that he or she is disabled;
- B. demonstrate that any service pet in Tenant's unit has been trained to assist persons with Tenant's or Tenant's household member's disability; and
- C. demonstrate that any such service pet actually assists Tenant or Tenant's household member's disability.

Tenant agrees to maintain the service pet(s) in Tenant's unit or to cause the applicable member of Tenant's household to maintain such pet in accordance with applicable state and local law, including without limitation, those laws pertaining to licensing and inoculation. Tenant further agrees to maintain (or to assume the maintenance of) the service pet in his/her unit in such a manner as to not impose an unreasonable threat to health, safety and the right to peaceful use and enjoyment of Management's property by other residents or Management employees.

Tenant also acknowledges and agrees that Tenant's failure to exercise reasonable care in the maintenance of a service pet owned by Tenant or to assure reasonable care in the maintenance of a service pet owned by a member of Tenant's household could result in the imposition of liability against Tenant to the extent that the service pet proximately causes injury to person or property.

To qualify for a service pet, Tenant or a member of Tenant's household must sign the form attached as **Exhibit C** to this Pet Addendum.

### **5. Pet Ownership in Elderly Housing**

If Tenant occupies a unit reserved for the elderly by reason of age, Tenant is not required to pay the non-refundable pet fee described in Exhibit A. However, Tenant must pay the refundable pet deposit in Exhibit A to the extent applicable and comply with all other applicable terms and conditions for pet ownership as prescribed in the other sections of this Pet Addendum.

### **6. Additional Terms and Conditions for Pet Ownership**

Tenant acknowledges and agrees to comply with the following terms and conditions of this Pet Addendum:

- A. Common household pets**

- i. **Allowed Pets** - Subject to the other provisions of this Pet Addendum, Tenant and members of Tenant's household may own and keep common household pets in Tenant's Apartment. Common household pets include domesticated dogs, cats, birds, fish, turtles, hamsters, gerbils, and guinea pigs.
- ii. **Registration Requirements** - Tenant must register a dog or cat prior to bringing it on to Management property. Tenant does not have to register any other common household pet. At registration, Tenant and a Management representative will execute a registration form as set forth in Exhibit D to this Addendum. Also at the time of registration, Management will photograph the pet and Tenant will provide Management with: 1) a certificate of inoculation, 2) a pet license from the City of Richmond, and 3) documentation that the dog or cat has been spayed or neutered. If Tenant is required to pay a pet fee or pet deposit, Tenant will pay that fee and/or deposit, as applicable, at registration unless a Tenant registers a pet within the first three (3) months of this Addendum's effective date. If Tenant registers a pet within the first three (3) months of this Addendum's effective date, then Tenant qualifies for an installment payment arrangement as described in Exhibit E to this Addendum and will be required to pay the required fees in accordance with Exhibit E. Tenant's failure to make said payments by the installment deadlines set forth in Exhibit E will warrant removal of the Pet in accordance with the terms and conditions therein.
- iii. **Ownership Limits** - Except as provided in Paragraph 4 hereinabove, no more than one (1) dog or cat may be kept in Tenant's apartment. Except for fish, the total number of any other common household pets that may be kept in Tenant's unit beyond two (2) shall not be an unreasonable number as reasonably determined by Management.
- iv. **Enclosure Requirement** - Common household pets (other than a dog or cat) must be kept in an appropriate enclosure such as a bird cage, fish tank, aquarium, or terrarium. However, Tenant shall not erect or make use of an enclosure such as fence lattice work, wire mesh or the like to contain Tenant's pet in the yard outside Tenant's Unit. This prohibition does not apply to reasonably suitable birdhouses erected with Management's prior consent. Management will not unreasonably withhold consent for birdhouses.
- v. **Recognition of Liability** - Tenant understands that he/she may be held responsible for any damage to person or property proximately caused by Tenant's failure to exercise reasonable care in the maintenance of a pet owned by Tenant or a member of Tenant's household.

**B. Maintenance of Dogs and Cats**

- i. Tenant agrees that any dog or cat kept by Tenant in Tenant's Unit is mature, housebroken, and obedient. If Tenant wishes to own a puppy or kitten, then Tenant agrees to train the pet to be housebroken and obedient by the time it reaches full maturation.
- ii. Except as provided in paragraph 4 hereinabove, Tenant may not keep any dog weighing more than twenty-five (25) pounds.
- iii. Tenant may not maintain a pet on Management property that Tenant knows or should know to be vicious. Tenant further agrees not to maintain a pet on Management property that has caused injury to person or unreasonably caused damage to property. Accordingly, by executing this Addendum, Tenant represents that to the best of Tenant's knowledge, Tenant's pet does not have a propensity to cause harm or injury to persons or property.
- iv. If Management determines that Tenant's pet proximately causes or otherwise materially contributes to an infestation of fleas, then Tenant may be held responsible to pay up to \$600.00 to cover the reasonable costs of ridding Tenant's Unit and/or the building in which Tenant resides of fleas provided Management has taken reasonable steps to mitigate any damage caused by fleas to Tenant's Unit or building.
- v. Tenant's pet shall not be allowed outside of Tenant's unit unless it is in the custody of a responsible person and, in the case of dogs, secured by means of a leash, provided however, that this provision shall not preclude a Tenant from allowing a puppy outdoors, without a leash, under the close supervision of a responsible person.

- vi. Tenant may take a registered dog or cat to visit another tenant on Management property. However, Tenant may not allow any non-registered dog or cat into Tenant's Unit unless Tenant first provides Management proof of the pet's inoculation and obtains Management's written permission for the visit. Such permission shall not be unreasonably denied by Management.
- vii. Tenant's pet may not be "staked," "tied" or left unattended outside Tenant's Unit.
- viii. Tenant may not place or make use of any pet house or litter box outside of Tenant's Unit.
- ix. Tenant is required with reasonable dispatch to collect and dispose of waste eliminated by Tenant's pet by means of a securely tied plastic bag.
- x. If Management receives a valid complaint(s) or otherwise discovers that Tenant's pet is a nuisance due to its biting, excessive barking, being left unattended, or for any other reason, Tenant agrees to remove the pet from Management property within seven (7) days of Management's issuance of written notice to Tenant declaring Tenant's pet to be a nuisance. Tenant further agrees to remove his/her pet immediately upon his/her receipt of written notice if Management discovers that the pet is a nuisance that poses an immediate threat to health, safety, and welfare.
- xi. Tenant agrees to comply with all City Ordinances regarding pets, including, but not limited to applicable leash laws, animal cruelty laws, and laws or ordinances relating to animal licensing and inoculation.
- xii. Prior to introducing a pet into Tenant's Unit, Tenant will provide Management the name, address and telephone number of an emergency contact person, who will assume immediate responsibility of Tenant's pet in case of Tenant's serious illness, injury, incapacity or death. In case of emergency if such contact person does not assume immediate custody of the pet after Management's request for him to do so, Management may act to protect its property by removing the pet to a local animal shelter or other appropriate custodian at Tenant's expense. Management shall undertake reasonable efforts to notify Tenant and/or Tenant's emergency contact person prior to any removal of such pet.
- xiii. Tenant agrees that, to the extent allowed by law, he/she will indemnify and hold Management harmless from any and all liability and/or property damage proximately caused by Tenant's pet on or near Management property.
- xiv. Tenant is required to clean up pet waste in Tenant's unit. If Tenant's unit is unsafe and unsanitary as a result of owning a pet, Management may take reasonable action after reasonable notice to Tenant allowing Tenant a reasonable time to correct such a problem.
- xv. Tenant will provide reasonable, adequate, and regular veterinary care of any pet in Tenant's unit and Tenant will provide ample food and water for his/her pet. Tenant further agrees not to leave his/her pet unattended for any undue length of time.

**7. Breach of Pet Addendum**

If Tenant or a member of Tenant's household commits a material and non-remediable breach of this Addendum, or if Tenant's pet is discovered to be a nuisance in accordance with paragraph 6.B.x. of this Addendum, then Tenant agrees to remove his or her pet within the time period set forth under paragraph 6.B.x. of this Addendum or as otherwise prescribed under the Virginia Residential Landlord and Tenant Act.

If Tenant or a member of Tenant's household commits a material and remediable breach of this Addendum, then Tenant must remedy such breach within twenty-one (21) days of Tenant's receipt of written notice from Management specifying the acts and/or omissions constituting the breach and stating that the Tenant must remove the pet within 30 days of such notice if such breach is not remedied within such twenty-one (21) days. If the breach is not remedied within such twenty-one (21) days, then Tenant must remove his or her pet within thirty (30) days of Tenant's receipt of the aforementioned notice.

If Tenant has been served with a prior written notice of a material and remediable breach of this Addendum and Tenant remedies such breach, where Tenant intentionally commits a subsequent breach of a like nature as the prior breach, Management may serve Tenant with a written notice specifying the acts and/or omissions constituting the subsequent breach, make reference to the prior breach of a like nature, and state that Tenant must remove his or her pet within thirty (30) days of Tenant's receipt of said notice, and in such event Tenant must remove such pet within such thirty (30) days.

If Management has grounds under the terms of this Addendum to require Tenant to remove his or her pet, then Tenant's failure to do so shall constitute a material violation of the Lease and provide Management grounds for termination of same. All notices to residents of a remediable or non-remediable breach shall state that Tenant's failure to remove his or her pet in accordance with the Addendum or as otherwise prescribed under the Virginia Residential Landlord and Tenant Act will constitute grounds to terminate the Lease.

Management may elect to terminate Tenant's Lease without first requesting removal of Tenant's pet if: (1) Tenant breaches his or her obligations under this Addendum and such breach constitutes a criminal or willful act which is not remediable and which poses a threat to health or safety or (2) Tenant commits a non-remediable breach of the Lease by reason of an egregious act (e.g., severe damage to person or property) by Tenant's pet due to Tenant's negligent or reckless maintenance of his or her pet. In such instance, Management shall give Tenant a written notice of lease termination in accordance with the terms of the Lease and the Virginia Residential Landlord and Tenant Act. Where Tenant pays up to \$600.00 in accordance with paragraph 6.B.iv. of this Addendum to cover damage caused by flea infestation, the cause of such damage, in itself, shall not qualify as a non-remediable breach of this Addendum, and thus, shall not constitute grounds for termination of the Lease, provided however, that Tenant's payment of up to \$600.00 does not prohibit Management from terminating Tenant's Lease in accordance with the terms of this Addendum and/or the Virginia Residential Landlord and Tenant Act for a second or subsequent breach of this Addendum involving damage caused by flea infestation.

## Exhibit A

### Refundable Pet Deposit

Tenant owning a dog or cat who pays \$100.00 or more in monthly rent at the time he/she registers his/her pet with RRHA Management must pay RRHA a refundable pet deposit of \$100.00 to cover damages and other costs attributable to his/her pet.

Tenant who certifies that he/she or his/her household member is disabled and proves that his/her dog or cat assists him or his/her household member's disability is not required to pay this \$100.00 refundable deposit. Tenant paying \$50.00 minimum monthly rent at the time he/she registers his/her dog or cat will also be exempt from paying the \$100.00 refundable pet deposit.

Tenant paying between \$51.00 and \$99.00 monthly rent at the time he/she registers his/her dog or cat will only be required to pay a portion of the \$100.00 pet deposit in accordance with the attached "fee schedule."

### Non-Refundable Pet Fee

Tenant owning a dog or cat in RRHA's family developments, including low income and minimum monthly renters, must pay the \$50.00 non-refundable pet fee to cover the reasonable operating costs to RRHA associated with the presence of pets on Management property; provided however, that Tenant is not required to pay a \$50.00 non-refundable pet fee if: 1) Tenant is residing in housing reserved for the elderly by reason of age and/or 2) Tenant certifies that a dog or cat assists Tenant and/or Tenant's household member's disability.

## Exhibit C

I hereby certify that I am or a member of my household is a "person with disabilities" as this term is defined in 24 CFR § 5.403. I understand that although I am or a member of my household is exempt from the terms and conditions for pet ownership presented in ¶ 6 of this Addendum, I am or a member of my household is still liable to maintain a service pet in compliance with ¶ 4 of this Addendum.

---

Tenant

The above-named Tenant has adequately demonstrated that his/her pet is trained to assist with Tenant's or Tenant's household member's disability and that said pet actually assists his/her or his/her household member's disability.

\_\_\_\_\_  
Housing Manager

## Exhibit D

This is to certify that Tenant has registered his/her pet with Management. As part of the registration process, Tenant has done the following:

- 1) paid the pet deposit and fee to the extent applicable;
- 2) provided Management with a Certificate of Inoculation for his/her pet;
- 3) procured a pet license from the City of Richmond and presented it to Management;
- 4) presented Management with documentation confirming that his/her pet has been spayed or neutered;
- 5) allowed the pet to be photographed by Management; and
- 6) identified an emergency contact person to care for his/her pet in the event that Tenant dies, becomes seriously injured, ill or incapacitated. The emergency contact for Tenant is:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

Tenant may change his/her emergency contact person or modify the above contact information in writing to Management.

## Exhibit E

### Installment Payment Arrangement

Tenants who register their dog or cat within the first three (3) months of this Addendum's effective date will be given the option to pay the refundable pet deposit of up to \$100.00 and the \$50.00 pet fee, where applicable, in three installments within the time frames allotted below:

- Tenant must pay 1/3 of the total deposit and/or fee amount at registration. Tenant should refer to the attached "fee schedule" for the total deposit he/she is required to pay in accordance with RRHA's Procedure Pet Policy.
- Tenant must pay a second installment equivalent to 1/3 the total deposit and/or fee amount within thirty (30) days of Tenant's registration of his/her pet.

- Tenant must pay the third and final installment equivalent to 1/3 the total deposit and/or fee amount within thirty (30) days of Tenant's second installment payment or within sixty (60) days of Tenant's first payment at registration, whichever is longer.

If Tenant fails to make any of the three installment payments by the deadlines prescribed above, then Tenant agrees to remove his/her pet from Management property within seven (7) days of Tenant's receipt of written notice from Management to do so. Tenant may cure his default and keep his pet on Management property subsequent to his/her receipt of this notice if on or before the expiration of the seventh (7<sup>th</sup>) day of Tenant's receipt of said notice, Tenant pays off the total amount owed for the deposit and/or pet fee.

**Entitlement to Rent Credit**

Tenants who paid a \$200.00 refundable deposit for their pet under the previous Pet Addendum are entitled to a rent credit based upon the amount of rent Tenant paid when he/she first registered his/her pet. The rent credit is as follows:

<u>Rent</u>	<u>Credit</u>	<u>Rent</u>	<u>Credit</u>
\$100 or more	\$100	\$75	\$150
\$99	\$102	\$74	\$152
\$98	\$104	\$73	\$154
\$97	\$106	\$72	\$156
\$96	\$108	\$71	\$158
\$95	\$110	\$70	\$160
\$94	\$112	\$69	\$162
\$93	\$114	\$68	\$164
\$92	\$116	\$67	\$166
\$91	\$118	\$66	\$168
\$90	\$120	\$65	\$170
\$89	\$122	\$64	\$172
\$88	\$124	\$63	\$174
\$87	\$126	\$62	\$176
\$86	\$128	\$61	\$178
\$85	\$130	\$60	\$180
\$84	\$132	\$59	\$182
\$83	\$134	\$58	\$184
\$82	\$136	\$57	\$186
\$81	\$138	\$56	\$188
\$80	\$140	\$55	\$190
\$79	\$142	\$54	\$192
\$78	\$144	\$53	\$194
\$77	\$146	\$52	\$196
\$76	\$148	\$51	\$198
\$75	\$150	\$50 (minimum rent)	\$200

## FEE SCHEDULE

This fee schedule sets forth the refundable pet deposit amount owed by Tenants who pay between \$51.00 and \$99.00 monthly rent at the time they register their pet.

<u>Rent</u>	<u>Deposit</u>	<u>Rent</u>	<u>Deposit</u>
\$51	\$2	\$76	\$52
\$52	\$4	\$77	\$54
\$53	\$6	\$78	\$56
\$54	\$8	\$79	\$58
\$55	\$10	\$80	\$60
\$56	\$12	\$81	\$62
\$57	\$14	\$82	\$64
\$58	\$16	\$83	\$66
\$59	\$18	\$84	\$68
\$60	\$20	\$85	\$70
\$61	\$22	\$86	\$72
\$62	\$24	\$87	\$74
\$63	\$26	\$88	\$76
\$64	\$28	\$89	\$78
\$65	\$30	\$90	\$80
\$66	\$32	\$91	\$82
\$67	\$34	\$92	\$84
\$68	\$36	\$93	\$86
\$69	\$38	\$94	\$88
\$70	\$40	\$95	\$90
\$71	\$42	\$96	\$92
\$72	\$44	\$97	\$94
\$73	\$46	\$98	\$96
\$74	\$48	\$99	\$98
\$75	\$50		

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? 2
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)  
Strategic Planning Services and Feasibility/Physical Needs Assessments were furnished in 2005 to provide 5, 10, and 20-year plans based upon collection of information including input from residents and the development of a database of the condition and improvements for RRHA public housing properties. The outcome of this work will be used during the Plan Year to make strategic portfolio decisions and determine future revitalization activities.
  
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 **H.** page 87
  - 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**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: City of Richmond, Virginia

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

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Richmond Redevelopment and Housing Authority (RRHA) will be supportive of the City's priorities by focusing upon a strategy that emphasizes the development of homeownership opportunities, decent and affordable rental housing to serve families as they become self-sufficient and housing for persons with special needs who can who can meet the essential requirements of tenancy with or without a reasonable accommodation.

However, RRHA supports the other priorities of the City through various programs and services that provide a means for improving the quality of life and addressing needs that encourage growth and upward mobility. RRHA recognizes that achieving homeownership, securing decent and affordable housing and obtaining safe and affordable housing is contingent upon meeting many needs of individuals and families. Needs must be met to have an adequate income, to obtain training and education to acquire employment or achieve other goals, to achieve stability and well-being within the household, to have access to recreational opportunities and other areas that promote a healthy environment.

The RRHA Agency Plan is consistent with the Consolidated Plan of the City of Richmond as evidenced by several goals identified in the five-year plan, and strategies and proposed activities of the annual plan. (See Annual Plan Section 1.C, Strategy for Addressing Needs).

Other: (list below)

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

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

**D. Other Information Required by HUD**

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

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

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

### **Attachments**

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

**A.**

## **Admissions Policy for Deconcentration**

### **Deconcentration of Poverty and Income Mixing**

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

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

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

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

## Deconcentration and Income-Mixing Goals

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

### Component 3, (6) Deconcentration and Income Mixing

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

# FY 2007 Capital Fund Program Annual Statement

Annual Statement /Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <b>Richmond Redevelopment and Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750407</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2007</b>	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$1,334,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$1,334,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$667,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$25,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$7,500.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$2,490,600.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$95,137.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$270,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$10,000.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$440,000.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$6,673,237.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: <b>Richmond Redevelopment and Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750407</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	Management Improvements	1408 " "	<b>Total 1408</b>	\$1,334,000.00				
				\$1,334,000.00				
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$667,000.00				
HA-Wide Fees and Costs	A & E services based on actual scope of design work	1430		\$25,000.00				
HA-Wide	Nonroutine vacancy prep.	1460		\$770,000.00				
"	Nonroutine PM repairs	1460		\$0.00				
"	Appliances	1465		\$0.00				
"	Vehicle, computer replacement	1475		\$270,000.00				
"	Demolition (specify location[s])	1485		\$0.00				
"	Relocation expenses	1495.1		\$0.00				

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Richmond Redevelopment and Housing Authority</b>		Capital Fund Program Grant No. <b>VA36P00750407</b> Replacement Housing Factor Grant No:			<b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>VA 7-5 Creighton Court</b>	<b>Site:</b> None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Mechanical and Electrical:</b> Heating piping	1460		\$288,200.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$288,200.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Handrails	1460		\$23,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$23,000.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Creighton</b>			<b>Project Total:</b>	<b>\$311,200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Richmond Redevelopment and Housing Authority</b>		Capital Fund Program Grant No. <b>VA36P00750407</b> Replacement Housing Factor Grant No:			<b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>VA 7-6 Whitcomb Court</b>	<b>Site:</b> None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Mechanical and Electrical:</b> Domestic hot water tank	1460		\$299,400.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$299,400.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Replace roofs (partial)	1460		\$355,200.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$355,200.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> Refrigerators	1465.1		\$95,137.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$95,137.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Whitcomb</b>			<b>Project Total:</b>	<b>\$749,737.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Richmond Redevelopment and Housing Authority</b>		Capital Fund Program Grant No. <b>VA36P00750407</b> Replacement Housing Factor Grant No:			<b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>VA 7-8 Mosby</b>	<b>Site:</b> None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Mechanical and Electrical:</b> Boiler plant renovation	1460		\$560,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$560,000.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Handrails	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$12,000.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Mosby</b>			<b>Project Total:</b>	<b>\$572,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Richmond Redevelopment and Housing Authority		Capital Fund Program Grant No. <b>VA36P00750407</b> Replacement Housing Factor Grant No:			2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>VA 7-9 North Scattered</b>	<b>Site:</b> Asphalt Pavement	1450		\$7,500.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$7,500.00	\$0.00	\$0.00	\$0.00	
	<b>Mechanical and Electrical:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Replace windows	1460		\$110,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$110,000.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, North</b>			<b>Project Total:</b>	<b>\$117,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Richmond Redevelopment and Housing Authority</b>		Capital Fund Program Grant No. <b>VA36P00750407</b> Replacement Housing Factor Grant No:			<b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>VA 7-20 Randolph Family</b>	<b>Site:</b> None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Mechanical and Electrical:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Metal Doors, Windows	1460		\$72,800.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$72,800.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Randolph</b>			<b>Project Total:</b>	<b>\$72,800.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

PHA Name: <b>Richmond Redevelopment and Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No.: <b>VA36P00750407</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Management Improvements  HA-Wide Nonroutine vacancy prep. " Appliances " Vehicle, computer replacement " Demolition (specify location[s]) VA 7-5 Creighton VA 7-6 Whitcomb VA 7-8 Mosby VA 7-9 North VA 7-20 Randolph							

C.

## Richmond Redevelopment and Housing Authority Resident Advisory Board for the PHA Plan

Office Held	Title	First Name	Last Name	Tenant Council
President	Mr.	Elsie	Pegram	1200 Decatur Street
President	Ms.	Marie	Jones	1611 4th Avenue
Vice President	Ms.	Thelma	Crews	1920 Stonewall
President	Ms.	Gloria	Shelton-Jones	1920 Stonewall
President	Mr.	Johnnie	Anderson	2700 Idlewood Avenue
President	Ms.	Inez	Carter	3900 Old Brook Circle
President	Mr.	Robert	Driessen	700 S. Lombardy Street
President	Ms.	Helen	Brown	Bainbridge Tenant Council
President	Ms.	Marilyn	Olds	Creighton Tenant Council
President	Ms.	Mitzi	Styles	Dove Court Tenant Council
President	Ms.	Delores	Robinson	Fairfield Tenant Council
President	Ms.	Carolyn	Johnson	Frederick Fay Towers
President	Ms.	Joyce	Booker	Fulton Tenant Council
President	Ms.	Catherine	Mahdee	Gilpin Tenant Council
President	Ms.	Alice	Jones	Hillside Tenant Council
President	Ms.	Joyce	Kenney	Maymount/Randolph
President	Ms.	Sammie	Davis	Melvin C. Fox Manor
President	Ms.	Patricia	Williford	Mosby Tenant Council
President	Ms.	Joyce	Kenney	Randolph Maymount
Vice President	Ms.	Carkeuse	Thompson	Randolph Maymount
President	Ms.	Marian	Jones	Randolph Tenant Council
President	Ms.	Annie	Giles	Whitcomb Tenant Council
HCV RAB	Ms.	Sonya	Bates	HCV
HCV RAB	Ms.	Juliette	Coe	HCV
HCV RAB	Ms.	Linda	Denis	HCV
HCV RAB	Ms.	Rhoda	Fordham Donawa	HCV
HCV RAB	Ms.	Laura	Gregory	HCV
HCV RAB	Ms.	Latosha	Harvey	HCV
HCV RAB	Ms.	Chantel	Randolph	HCV
HCV RAB	Ms.	Kathleen	Rocker	HCV
HCV RAB	Ms.	Cearolyn	Seward	HCV
HCV RAB	Ms.	Carolyn	Shelton	HCV
HCV RAB	Ms.	Dorothy	Smith	HCV
HCV RAB	Ms.	Patricia	Thomas	HCV

## **Resident Membership of RRHA's Governing Board**

The Richmond City Council appoints a qualified resident in accordance with their approved procedure.

**Current Resident Commissioner:** Marilyn B. Olds appointed to the RRHA Board of Commissioners for the term February 23, 2004 to November 24, 2007. City Council will appoint a new resident or renew this appointment in a timely manner.

E.

## **Section 8 Homeownership Capacity Statement**

RRHA implemented a Housing Choice Voucher (HCV) Homeownership Program. The program is designed to offer another housing option to program participants. Program rules and regulations are in compliance with the Department of Housing and Urban Development's requirements. All policies and procedures for the administration of this program (Homeownership Plan) are clearly defined and outlined in the agency's Section 8 Administrative Plan.

The Homeownership Program is being conducted in partnership with Neighborhood Housing Services of Richmond and other partners to provide Educational Homebuyer Counseling and other services to our mutual customers (low-income families). Through partnerships RRHA has increased the capacity to successfully operate a "Section 8 to Homeownership Program".

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

1. Established a minimum homeowner down payment requirement of at least 3 percent and required that at least 1 percent of the down payment come from the family's resources.
2. Required the financing for purchase of a home under its Section 8 homeownership program will be provided, insured, or guaranteed by the state or Federal government; comply with secondary mortgage underwriting requirements; or comply with generally accepted private sector underwriting standards.

RRHA has demonstrated in the Annual Plan that it has the capacity to successfully operate a Section 8 homeownership program.

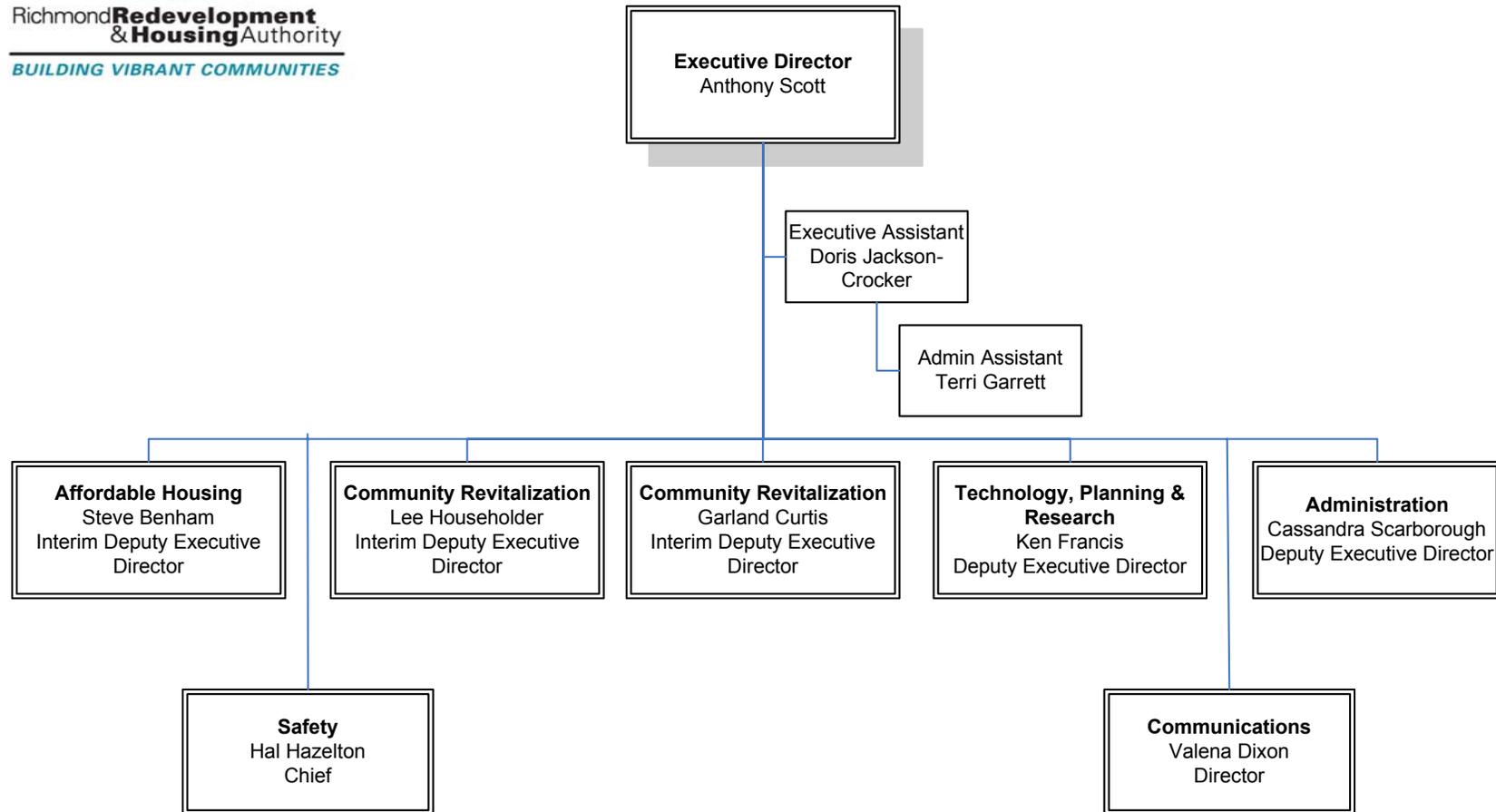
### ***Progress Statement:***

As of February 1, 2007, the HCV Homeownership Program had eleven (11) homeowners. RRHA staff work collaboratively with the Neighborhood Housing Services (NHS) in providing participants with a homeownership training program, which includes information about purchasing a home, finance, maintenance of a home, working with a realtor, contracts and inspections. NHS and Housing Opportunities Made Equal (HOME) provide assistance in helping participants to acquire the down payment for the purchase of a home. Participants in the HCV Homeownership Program come from referrals from NHS, referrals to the FSS Program by the HCV housing specialist who is working with the participant and from programs briefings that are held for new participants in the HCV Program.

The participants in the HCV Homeownership Program are required to be participants in the RRHA Family Self-Sufficiency (FSS) Program. With other FSS participants the HCV

Homeownership participants are required to attend group meetings monthly (2<sup>nd</sup> Saturday of each month). Homeowners continue to participate in the FSS Program and to receive support and services during the transition from rental to homeownership. RRHA staff provides follow-up to ensure that the adjustment to homeownership is smooth.

# RRHA Organization Chart



F.

# **FY 2007-2011 Capital Fund Program 5 Year Action Plan**

**(see attachment at back of this Document)**

## Comments of Resident Advisory Board

**COMMENTS BY THE RICHMOND TENANTS ORGANIZATION,  
AS A PARTICIPANT IN RESIDENT ADVISORY BOARD, TO**

**THE RICHMOND REDEVELOPMENT & HOUSING AUTHORITY**

**REGARDING AGENCY PLAN  
5-YEAR PLAN FOR FISCAL YEARS 2005-2009  
ANNUAL PLAN FOR FISCAL YEAR 2007**

**MAY 9, 2007**

### 5-YEAR PLAN

#### Section B: Goals

#### **HUD Strategic Goal: Increase the Availability of Decent, Safe, and Affordable Housing**

RRHA's stated plans, under "Demolish or dispose of obsolete public housing," to redevelop Gilpin Court with "the creation and improvement of quality affordable housing and the development of mixed use/mixed income planned communities," are very worrisome. Thus far, the initial stages of planning have focused on the demolition of public housing units affordable to extremely low-income Richmonders, without any indication that any equivalent number of public housing units affordable to extremely low-income Richmonders will be built either in the Jackson Ward community or elsewhere in the greater Richmond area. RRHA cites the creation of "affordable housing" as a goal of its redevelopment efforts, but neglects the fact that much of its proposed redevelopment efforts are targeted at creating housing that is clearly not affordable to its current constituency of residents. Moreover, RRHA's past development efforts – such as those in the Blackwell community – raise the presumption that the "mixed income planned communities" RRHA seeks to achieve will not, in fact, be mixed at all, but will instead focus exclusively on residents with incomes far in excess of those of the typical current public housing resident.

#### **Other PHA Goals and Objectives**

**Goal 1: Revitalized residential and commercial communities, producing healthy and stable communities (5 Year Plan, p. 4)**

RRHA's mission is "to be the catalyst for quality affordable housing and community revitalization." The average annual income of all of RRHA's public housing families is below \$10,000, which is considered to be extremely low-income. As the City of Richmond's Consolidated Plan has documented, it is among this group (extremely low-income households) that there is, by far, the greatest housing need in the region. RRHA's focus has thus been, quite properly, on providing quality housing that is affordable specifically to extremely low-income households.

Nonetheless, RRHA's plans (as described in the Annual Plan) focus instead on providing housing for higher-income groups. As part of these plans, RRHA has proposed to demolish or dispose of housing currently serving extremely low-income households, without any indication that it will create or otherwise provide for an adequate number of replacement units. For a public housing authority to seek, even if incrementally, to diminish public housing is both inconsistent with its purpose and extremely harmful to its clientele (the vast majority of whom could not find quality affordable housing in the private market).

*Objective 1.1 (“Create and improve quality affordable housing”) (5 Year Plan, Chart, p. 5)*

Intermediate Measures include an evaluation of the percentage of “available affordable housing compared to need.” As the City’s Consolidated Plan already has documented, the greatest housing need in the city is among extremely low-income residents. Thus RRHA’s success with regard to Objective 1.1 should be measured by the degree to which it can improve existing units available to extremely low-income families and create additional units available to these families.

Initiative 1.1.2 indicates that RRHA will “develop and implement a comprehensive asset management strategy . . . to facilitate residential and commercial development/rehabilitation.” Insofar as such plans exist to date, they appear to emphasize a reduction of housing affordable to Richmond’s poorest residents, who need public and assisted housing the most.

*Objectives 1.2 (“Develop mixed use / mixed income planned communities”) and 1.3 (“Deconcentrate poverty”) (5 Year Plan, Chart, p. 6)*

RTO is not opposed to the development of mixed-use/mixed-income communities or to deconcentration of the poverty that exists now in RRHA developments.

RRHA’s current redevelopment projects at Dove Court and of the Small House/Used House programs make no sense in light of the stated goal of deconcentrating poverty. Dove Court is one of the smallest public housing communities owned by RRHA, which, by definition, means that there is relatively little concentration of poverty as compared with the larger developments. The individual properties comprising the Small House and Used House programs are scattered throughout the city; they are by far the least concentrated of any of RRHA’s public housing properties. By focusing on these developments rather than larger projects, RRHA undermines its own credibility as to the stated goal of deconcentrating poverty.

Additionally, as stated on p. 1, RTO has serious concerns whether RRHA is prepared to create mixed income communities that are genuinely mixed – that is, communities that include a meaningful percentage of families of extremely low-income.

Moreover, RTO maintains that two of the fundamental measures of success in implementing these goals must be 1) whether or not RRHA is able to maintain or expand the overall number of units affordable to extremely low-income people and 2) whether or not existing tenants displaced by such initiatives are placed in equivalent housing.

Instead, none of RRHA’s Intermediate Measures in implementing Objectives 1.2 and 1.3 takes account of either of these measures.

**Goal 3: Efficiency and fiscal responsibility. A responsible steward of financial and programmatic operations. (5 Year Plan, p. 4)**

*Objective 3.5 (“Develop new sources of revenue”) (5 Year Plan, Chart, p. 9)*

Initiative 3.5.1 indicates that RRHA will seek to establish “alternative funding options that would result in mixed use / mixed income housing.” RTO is not opposed to the diversification of RRHA’s funding sources. Nonetheless, RTO is concerned that any reliance on such alternative funding sources may be accompanied by a lesser prioritization of the housing needs of Richmond’s poorest residents.

**Goal 4: Quality customer service, providing courteous, competent and timely service.** (5 Year Plan, p. 4)

*Objective 4.2 (“Service orientation”) (5 Year Plan, Chart, p. 10)*

Intermediate Measures include a review of the number of meetings between RRHA and stakeholders and the number of participants in such meetings.

RTO is concerned that this measure elevates numbers above substance. There is no indication in this Objective of the degree to which RRHA commits to being responsive to its residents or other stakeholders. Indeed, RTO has been and continues to be concerned about RRHA’s tendency to marginalize substantive resident participation in decisions affecting them. As noted below, RRHA did not substantively engage residents in the development of its Strategic Plan or its Agency Plan. Moreover, RRHA’s 2006 Annual Plan at Section 18 (“Other Information”), Part A (“Resident Advisory Board Recommendations”), stated that RRHA made no changes to the Agency Plan on the basis of the serious stated concerns of RAB members regarding RRHA’s proposed redevelopment activities. Whether or not RRHA similarly marginalizes resident concerns this year remains to be seen.

## ANNUAL PLAN

### **Executive Summary of the Annual PHA Plan (p. 11-12)**

RRHA has not worked closely with its residents in developing the Agency Plan. Moreover, the residents do not recognize any of their concerns and objections to the demolition of Dove Court or the disposition of 2700 Idlewood or the properties comprising the Small House/Used House program. In short, the Resident Advisory Board has not been involved in a meaningful way in the development of the Agency Plan.

Moreover, the statement that RTO and residents were consulted in the development of the Strategic Plan “to obtain their input and recommendations regarding the future of neighborhood revitalization and public housing in Richmond” is inaccurate. RRHA did hold meeting for residents on the Strategic Plan, but those meetings consisted of RRHA asking residents to draw pictures of the type of housing in which they would like to live, and resulted in RRHA distributing a polished eight-page promotional brochure about the Strategic Plan. This cannot be regarded as meaningful consultation.

Finally, the Executive Summary notes that RRHA has invited participation of RTO leadership in three separate committees that are regarded as integral to enabling RRHA to move ahead with the Strategic Plan. Resident representatives on these committees have reported that their efforts to learn about the tentative scheduling of and topics for meetings have been stymied by lack of responsiveness from RRHA.

**Section 1 (“Statement of Housing Needs”), Part C (“Strategy for Addressing Needs”) (p. 21-26);  
Section 18 (“Other Information”), Part C (“Statement of Consistency with the Consolidated Plan”) (p. 66-67)**

### *Housing Needs*

In the Richmond metropolitan area, the households that use and are in need of public housing fall within three distinct income levels: low-, very low-, and extremely low-income. These income levels, across households of various sizes, are described as follows:

<b>Income Level</b>	<b>% of Area Median Income</b>	<b>Income Below</b>	<b>Number of Households</b>
Extremely low-income	(0%-30%)	\$16,893	18,623
Very low income	(31%-50%)	\$28,155	12,680
Low income	(51%-80%)	\$45,047	17,146
-----			
Moderate income	(81%-95%)	\$53,494	unknown__

(Consolidated Plan, p. 10; HUD 2000 CHAS data) The average income for the 4,019 families in public housing in the Richmond metropolitan area is below \$10,000, or approximately 15% of AMI.

According to the City of Richmond’s Consolidated Plan for fiscal years 2006-2007, the primary need for public and assisted housing lies with Richmond’s extremely low-income households. This need is great. “It is precisely among the poorest Richmonders—extremely low-income households—that severe housing problems are most often found.” (Consolidated Plan, p. 10-11) There are only 7,064 units that are affordable to Richmond’s 18,623 extremely low-income households. (Consolidated Plan, p. 10; HUD 2000 CHAS data) These figures indicate a shortage of approximately 10,000 units affordable to extremely low-income households.

This severe shortage is further reflected by number of families on RRHA waiting lists, which currently stands at over 10,000. Of these households, over 97 percent are classified as extremely low-income. While the vacancy rate for public and assisted housing is less than 1% in Richmond, that of the overall rental market is 8.38%, a figure “indicative of a housing surplus and a low demand for market rate housing.” (Consolidated Plan, p. 64)

Similarly, as the chart at Section 1, Part A of the Agency Plan (p. 18) notes, the biggest housing need by far in Richmond exists among extremely low-income families. There are severe problems with both affordability and supply of apartments for this group, which are greatly diminished for people with incomes above 30% AMI. Indeed, for households making above 50% of AMI, there is a “more than adequate supply of affordable rental housing.” (Consolidated Plan, p. 14)

*RRHA’s Proposed Redevelopment Activities*

RRHA’s Strategic Plan does not serve the largest needs of the community, as it does not provide for public housing for extremely low-income households. Indeed, the proposed projects under the Strategic Plan represent a net loss of affordable housing for extremely low- and very-low income households.

To that end, any relocation efforts that focus on settling tenants displaced by proposed redevelopment in existing public housing developments or existing Section 8 vouchers are not sufficient. This type of action only pushes people on the waiting list farther down, and does nothing to maintain the total number of units of affordable housing.

Equally, new Section 8 vouchers are not the answer. This alternative is inadequate on several fronts. There is an extensive Section 8 waiting list of 9,848 families, and the number of landlords willing to participate is grossly insufficient. Moreover, households who are given Section 8 vouchers often face inadequate housing conditions, high utility costs, and other substantive problems, if they can locate a unit at all. RRHA is aware of the lack of units accepting Section 8 vouchers. To this end, proposals to proffer Section 8 vouchers to households displaced by future redevelopment activities are insufficient and shortsighted.

*Inconsistency with City of Richmond’s Consolidated Plan*

As noted above, statistics and qualitative text in the Consolidated Plan describe the most severe housing problems as occurring among Richmond’s extremely low-income households. Moreover, the first goal of the Consolidated Plan is to “provide decent and affordable housing,” and the very first facet of this goal is to promote “rehabilitation and retention of the existing affordable housing stock where possible.”

(Consolidated Plan, p. 2) Similarly, the Consolidated Plan describes the “need to make more rental units... affordable and available” to extremely low-income households. (Consolidated Plan, p. 11)

Despite this clear need, RRHA’s Strategic Plan proposes demolition of Dove Court and disposition of 2700 Idlewood and the properties comprising the Small House/Used House program. Collectively, these activities represent a loss of 219 units affordable to extremely low-income households.

Moreover, there is not yet a clear plan as to how many replacement units of public housing affordable to extremely low-income households will be created. RRHA has discussed in general terms the possible creation of units affordable to extremely low-income households as part of the Dove Court redevelopment, but there is no indication as to how many such units will be created. RRHA has also mentioned providing tenants of the properties comprising the Small House/Used House program the first right to purchase those properties, but there is no indication that any substantial number of these households will be financially eligible to do so. Finally, RRHA has indicated that it will not create an equivalent number of replacement housing units for families displaced through redevelopment activities. Therefore, and as was the case in Blackwell, these redevelopment activities will pose a net loss of units affordable to Richmond’s poorest households.

Because the City’s Consolidated Plan describes the most severe housing problems as occurring among this group, and emphasizes the need to preserve existing affordable housing stock and to create additional rental units affordable to extremely low-income households, RRHA’s plans (which represent a net loss of units affordable to Richmond’s poorest households) are accordingly **not consistent** with the Consolidated Plan.

The Annual Plan may appear to be consistent with the City’s Consolidated Plan, insofar as RRHA (as described at p. 22) intends to focus on providing homeownership opportunities. However, the Consolidated Plan is intrinsically inconsistent, in that it makes homeownership opportunities one of the first priorities despite the fact that statistics and qualitative text in the Plan clearly indicate that Richmond’s poorest residents—who do not have sufficient income to qualify for homeownership—have the greatest housing problems. The priorities in the Consolidated Plan should be based on the Plan’s needs assessment, and not instead on political considerations detached from such assessment.

The second goal articulated by RRHA (also on p. 22), of providing rental housing for low- to moderate-income households, is equally inconsistent with the needs assessment in the Consolidated Plan. As the Plan indicates, there is an adequate supply of rental housing on the private market for these groups.

Both goals are inconsistent with the City’s description of needs in the Consolidated Plan. As noted above, neither homeownership opportunities nor the type of rental housing described by RRHA will serve the Richmonders who need help the most.

RRHA’s plans should meet the primary need for public housing. If in fact, after real involvement from public housing communities, there is an interest among the residents in restructuring these communities for redevelopment, then RRHA needs to follow a one-for-one housing replacement plan. Such a plan would replace current public housing units in the numbers that were demolished or disposed of with housing units for very low- and extremely low-income households.

#### **Section 8 (“Demolition and Disposition”) (p. 44-46)**

RTO states that it remains opposed to the demolition of Dove Court and the disposition of 2700 Idlewood or the properties comprising the Small House/Used House program until such time as RRHA guarantees the following:

1. *one-for-one replacement with public housing units;*
2. *of like kind (1 bedroom for 1 bedroom, 5 bedroom for 5 bedroom, elderly for elderly, family for family, etc.);*
3. *earmarked for very low income and extremely low-income households;*
4. *with the right to live in the new units granted to those households living in the units RRHA seeks to demolish, dispose, convert, redevelop, or “revitalize”;* and
5. *with those new units being ready for move-in by those households prior to their eviction from units RRHA seeks to demolish, dispose, convert, redevelop, or “revitalize.”*

Short of these recommendations being met, RRHA’s so-called “revitalization” activity with regard to these developments will reduce the stock of housing affordable to those Richmonders who, by all accounts, have the greatest housing needs. This is unacceptable.

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**Joyce Booker**  
President, RTO

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**Pat Lavelle**

**Counsel for RTO**  
**Legal Aid Justice Center**  
**123 East Broad Street**  
**Richmond, VA 23219**

## **RRHA Response to Comments of Resident Advisory Board**

June 5, 2007

Patrick S. Lavelle, Esq.  
Legal Aid Justice Center  
Suite 111  
101 West Broad Street  
Richmond, VA 23220

Dear Mr. Lavelle:

Thank you for your interest in the Richmond Redevelopment and Housing Authority’s (RRHA) draft 2007 Comprehensive Agency Plan.

As you know the activities of RRHA are controlled and/or guided by two different sets of documents. The first set is our contractual agreement with the U. S. Department of Housing and Urban Development (HUD). This set of contracts is otherwise known as the Admissions and Continued Occupancy Plan (ACOP) for the Housing Choice Voucher Program and the Administrative Plan for public housing. The second document is the RRHA Strategic Business Plan. The RRHA Strategic Business Plan was developed after we solicited input from the Richmond Tenants Organization (RTO) and public housing residents along with other stakeholders and specifically reflects their input. We are pleased to report that there were more than 500 residents that participated in 22 meetings that were conducted in three rounds. Each round of meetings was advertised to all residents via rent statement notices and other announcements. All residents had the opportunity to participate in an agency SWOT (Strengths, Weaknesses, Opportunities and

Threats) analysis and other processes to communicate their concerns and opinions on how RRHA should move ahead. The last meeting was held at Maggie Walker Governors School to review the draft Strategic Plan; in which the general public, including residents, were invited. To state that RRHA's resident participation in this process was no more than a "picture drawing" exercise resulting in a "polished eight-age promotional brochure" does not take into consideration the ideas and vision of our residents and stakeholders that is incorporated in the Strategic Plan. There were a number of exercises conducted that provided for the ability of all audiences to communicate their needs and vision.

As RRHA continues to broaden its methods to meet its mission in serving residents and other clients, we will continue to develop alternative revenue plans. We cannot successfully maintain or improve public housing communities solely with HUD funding. HUD funding continues to diminish each year. This leaves RRHA no choice but to seek alternative funding sources so we can meet the needs of existing public housing demands and the needs of the region. The RRHA Strategic Business Plan defines a comprehensive strategy to continually transform and enable RRHA to meet the needs of all RRHA customers including public housing residents through these challenging budgetary times.

In your letter dated May 9, 2007, it appears there may be a misunderstanding in the terminology used to describe "affordable housing" and "affordable homeownership". These terms are not interchangeable and warrant clarification. You are correct in saying that RRHA cites the goal of creating quality affordable housing as a primary goal. Affordable housing represents a spectrum of housing options including Low Income Public Housing (LIPH), low income rental assistance (HCVP) and homeownership programs. While the homeownership program may not be for most residents in public housing it does provide for an alternative to those residents that can transition into homeownership by taking advantage of first-time homebuyer programs traditionally not available to higher income buyers. Additionally, a program specifically designed for low-to moderate-income buyers has been designed, the Neighborhood Homeownership Initiative, which will offer homes starting at approximately \$75,000. Therefore it is unreasonable to construe that affordable housing in some way denies our customers in public housing quality housing. All people deserve quality housing in safe communities. RRHA's mission is to improve living conditions for public housing residents and the communities they reside in. Additionally, it is inaccurate to state that we have "focused on the demolition of public housing". This conclusion is unfounded as we are in fact engaged in significant planning meetings to determine the best approaches, designs and outcomes for residents and the City's communities. These planning sessions include community meetings, meetings with the city on many levels including the Mayor's Human Services Cabinet, meetings with VCU, J. Sargeant Reynolds, developers and other external stakeholders where discussion outcomes are focused on how we can deliver the best solutions to residents and the city. It is myopic to believe that it's all about demolition, while it's really about transforming communities to seamlessly fold into the fabric of the city, creating vibrant and dynamic communities which include public housing.

Your statement that “RRHA’s plans focus instead on providing housing for higher-income groups” is unfounded and is not specified as such in our plans or intent. The contracts outlined in the opening of this letter have not been altered in any way to target a different income bracket than we have served in the past or in any other significant way that impacts our operations. As we expand our business operations scope, our long-term vision is to increase the quantity and quality of our affordable housing spectrum.

With regard to the Strategic Plan Measures; we are currently engaged in an evaluation of all Strategic Plan Measures for relevance and integrity in measuring our progress. You can expect to see more on this in the near future. Additionally we are instituting Key Performance Indicators (KPI’s) agency-wide to ensure our business operations and staff are performing to the highest standards possible. It is truly an exciting time for RRHA as we continue to evolve into our new strategic direction and we are confident that our external stakeholders will see significant advances in our operations. It is RRHA’s goal to transform itself into a nationally recognized high performing agency.

We are very sensitive to all our clients concerns and we make every effort to communicate our plans and intentions by holding meetings with those communities affected by our activities. During the development of the 2007 Comprehensive Agency Plan we involved the Resident Advisory Board (RAB) in three work sessions reviewing the creation of the draft 2007 Agency Plan and conducted community meetings to hear feedback on capital improvement comments. We are also actively involved in the regularly scheduled Richmond Tenant Organization meetings where we communicate important agency-wide activities. There were no such resident comments made as outlined in your letter. We have and always will expect honest and open dialogue with all RRHA customers and stakeholders. We have and will continue to reach out to community residents and invite participation on relevant working committees, expand life-skills educational opportunities and provide more opportunities for residents to become self-sufficient.

It is unfair to assume that this agency is performing a disservice to residents without understanding that, although we have made substantial progress in the past year, we are continuing to make significant progress as we transform the agency. As I stated in my letter to you dated July 13, 2006, I would attribute this to a need for improved and direct communications between our two agencies and invited such dialogue. In fact ten months had transpired before you met with us on May 29, 2007 to discuss your interests. While that meeting was useful, I believe you will benefit from continued discussions with RRHA, which should yield a more collaborative approach between Legal Aid and RRHA in addressing our common interests. Even though dialogue between RRHA and Legal Aid has been virtually non-existent, RRHA continues to communicate directly with our residents on a regular basis. We believe the future holds many promising opportunities for all residents. We feel that we are in a uniquely key position to influence and contribute to the success of our residents and therefore their communities. By working

together, we can all make a positive difference in achieving our common goals. I continue to be available to help clarify our intent and activities and perhaps more importantly, collaborate together on solutions to meet the needs of our residents.

Sincerely,

Kenneth B. Francis  
Deputy Executive Director of Technology Planning and Research

cc: Anthony Scott, RRHA Executive Director  
cc: Marcellinus L.M.B. Slag, Legal Aid

## **Cockroach Infestation Policy**

### **ROACH ERADICATION**

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

#### **BAITING AND SPRAYING**

RRHA has a 3-person team in its pest control unit. The team baits all 4,019 units 4 times a year, alternating the types of bait on an annual basis. When poor housekeeping is part of the problem with roach infestation it is reported to management who in turn counsels the tenant and when necessary sends them to a training session designed for poor housekeepers. In extreme cases of heavy infestation, sprays are utilized. However, this is utilized only if absolutely necessary because of inherent danger in the use of sprays.

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

#### **TENANT EDUCATION**

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

## Statement of Progress

### Meeting RRHA Mission and Goals

#### Goal 1.0 Revitalized Residential and Commercial Communities

- 1.1.1 Formalize a collaborative effort between the Authority's Board of Commissioners, Richmond City Council and the Mayor.
  - **Progress:** On-going communication activities established between City Staff, Mayor, Council and Commissioners.
  - **Progress:** RRHA participates with City of Richmond's Task Force on Community Infrastructure.
  - **Progress:** The Executive Director is working with the City of Richmond's Human Services Commission and other partners regarding strategies to assist residents in the revitalization of the Jackson Ward/Gilpin Court public housing community.
  
- 1.1.2 Develop and implement a comprehensive asset management strategy for all of the authority's property holdings to facilitate residential and commercial development/rehabilitation.
  - **Progress:** RRHA has conducted a Physical Assessment and Marketing Assessment of its public housing stock. This tool continues to guide RRHA in its decision-making process for revitalization and capital improvement efforts.
  
- 1.1.3 Create a marketing plan that aligns the Authority's strategic services with other regional affordable housing efforts (brand/re-brand, name change, brochures, etc.)
  - **Progress:** Developed, finalized and implemented the new RRHA logo and video public service announcement
  
- 1.1.4 Establish and implement agency-wide property maintenance standards for newly acquired and current properties.
  - **Progress:** Developed a process to evaluate public housing properties and determine capital improvement prioritization.
  
- 1.1.5 Establish guidelines for new construction focusing on safety, affordability, quality and enforcement.
  - **Progress:** RRHA has employed new guidelines for the construction of single-family homes. These guidelines specify desired materials, interior design and unit size.

- **Progress:** RRHA has employed Systems Built homes as an alternative approach to build new affordable housing.
- 1.2.1 Form a non-profit to serve as the Authority's community development arm to pursue alternate funding, implement creative financing, etc.
  - **Progress:** Formed and implemented the Richmond Redevelopment Corporation (RDC) to facilitate this initiative.

## Goal 2.0 Economic Opportunities

- 2.1.1 Establish strategic partnerships to transition residents into economic independence.
  - RRHA University, through its resident programs provides on-going focus on opportunities for residents to transition to economic self-sufficiency. Partnerships in process include:
    - Wachovia Bank and New Visions New Ventures to provide financial literacy courses to residents. Subject areas include banking, savings, basic budgeting, credit/credit repair and home ownership. Year to date, these two partnerships have served 126 residents (program goal was 100) through workshops.
    - Capital One will begin a partnership venture with RRHA University beginning December 13, 2006. This partnership will provide basic financial literacy training, but will add three new areas of focus: Micro Business: Entrepreneurship, Elderly Fraud, and Talking with Teens about Money.
    - Tuition Assistance: RRHA University in conjunction with local colleges is providing educational opportunities for residents to increase their skills. Year to date, RRHA University has assisted 11 residents (program goal was 10) to begin or continue their education at the following colleges: ECPI, Bryant & Stratton, Norfolk State University, Virginia State University, J. Sargeant Reynolds, University of Virginia, Virginia Commonwealth University and Virginia Union University. Areas of study include: A+ Computer Certification, Paralegal, Secondary Education, Dentistry, Mechanical Engineering, Nursing (RN), Criminal Justice, Phlebotomy, Information Systems and Foreign Affairs. Resident college students served spanned from freshman to senior year. Assistance is provided as needed with fees, tuition, books, and uniforms.
    - Work Experience: RRHA University maintains an ongoing partnership with the Authority to provide work experience opportunities for residents in the areas of Clerical Office Support and Maintenance Assistant. Year to date the work experience program

- has served 29 residents (program goal was 25). This 8 month paid experience enables residents to significantly increase their skills within a realistic work environment. The program is designed to prepare residents to meet work place expectations and retain a job.
    - Section Three: RRHA University has recently partnered with RRHA's purchasing department to formalize the screening process for selection of residents for the Section Three program, which provides an opportunity for residents to work for vendor/contractors thereby increasing their skills and enhancing the opportunity for sustained employment with a contractor.
- 2.2.1 Establish a collaborative effort with the mayor and other elected officials to create economic development opportunities for metro-Richmond.
  - **Progress:** On-going communication activities established between City Staff, Mayor, Council and Commissioners.
  - **Progress:** RRHA participates with City of Richmond's Task Force on Community Infrastructure.
- 2.2.2 Use the Authority's asset portfolio to create business partnerships that generate revenue (to re-invest in current/new communities).
  - **Progress:** Community Revitalization projects including Mortgage Loan portfolio sale, Neighborhood Homeownership Initiative, Infill Lot Sales and Jackson Ward targeted as revenue generating projects.
- 2.2.3 Develop structure and process for economic project development (project identification, alignment of implementation with resources, tracking system, political awareness and support).
  - **Progress:** Launched process assessment of early learnings from Phase I Initiatives 10/26/06.
  - **Progress:** Incorporated all RRHA Phase-1 Initiatives into project plan timelines. Conduct bi-weekly status meetings to assess progress.

### **Goal 3.0 Efficiency and Fiscal Responsibility**

- 3.1.1 Build and implement an infrastructure for quality assurance (on-going monitoring of programs/policies/procedures/budgets).
  - **Progress:** HUD Score improvement project to foster RRHA ability to achieve and sustain high performer status.
  - **Progress:** RRHA has developed a master schedule, or Key Business Process Timeline, of recurring annual business planning activities. The Key Business Process Timeline strategically links key RRHA business planning activities to

- one another, ensuring critical information formulated in one planning activity is conveyed to other downstream, dependent planning efforts
- **Progress:** Development of Strategic Business Plan with HUD-mandated Asset Management compliance
  - **Progress:** Implemented The Grant Management Process. This process strategically aligns grant pursuit activities and provides for comprehensive grant performance reporting and management
- 3.2.1 Develop an IT strategy to support core business functions (assessment of user groups, security, access, IT maintenance, disaster recovery, centralized data repository, document management).
- **Progress:** Implemented Agency-wide IT policy on systems usage, access, requests for service and key IT related activities.
  - **Progress:** Completed the Network Stabilization Project including upgraded network/server structure in entirety providing new technology upgrade for 17 servers, implementation of web usage/monitoring software, SPAM management, desktop PC patch upgrades and enhanced anti-virus.
  - **Progress:** Completed two IT infrastructure and systems analyses to support new systems network scalability and ultimately enhance user effectiveness. Results of analyses will feed technology assessment being performed to set IT strategic direction.
  - **Progress:** Developed an RFP to select a new business system. Project initiated in January 2007. Anticipate implementation to begin January 2008.
- 3.3.1 Identify a standardized methodology for process documentation and process improvement (flowchart, narrative, collect data, id change (we do this via test), measure, implement).
- **Progress:** RRHA has developed its first Guide to Project Management. This guide will aid even the “beginner” project manager to get a new project off the ground and running smoothly and will be employed to manage a host of business process improvement projects throughout the Agency.
- 3.4.1 Develop a human capital plan that aligns with the Strategic Plan (job descriptions, compensation, organizational structure, performance management, site management).
- **Progress:** Developed “Team Based Pay Plan” for Sites establishing environment of continuous improvement in order to provide outstanding customer relations, strong financial performance and greater employee commitment and satisfaction.
  - **Progress:** Developed and delivered new employee compensation plan and automated time and attendance system reducing paperwork and approval processing time/responsiveness to leave requests.

- 3.4.2 Develop contingency (emergency) plans to minimize risks to people, facilities, etc.
  - **Progress:** Finalized the RRHA Emergency Preparedness Plan, the comprehensive Emergency Response Plan led by RRHA Safety and managed by several RHA teams. Plan outlines how RRHA responds to specific threats and disasters and includes escalation procedures as events unfold.
- 3.4.3 Clarify roles and responsibilities between the Authority's Board of Commissioners and its staff.
  - **Progress:** The structure of all four RRHA committees have been redefined to align with the new RRHA executive structure. New board chairpersons and other board assignments have been finalized.
- 3.5.1 Establish alternative funding options that would result in mixed use/mixed income housing.
  - **Progress:** Secured \$5M line of credit for redevelopment funding purposes and other initiatives.

#### **Goal 4.0 Quality Customer Service**

- 4.2.1 Establish a method of assessing external customer satisfaction.
  - **Progress:** HUD conducted RASS (resident satisfaction survey, component of annual PHAS) results announced 10/31/06. Follow up plans to improve resident satisfaction and future score are underway.
- 4.2.2 Establish a method of assessing internal customer satisfaction.
  - **Progress:** RRHA University has enhanced assessment of internal satisfaction with training activities and other strategic partnerships outlined in Initiative 2.1.1
  - **Progress:** RRHA is piloting an inter-departmental Client Satisfaction Survey to assess the internal quality and value of the services provided. Feedback collected from the survey will be captured and reported. Additionally, once this pilot is perfected, it will be rolled-out agency-wide.
- 4.2.3 Provide positive customer relations.
  - **Progress:** New “Team Based Pay Plan” for Sites specifically purposed to improve customer relations.

- 4.2.4 Establish standards for agency-wide customer service and implement them through recruitment, training, performance management/evaluation, and reward/recognition practices.
  - **Progress:** New Public Housing incentive pay program developed and delivered 10/26/06.

## RRHA RASS Follow Up Plan – 2006 Certification

(Revised: Gloria Rogers 2/28/07)

In addition to specific actions noted below, each property manager will arrange to attend Tenant Council Organization meetings for each of their assigned developments to review survey results specific to that development and to seek further insights from residents about the content of the survey results and determine if other actions are required. This agenda item was included and discussed in all development tenant meetings by January 30, 2007. Property managers may also conduct more comprehensive surveys of the residents of their developments as felt appropriate.

<u>Survey Category</u>	<u>Score</u>
<b>Communications</b>	<b>61.5%</b>

RRHA takes seriously the job of communicating effectively with its tenants. In the upcoming fiscal year we will focus not only on the general frequency, content and quality of our communications, but also on specific questions that scored well below 75% on the RASS survey by doing the following:

- Develop and implement a standard protocol to communicate maintenance and repair service interruptions employing a standard flyer format to be easily filled in by property management staff with specific emergency service interruption information (type of service, interruption from/to dates/times, etc.) as follows:
  - o Emergency Service Interruption: to be distributed to all resident units immediately upon notification of service interruption.
  - o Planned/Project Related Service Interruption: to be distributed to all resident units (7) days in advance of planned interruption, and again 48 hours prior to interruption.
- A standard annual calendar format will be developed, highlighting planned annual community events to occur each month with a blank next to each to write in the specific date the activity will occur. Continue to publish in Newsletters as well.
- Investigate deployment of the below technologies to support improved customer access/information for each development
  - o Addition of "information line" for each resident community to access current/upcoming event information via telephone, as well as, to post "service interruption notices", etc. Automated attendant should offer this option to residents who call into property management offices.
- Update the current Tenant Handbook to include more information of the nature indicated as lacking by resident survey. (Combined calendar with handbook)

### RASS Follow Up Plan – 2006 Certification

<u>Survey Category</u>	<u>Score</u>
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<b>Safety</b>	<b>61.8%</b>
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RRHA continues its efforts to implement physical improvements including better lighting, lease enforcement policies and, where possible, Crime Prevention Through Environmental Design (CPTED) concepts in all its planning stages for crime prevention with significant crime rate reduction resulting in several developments (see attached). In addition to the attached focus areas, and in direct reaction to specific survey question results, Property Managers will take the following action in the next 60 days:

- Survey and replace all exterior light bulbs no longer illuminated.( Monthly- report due)
- Survey and replace all broken locks on the exterior doors of units in all developments (Monthly –report due)
- Institute a monthly development walk-through schedule. The walk through will be performed together by the Manager and the maintenance supervisor. The schedule form will be initialed by each party on the actual date of each walkthrough.

<u>Survey Category</u>	<u>Score</u>
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<b>Neighborhood Appearance</b>	<b>55.6</b>
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RRHA will continue its work with residents regarding litter control and maintaining clean common areas, as well as, continue to rollout building exterior and landscaping activities as detailed in the Agencies 5 year capital plan (see attached). In addition to the attached focus areas, and in direct reaction to specific survey question results, Property Managers will take the following action in the next 30 days:

- With Central Operation Maintenance manager and site maintenance supervisors, develop and publish/post a schedule for regular, routine maintenance tasks (e.g.; grass cutting, hedge trimming, trash pick up, etc.) each month in each development, which will be initialed and dated by maintenance personnel on each occasion of task completion.
- Inspect each play area (weekly) for broken glass and/or any other hazardous conditions and arrange for immediate clean-up and/or repair. Record
- Survey and provide extermination services for evidence of insects/rodents

**NOTE:** All of the above activities will be included in each property manager's weekly status report. All initialed schedules referenced above will be maintained by the property manager and be available for review/inclusion in periodic performance evaluations of the property manager and maintenance personnel assigned.



Submitted by: Hal Hazelton  
Date Submitted: November 8, 2006

## Safety 2006 Progress and Plans

RRHA continues its efforts to implement physical improvements, which include better lighting, lease enforcement policies, and where possible Crime Prevention Through Environmental Design (CPTED) concepts in all its planning stages for crime prevention. In early 2005, RRHA through its dedicated Office of Public Safety, conducted development surveys for Safety and Security. The surveys resulted in a Priority List being established for the purposes of improvements in all areas relating to Public Safety. The Authority has completed the improvements in four developments as of this date and has seen dramatic improvements based off of recent crime statistics.

- Creighton Court -44% reduction
- Mosby Court -42% reduction
- Whitcomb Court -53% reduction

These crime reductions were recently highlighted by the City of Richmond's Mayor's Office in a press release (attached). RRHA continues to move forward on the Priority List.

RRHA has also forged even more relations/partnerships with Law Enforcement agencies to include the FBI, DEA, US Marshals, Richmond Police Department and Virginia State Police.

These relations/partnerships have produced numerous arrests in all areas in our continuing effort to reduce crime. One recent partnering of all police agencies including RRHA Police resulted in 59 fugitives being captured in a three day event.

In addition, RRHA embarked on a technology enhancement for crime prevention purposes. The Authority has finalized its much heralded camera project. The project provides "live" CCTV monitoring in all its developments.

RRHA also continues to stress the importance of resident involvement in crime prevention. Through the RRHA Public Safety Office, RRHA Officers continue to work with residents in reporting and deterring criminal activity in their communities. The RRHA Crime Hotline also continues to produce hundreds of calls for 'tips' on crime. The Hotline, a confidential phone number for residents, also gives residents a greater tool for communicating information to its Public Safety Officers while remaining anonymous.

Recently, the RRHA Public Safety Department was designated a certified Police Department by the Commonwealth of Virginia. Public Safety Officers are now sworn/certified police officers with the same authority as any office in the State of Virginia. This designation will enable the department to enhance even more its Law Enforcement partnerships thus resulting in more police officers working in our developments.

RRHA continues to work tirelessly to encourage residents to participate in training, speaking forums and community committees and with its local police agencies.

City of Richmond Press Release

<b>For Immediate Release Monday, Oct. 30, 2006</b>	<b>Contact: Linwood Norman 646-0434 or 241-9398</b>
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## **Crime in Richmond Down 21% in Almost All Categories**

The City of Richmond reports a 21 percent decrease in all categories of crime except arson, compared to the same time period (Jan. 1, 2006 to the present) last year. Community involvement through sector policing and partnerships among public safety agencies are major factors for the greatly-improved public safety results.

Murder was down 5 percent, rape 9 percent, robbery 14 percent, aggravated assault 16 percent, burglary 4 percent, larceny 24 percent and auto theft 34 percent. These improved statistics resulted in Richmond making tremendous gains by moving from the 5<sup>th</sup> “most dangerous” city to the 15<sup>th</sup>. Arson was up 6 percent.

“The most valuable partners have been the citizens themselves,” said Mayor L. Douglas Wilder. “They are coming forward like never before to help the Police Department in its ongoing effort to make Richmond a safer place to live and work.”

The City was divided last year into 12 policing sectors, each with a Police lieutenant who leads a squad of officers who are spending more time walking their beats in addition to vehicle patrols.

During regular community meetings in each sector, police officers, residents and City officials have met to develop problem-solving strategies specific to each sector’s circumstances.

In addition, Police officers focused on locations known for high firearm-related violence. From May 1 to August 31 of this year, these areas showed a marked decrease in violent crime compared to last year: Bellmeade was down 46 percent; Creighton Court 44 percent; Mosby Court 42 percent; South Highland Park 63 percent; Washington Park 55 percent; and Whitcomb Court 53 percent.

The dramatic decreases were aided by the Cooperative Violence Reduction Plan -- a partnership with the DEA, Bureau of Alcohol, Tobacco and Firearms, FBI, U.S. Marshal's Office, Probation and Parole, the Commonwealth's Attorney, U.S. Attorney General, RRHA and Virginia State Police -- designed to reduce violence in specific Richmond neighborhoods and improve the quality of life in the city.

Also during that time period, the Firearms and Fugitives Initiative (FFI) seized 169 guns, \$70,000 in cash, a substantial amount of drugs, and made 293 felony arrests. FFI worked in partnership with the Virginia State Police and RRHA police with the goal of reducing violent crime during the summer months when there is typically an increase. FFI focused on removing illegal firearms and arresting violent fugitives.

###

**Transcript of  
2007 Public Hearing Held on  
May 9, 2007**

1

1 VIRGINIA:  
2 RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
3 COMPREHENSIVE AGENCY PLAN PUBLIC HEARING  
4 May 9, 2007  
5 6:00 P.M.  
6 Calhoun Family Investment Center  
7 436 Calhoun Street  
8 Richmond, Virginia  
9  
10  
11 APPEARANCES:  
12 Brian Jackson, Chairman, RRHA Board of Commissioners  
13 Anthony Scott, Executive Director  
14 Kenneth B. Francis, Deputy Executive Director of  
Technology, Planning and Research  
15  
16 Steven A. Benham, Sr., Interim Deputy Executive Director  
for Affordable Housing  
17 Joseph Sarver, Manager of Maintenance Administration  
18 Lee D. Householder, AICP, Deputy Director for Community  
Revitalization  
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CRANE-SNEAD & ASSOCIATES, INC.  
4914 Fitzhugh Avenue - Suite 203  
Richmond, Virginia 23230  
Tel. No. (804) 355-4335

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CHAIRMAN JACKSON: Good evening.

3

Hello. My name is Brian Jackson. I am the current

4

chairperson for the Richmond Redevelopment and Housing

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Authority Board of Commissioners. I am very pleased to

6

welcome each and every one of you for coming here

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tonight. On behalf of the Board of Commissioners, I am

8

glad to have you here at this public hearing on our

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Comprehensive Agency Plan. We do appreciate you coming

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out, and we look forward to listening to any comments

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that you may have, any feedback you may have for us

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about the plan, or just about anything else.

13

At this point let me introduce the

14

other commissioners that are in attendance tonight.

15

First, Ms. Guenet Beshah, who is over here to my left.

16

If you will stand, please? And Ms. Marilyn Olds is also

17

here. Give them a hand, please. Our other

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commissioners could not be with us tonight, but I want

19

to assure you that we have got a great dynamic team on

20

our current board, all of which are very dedicated to

21 the mission that we have before us, all of which accept  
22 our charge as commissioners very seriously, and we are  
23 working hard to accomplish all those things that we have  
24 set forth in our strategic plan, as well as some  
25 planning for the future in addition to that plan.

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1           Tonight's meeting represents an  
2 important step for the housing authority, for our  
3 residents, for our community and for the city;  
4 especially as we look to the future with the things that  
5 are embedded in the agency plan and the plans that we  
6 have specific for the communities that some of you live  
7 in. As a board we have a responsibility to develop  
8 policies and strategies for this agency, to assure that  
9 we meet and exceed regulations and requirements and  
10 define the programs and services that will provide the  
11 city and its residents with the services which we are  
12 charged with. We also know that with the RRHA strategic  
13 plan, which was developed and launched in 2005, we have  
14 a vision and mission that are setting a course for  
15 RRHA's future. Our goals for creating healthy and  
16 stable communities, developing economic opportunities  
17 for residents and our communities, being an efficient  
18 and fiscally responsible agency, along with providing  
19 quality customer service are the foundation of this

20 agency. It is important for RRHA to be strategic, to  
21 plan, to set goals and to be prepared for what the  
22 future will bring for this agency and this community;  
23 also, that we can continue to provide services and  
24 programs that will be effective and benefit you and the  
25 citizens of Richmond.

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1           So tonight's meeting is another part  
2 of our ongoing strategic planning process, as we review  
3 with you the Authority's Annual Comprehensive Agency  
4 Plan and the Annual Capital Fund Plan which will be  
5 submitted to the U.S. Department of Housing and Urban  
6 Development. Let me also, on behalf of the Board of  
7 Commissioners, take this opportunity to thank those of  
8 you who have been involved in the development of this  
9 plan. First, our Resident Advisory Board of  
10 Representatives, the Richmond Tenants Organization, our  
11 city partners and our city staff. It is important for  
12 you to know that this agency is committed to working  
13 together with the Richmond Tenants Organization and our  
14 tenant councils to make our communities a better place  
15 and to lead the city forward.

16           Again, on behalf of the Board of  
17 Commissioners and staff, we thank you for coming out  
18 tonight and for participating in this planning effort.

19 I will now turn the meeting over to the RRHA staff and  
20 our executive director, Mr. Anthony Scott.

21 MR. SCOTT: Good evening, everyone.

22 Thank you, Mr. Chairman and ladies and gentlemen. It is  
23 my pleasure to take just a moment to formally introduce  
24 our chairman, Brian Jackson. I think this is the first  
25 opportunity that many of you as residents have had a

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1 chance to hear him speak directly. Mr. Jackson, also  
2 known as my boss, brings a wealth of experience to this  
3 agency, from his professional career as an attorney, but  
4 most importantly he brings a sincere interest in the  
5 communities that we touch and the families that we  
6 serve. Mr. Jackson, a lot of you may not know, has been  
7 very active in the community in many ways. He serves on  
8 numerous boards, among them are city celebrations, the  
9 leadership Metro Richmond, Youth Matters, the Richmond  
10 Urban Foundation. He is on the Board of Directors for  
11 First Market Bank. So I really thank you, Mr. Chairman,  
12 for dedicating and taking your time to be a part of our  
13 efforts here at RRHA and RRHA families.

14 Good evening, everyone, once again.

15 On behalf of the staff of RRHA, I too share my thanks  
16 for your attendance and participation in tonight's  
17 meeting. Many of you are familiar with the rules and

18 regulations that this agency must follow. In the midst  
19 of requirements, however, are important principles and  
20 guiding values of this agency. Two key ones are  
21 accountability and partnership. Essentially, we at RRHA  
22 know, and as our vision states, we strive to be an  
23 innovative leader in providing quality affordable  
24 housing, neighborhood revitalization services, through  
25 dynamic partnerships to build our very vibrant

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1 communities you are a part of. You, our residents, our  
2 stakeholders and customers are essential partners in  
3 this. We will focus on being accountable to you. We  
4 are going to continue to work together, discuss plans  
5 together, build consensus together and to achieve our  
6 goals.

7           Tonight staff will highlight the  
8 document and the planning process that we have gone  
9 through to determines our plans for the next few years.  
10 I want to thank you for your participation, and I am  
11 confident, with your input and support, that you will  
12 help us accomplish our very aggressive agenda for  
13 improving our communities while we continue to deliver  
14 quality customer service. Thank you, and thanks to all  
15 of our staff at RRHA who worked so diligently on this,  
16 as well as the other members as well that Mr. Jackson

17 mentioned. I will turn the meeting over to Mr. Ken  
18 Francis, our Deputy Executive Director for Technology,  
19 Planning and Research.

20 MR. FRANCIS: Thank you, Mr. Scott.

21 How is everybody tonight? Good  
22 evening. As Mr. Scott indicated, my name is Ken  
23 Francis. I am the Deputy Executive Director for  
24 Technology, Planning and Research. It is my team's  
25 responsibility to assemble the agency plan with a lot of

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1 input from a lot of people. Many of them are in this  
2 room, in the community and within RRHA itself. We have  
3 spent the last seven months developing our Comprehensive  
4 Agency Plan for the years 2005 through 2009. Tonight's  
5 meeting is being held to receive comments, that we will  
6 conduct at the end of this meeting on the plan.

7 As many of you know, the plan has  
8 been in public review for the last 45 days or so.  
9 Hopefully, many of you have had the opportunity to take  
10 a look at it and review it. I do ask that we hold all  
11 questions to the end of this meeting. There is a  
12 specific spot in the meeting, near the end, where we are  
13 going to have an open comment period. We have two  
14 microphones on both sides of the audience here that are  
15 set up for your use. I would also like to point out

16 that we have got three tables set up on your left-hand  
17 side of the room. There is a Maintenance table to take  
18 any maintenance issues that you may have in your  
19 community; an RRHA University table with quite of bit of  
20 literature on product offerings within our University;  
21 and a Capital Budget table that is also staffed for any  
22 questions with regard to our Capital Budget Plan.

23 I want to let everybody know we do  
24 have a court reporter present tonight that is recording  
25 everything tonight. All questions will be embedded into

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1 the agency plan with our formal responses. We are also  
2 tape recording the event, in the event that we don't get  
3 clear reception for the stenographer.

4 A little background on the agency  
5 plan. The Quality Housing and Work Responsibility Act  
6 of 1998 was enacted by Congress to provide measures that  
7 will improve the delivery of housing services and  
8 programs to public housing communities. This was a  
9 landmark legislation, and how it will enable public  
10 housing reform are through a number of initiatives  
11 within that QHWRA Act, and I would like to review some  
12 of those with you. It is through the reduction in the  
13 concentration of poverty in public housing; protecting  
14 access to housing assistance for the poorest families;  
15 supporting families making the transition from welfare

16 to work; raising performance standards for public  
17 housing agencies and rewarding for high performance;  
18 transferring the public housing stock through new  
19 policies and procedures for demolition and replacement  
20 in mixed finance projects and through the Hope IV  
21 Revitalization Program.

22           Additionally, on the Section 8 side  
23 of the business, merging and reforming Section 8  
24 certificate and voucher programs and allowing public  
25 housing agencies to implement a Section 8 homeownership

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1 program. Also, supporting HUD management reform  
2 efficiencies, deregulation and streamlining and program  
3 consolidation. In other words, building efficiencies  
4 into both sides of the HUD program and the public  
5 housing side of the business as well. You can find more  
6 information on this QHWRA Act on the HUD website,  
7 [hud.gov](http://hud.gov), and searching for the acronym, Q-H-W-R-A.

8           This Act does require all public  
9 housing agencies across the country to develop the  
10 consolidated five-year plan and annual agency plan, and  
11 that is the program that we are here to talk about  
12 tonight. So what is a comprehensive plan? It is a  
13 five-year agency plan which describes a mission of the  
14 housing authority and the goals and objectives and how

15 it is going to achieve those goals and objectives over a  
16 five-year period. It also contains an annual agency  
17 plan, and that outlines what our activities are going to  
18 be over the coming year. For us, that starts October 1  
19 of this year. It also includes a five-year capital fund  
20 program by community regarding anticipated capital  
21 expenditures over the next five years in the future, and  
22 also how we are currently using funding that we received  
23 in the past four years.

24 In developing the agency plan, as I  
25 mentioned earlier, we didn't do it in a vacuum. A lot

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1 of people were involved with this plan. The RRHA  
2 strategic plan guided us largely through our responses  
3 in how we build the plan. It is also in alignment with  
4 the City of Richmond's consolidated plan and the city's  
5 priorities as well. The Resident Advisory Board was  
6 kept closely in the loop in the process. We did have  
7 three meetings with the RAB and sought their input as we  
8 developed this. Also, community comments on  
9 neighborhood and building structure capital improvement  
10 needs were also addressed within the communities.

11 So that ends my portion of this talk.  
12 I would like to turn it over now to Steve Benham, my  
13 colleague, acting Deputy Executive Director of

14 Affordable Housing.

15 MR. BENHAM: I would like to say good  
16 evening also. I am glad everybody was able to come out.  
17 I think we have got a few more folks here this time than  
18 we had last year, so we are always glad to see our  
19 residents willing to participate, glad to see  
20 stakeholders from the city at large participating in  
21 these kinds of activities.

22 This slide speaks to community focus  
23 asset management as a planning strategy. When you hear  
24 people talk about asset management, you don't hear the  
25 term community focus attached to it, so we sort of

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1 defined it for ourselves, and for us it means that we  
2 are looking at our communities as they are and deciding  
3 what they can become. As the names implies, we are very  
4 interested in what you think about what we are doing.  
5 So we think community focus asset management is a very  
6 appropriate name.

7 Our asset management planning is a  
8 continuous process. Just because what you will see  
9 tonight is a pretty good indication of where we think we  
10 want to go, as we get new information, different  
11 information, it is important that we adjust our asset  
12 management strategy, that we adjust our planning to

13 accommodate that new information that we get. So it is  
14 a continuous process based on the best information  
15 available at the time. As information changes, some of  
16 our planning will change.

17           We consider each of you very  
18 important. I think both our Executive Director, our  
19 Board Chair, Mr. Francis, have all alluded to that. All  
20 of your input is very important to us, and we want to  
21 make sure that this partnership is a continuous one. We  
22 know that you consider yourselves partners also, and it  
23 has been very evident by the way that you have been  
24 participating in the meetings that Ken talked about, the  
25 three RTO meetings that we have had, where you were very

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1 energetic, very dynamic in the input that you provided  
2 to us, and there has been an unprecedented amount of  
3 input from residents as part of our Capital Plan  
4 budgeting process. So, again, you consider yourselves  
5 partners because you have participated energetically in  
6 this overall process. We appreciate that, and we really  
7 want you to keep that kind of enthusiasm coming.

8           Someone once said that the only  
9 constant in life is change. So the fact that change  
10 will occur is really not an issue. I know there have  
11 been times that there has been some resistance to the

12 fact that we want to do some things different with our  
13 public housing, but it is unrealistic to think that  
14 public housing is not going to change, because, again,  
15 everything else around us is changing. I think the  
16 commitment that we are making to you is that we will be  
17 in partnership as we go through this change. It will be  
18 a continuous dialogue between you and us about how we go  
19 about changing our public housing and really how we look  
20 at all of the assets that the housing authority manages.  
21 So the real issue is how we manage change. Open  
22 continuous dialogue is the key, and RRHA is committed to  
23 it.

24 Now, when we looked at our public  
25 housing portfolio, two strategies emerged on how we are

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1 going to deal with that vast number of properties. We  
2 have 23 properties. We have six large developments,  
3 eight elderly buildings, and so we had to really develop  
4 a couple of ways of looking at that property. One was  
5 to look at what we wanted to redevelop, which of those  
6 properties were right for redevelopment, and the second  
7 strategy was to say which of these properties that we  
8 have in that portfolio are the properties that we need  
9 to make investments in, and these are strategic kind of  
10 looks at those two groups of properties.

11                   Strategically, what we can redevelop  
12 to make sure we get the best out of what those  
13 properties can be, and those existing properties that  
14 probably don't need to be redeveloped, what other kinds  
15 of strategic investments do we need to make in those  
16 properties to ensure, again, that they are the very best  
17 assets that they can be, not only as an asset that the  
18 housing authority needs to manage, but also it is going  
19 to be to best kind type of assets for the community, for  
20 the best housing that we can provide for you.

21                   As I think I alluded to before,  
22 discussions and decisions about the strategies that we  
23 will use is an ongoing kind of process. They will  
24 change as information available to us changes. Our  
25 responsibility to you is as those changes occur, as we

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1 get new information that probably allows us to see the  
2 future just a little bit differently, is that we stay in  
3 contact with you. Again, we are committed to do that.  
4 As those things occur we will be coming back to you,  
5 probably not in this kind of a forum, but we are  
6 committed to an ongoing kind of discussion with RTO. Of  
7 course, ten council meetings occur on a regular basis in  
8 all of our communities, so we are committed in an  
9 ongoing kind of way to make sure that you are aware of

10 any changes that occur in our overall strategic plan and  
11 our position on revitalization and redevelopment of our  
12 properties.

13 My final message to you is to  
14 reinforce just how vital you are to this process. It is  
15 absolutely critical that you stay engaged with RRHA as  
16 we go through this process, and we just want to make  
17 sure that the conversation that began seven months ago,  
18 and for some of you even earlier than that, we want to  
19 make sure that conversation continues. That concludes  
20 my portion of the brief. I will now turn it over to  
21 Mr. Joe Sarver, who is Director of Maintenance  
22 Administration.

23 MR. SARVER: I think I just got a  
24 promotion there, which I willfully will accept.

25 Again, my name is Joe Sarver. I am

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1 currently responsible for management of the capital fund  
2 and the contract unit that basically constructs the  
3 projects that we do with the capital fund. Also, part  
4 of my responsibility is to ensure that the program funds  
5 are obligated on time and that the construction is  
6 completed on time. I have worked in maintenance, where  
7 I would like to say the rubber meets the road here at  
8 the housing authority, for nearly 15 years, and I say

9 that so that you will know that much of that time I have  
10 worked in the heating and air conditioning, HVAC, part  
11 of the operation, but I have been in the all of the  
12 attics, crawl spaces, boiler rooms, you name it. I have  
13 been in and out of these building with a flashlight with  
14 a lot of blue shirt guys, so I understand the condition  
15 of the properties and the apartments that you live in  
16 very well, and that really serves me well to help  
17 implement the capital fund projects.

18           The next few slides indicate work  
19 that has been completed in various developments, and  
20 because in any given year, budget year, we have two  
21 years to obligate the money and four years to fully  
22 expend the money, our major concentration of late has  
23 been on completing projects that were in the 2003, '04,  
24 '05, and some of budget '06 years. We are now beginning  
25 to work more in earnest on the 2006/2007 budget year as

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1 we complete the projects that were programmed in the  
2 earlier years. Some examples, we are going to go  
3 through these line by line, at least for a little while,  
4 these are projects that were done under the 2003-2006  
5 budget years.

6           We have this arranged by development,  
7 and Afton is the first one where we did refrigerators,

8 replaced refrigerators and domestic hot water heating  
9 units. Fox Manor, we did window replacement,  
10 siding/soffit, sidewalk repair, security alarms. In  
11 Fairfield Court we did a wholesale range change out  
12 installation. That, as you can see, is a major project,  
13 \$158,000. Fulton, we reroofed the community building  
14 there and also treated termites. Gilpin and Calhoun, we  
15 installed fencing, a new elevator that was actually part  
16 of the central office which is attached to Gilpin Court  
17 in the budget, and some handrails. Hillside Court, you  
18 will see we had another major project, worth \$547,000.  
19 It was completed last year where we replaced all the  
20 prime doors and also the screen doors. So together that  
21 was about a \$700,000 project for Hillside. Mosby Court,  
22 screen doors, floor tile, tree pruning, carbon monoxide  
23 detection.

24 In our boiler rooms in most of the  
25 multiple-family developments, we have some very, very

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1 high technology that you wouldn't associate in public  
2 housing, per se, but we have a lot of technology in  
3 those boiler rooms, and we have the capability to put  
4 carbon monoxide detection in them and monitor those  
5 devices at our central maintenance office. Exterior  
6 lights in Whitcomb Court. 1202 N. 1st Street, door

7 closers. 3900 Old Brook Road, an elderly site, we did  
8 an elevator change out. The elevator actually cost  
9 about \$300,000 there. This \$48,000 was from one of the  
10 later years where we had to use some of that money to  
11 supplement the budget for the earlier year. 1611 4th  
12 Avenue, we installed retaining walls. Stonewall Place,  
13 kitchen cabinets, again another major project, \$123,000.  
14 We also replaced some heating and air conditioning wall  
15 units that are in the apartments, and a trash compactor.  
16 700 Lombardy, that facility also got an elevator,  
17 replaced electric door latches that are integral to the  
18 security system there.

19           In the small houses and scattered  
20 sites, we did storm doors, re-roofing of some of those  
21 houses and roof shingle spot repairs. Then here at  
22 various sites we did vacancy, which I refer to as unit  
23 modernization. That is a large number there, but, as  
24 you can imagine, we have quite a bit of turnover in  
25 vacancies and we have used the capital fund to basically

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1 turn those units around, and in many cases modernize  
2 them. We have replaced countertops, cabinets, in some  
3 cases mechanical systems, plumbing equipment and  
4 bathroom equipment. So that is a pretty big number  
5 right there. The grand total for the period of

6 2003-2006 is 3.94 million.

7           This is a transition slide here to  
8 point toward the period that we are now dealing with in  
9 this capital fund planning process. As you can see,  
10 these are some selected projects. We can go to the next  
11 slide. What is being proposed now and is being added to  
12 the capital fund plan is the 2011 budget year. I would  
13 like to say we have had extraordinary and unprecedented  
14 resident feedback during the community meeting process  
15 during this planning period. Over \$12,000,000 worth of  
16 suggestions were submitted. We anticipate, though, that  
17 approximately only \$2,000,000 will be available in 2011.  
18 So obviously we had some decision making there. The  
19 good news is that although we can't fit all of those  
20 \$12,000,000 worth of suggestions into the '011 budget, a  
21 lot of them can be put into the 2012 budget, or will be  
22 considered at that time, and also later years, like  
23 '013, '014 and so on.

24           One key comment I would like to  
25 make -- can you go back to that last slide? Down at the

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1 bottom here, I am going to lay a big word on you, even  
2 though they told me not to say this, but there is an  
3 accounting term called fungibility, and basically that  
4 is just a fancy word, and it means that housing  
5 authorities, as the planning process continues, we are

6 allowed to move the funds from one year to another, and  
7 I can't emphasize the importance of that enough, because  
8 it is really critical that an item makes it into the  
9 budget. Once it is in the budget, if the criticality of  
10 the situation worsens, we can move that from say the  
11 '011 year to the '07 year and get it done quicker.  
12 Roofing is one example where we might put it out four or  
13 five years, but if the roofs start to have problems from  
14 environmental issues like hurricanes and Gaston-type  
15 downpours, we can move that money forward and begin work  
16 sooner.

17           Next slide. This is a good example.  
18 In Afton, we have retaining walls, roofs, baseboard  
19 heaters all programmed into the '011 year. If for some  
20 reason we have environmentally induced damage to the  
21 roofs, we will certainly try to move that up. Creighton  
22 Court, we have handrails, heating piping, foundation  
23 settlement, digital controls, and as I said earlier, we  
24 have a lot of technology in these boiler rooms, and that  
25 number there is \$300,000. We would like to upgrade the

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1 building automation for these buildings, and that gives  
2 us a lot of interesting information to look at back at  
3 the central maintenance office. Sometimes we know about  
4 a problem before you do there.

5                   Going on, exterior walls, ranges,  
6 refrigerators, landscaping, playground/tot lot.  
7 Fairfield Court, we are planning major roofing there in  
8 the '08 budget year. We have some piping that we are  
9 planning to do there, bath fixtures, vinyl tile,  
10 interior doors to replace, ranges, refrigerator  
11 replacement, and painting to the exterior of the  
12 building. Fox Manor, there is insect extermination  
13 service, upgrade emergency pull cords. Fulton, we are  
14 contemplating doing bath fixtures, refrigerators, water  
15 heaters, replacing vinyl siding and replacing baseboard  
16 heat. Mosby Court, handrails. We have another big  
17 ticket item in here with boiler plant renovation. That  
18 would be for the Mosby south sector. I was involved in  
19 a boiler plant upgrade in Mosby in 2001 and '02 where we  
20 have the north and central sectors. We were thinking we  
21 were going to revitalize the lower area when the Hope IV  
22 process was available, but for some reason we didn't do  
23 that, and now we are going to go back and upgrade those  
24 boiler plants.

25                   Roof membrane, interior doors, new

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1 kitchen cabinets, replace thermal pane windows,  
2 replacement of boiler room doors, install new vinyl  
3 siding on all of the buildings, remodel bathrooms/new

4 plumbing fixtures, new floor tiles, roofing repairs and  
5 new roof in '011. Sometimes you might see these items  
6 in a couple of different years. That is because the  
7 projects are big enough to where we can spread them out  
8 over a couple years. Overlook and Mimosa, vinyl tile  
9 replacement in '09. Randolph Family, metal doors, metal  
10 windows, replace bi-fold doors, concrete clothesline  
11 pads. North scattered sites, asphalt pavement,  
12 refrigerators, metal fencing, windows and interior door  
13 replacement. Stonewall Place, which is an elderly  
14 highrise facility, we have concrete piers there we have  
15 to maintain on the exterior of the buildings. We are  
16 replacing shower stalls. We have a pilot project going  
17 on right now with shower stalls there. That is also a  
18 big ticket item. Upgrade of the fire suppression  
19 system, seal the exterior concrete columns, upgrade  
20 emergency pull cords there, repair and resurface the  
21 parking lot, replace air conditioners in the activity  
22 room, replace HVAC units in each apartment.  
23           Used House Program, currently we have  
24 replace sewer lines and replace laterals, which are  
25 basically waste water piping in the houses, and bathroom

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1 traps. So it is mainly plumbing in those facilities.  
2 Whitcomb Court, we have had a number of domestic hot

3 water tank issues in that property, of maintain or  
4 actually had to replace a number of domestic hot water  
5 heaters there. There are actually 69 in that property,  
6 and they are large heaters, not like what you find in a  
7 house. They are quite expensive to replace. So we have  
8 domestic hot water tank replacement in the '07 year, and  
9 I think you will see it down here in the '09 year as  
10 well, so that will be kind of an ongoing process for a  
11 few years. Additionally, there is partial roof  
12 replacement. We are doing some roofing replacement  
13 there now. Refrigerators in '07 and '08 for the same  
14 reason, we spread it out over a couple of years to  
15 distribute the money. Landscaping and plants, HVAC  
16 water risers. A riser is nothing more than a fancy name  
17 for piping. Domestic hot water tanks again, as I  
18 mentioned. Vinyl tiles, cabinets, playground/tot lot,  
19 new doors exterior, replace front and back porches,  
20 replace fencing.

21 Moving on to some elderly properties,  
22 1200 Decatur, we want to retile all the apartments in  
23 '011, upgrade window air conditioners in '011 and public  
24 restrooms. Again, these are all '011 items. Once they  
25 make it into the budget that is approved by HUD, this

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1 may be something that we elect to move up if needed.  
2 1202 N. 1st Street, we have window replacements,

3 gas-fired boiler replacements in '09. We have also got  
4 it down here in '011. Retaining walls, and replace all  
5 bi-fold doors. 1611 4th Avenue, we are going to replace  
6 a chiller which serves the common area. It doesn't  
7 serve the apartments but the common areas in the  
8 building. Replace windows and refrigerators.

9           We are getting close to the end of  
10 this list. 3900 Old Brook, interior doors replace,  
11 10,000 package terminal units, which is a fancy name for  
12 air conditioning. 700 Lombardy, we are going to clean  
13 the masonry, replace ceiling tile, remove carpet and  
14 install vinyl tile, window replacement, install fencing  
15 around the buildings in '011, fire suppression system  
16 for community kitchen in '011. Down at the bottom in  
17 the '07 budget year, which is coming up very soon, we  
18 will be doing resident training initiatives to the tune  
19 of \$213,440. For a grand total for this period, '07  
20 through '011, the capital fund of 9.657 million dollars.

21           This is a project that is near and  
22 dear to our hearts. I know I have been collaborating  
23 with several folks around the agency working on this  
24 one. We targeted Oscar Stovall and Bainbridge as two  
25 properties that we wanted to do an extreme makeover to

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1 show what public housing can really be. We have

2 estimated the cost of construction for this project at  
3 four million dollars. It is going to feature Earthcraft  
4 Multi-Family Healthy Building Certification for the  
5 apartments, and I am very excited about that aspect. We  
6 are going to completely rehab the buildings. At Oscar  
7 Stovall Place there is a lot of site work that is  
8 involved because there are drainage issues there, new  
9 interior walls at both sites, new flooring at both  
10 sites, new plumbing and mechanical systems at both  
11 sites, and energy efficient Energy Star components to be  
12 used for all of the appliances in the buildings, and  
13 reduced operating and maintenance costs. Earthcraft,  
14 who is our partner in this project, has modeled the  
15 energy consumption in this building. We have done a  
16 before and after picture, and we think we can cut the  
17 energy cost in half, which is dramatic. The design  
18 effort is underway and nearing completion, and we  
19 anticipate the start of renovations in the fall of '07.

20           The one thought I would like to leave  
21 with you, and to remember, is that throughout all these  
22 strategic planning efforts that are underway, RRHA is  
23 committed to ensuring that all of its properties will  
24 continue to receive funding for day-to-day repairs and  
25 emergencies, such as window replacements, HVAC,

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1 plumbing, roofing and so on. We are just a phonecall  
2 away at the RRHA Maintenance call center, 780-8700, and  
3 after hours you can dial 780-4100. That pretty much  
4 concludes the capital fund presentation. Thank you.

5 I would like to turn this over to Lee  
6 Householder now, Community Revitalization.

7 MR. HOUSEHOLDER: Good evening,  
8 again. Just to let everyone know, I am the last  
9 presentation of the evening, as far as the formal part,  
10 so if you are like me and you are kind of getting  
11 fidgety, your chair will be brief. (??)

12 I am going to highlight the strategic  
13 plan initiatives through the RRHA strategic plan that  
14 are included in both the annual and five-year plans.  
15 The first two projects that are listed are two projects  
16 that have been submitted to HUD for approval and/or  
17 disposition in this upcoming year, the first project  
18 being 2700 Idlewood. This is a 22-unit elderly building  
19 that we are proposing to sell in the coming year, and  
20 HUD is currently reviewing this request. The proceeds  
21 from the sale of this property will be used to create  
22 new affordable housing within the City of Richmond. The  
23 next initiative, Dove Court, is a 60-unit public housing  
24 building that will be sold and demolished and  
25 redeveloped, along with surrounding properties, to

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1 create a new mixed-income community including public  
2 housing in a variety of income ranges and homeownership.  
3 Plans for the overall redevelopment are underway.  
4 Relocation and demolition is anticipated later this  
5 year, and HUD is also reviewing this request currently.

6 We also have a number of  
7 homeownership initiatives that I would like to go over.  
8 These are all affordable homeownership initiatives that  
9 are underway, or also will be launched this year. The  
10 first being our Hope VI initiative, this is a massive  
11 effort that will yield over 308, to be exact, single  
12 family homeownership opportunities all in the City of  
13 Richmond. Most of these homes will be built in the  
14 Blackwell community, but there will be others built in  
15 Fulton and Swansboro. There will be included in this a  
16 city-wide down payment initiative, which will net result  
17 a variety of opportunities for people of varying incomes  
18 that will allow them to have the chance at first-time  
19 homeownership.

20 The next project is what we call the  
21 replacement housing fund. This is a HUD fund that we  
22 developed, called the Greenwalk homes. Greenwalk homes  
23 will be the construction of 20 units of single family  
24 homes that will be a leased-to-own arrangement. The  
25 term Greenwalk comes from the fact that most of them

1 will be Earthcraft, so these will be energy efficient  
2 homes that will have reduced long-term maintenance and  
3 operating costs for the homes.

4           The last project, which is not in any  
5 way the least, is our Neighborhood Homeownership  
6 Initiative. RRHA owns a number of single-family homes  
7 scattered throughout the City of Richmond. We have  
8 initiated a process, which was launched in March of this  
9 year, to sell these homes to either current public  
10 housing residents or other residents of public housing  
11 for first-time homebuyers. There will be grants  
12 available, and each home will be renovated and will be  
13 offered at a very low price for anyone who is qualified  
14 at a low-income level.

15           Lastly, we want to talk about some  
16 future planning. The Executive Director wants me to  
17 explain how we define affordable because I keep using  
18 that term over and over. Affordability, it is based on  
19 the median income of our region. So that is established  
20 at a rate, and then you take 80 percent of that median  
21 income. Anyone making an income below that 80 percent  
22 of the area median income is considered affordable, and  
23 when I saw affordable for this, I am discussing  
24 basically people that make in a range of about \$25,000  
25 to \$65,000 a year. Now, in Hope VI there is a broader

1 range that can go as high as 85, so we are really  
2 talking about a wide range of affordable housing  
3 opportunities for people at a variety of incomes, and  
4 all of those three initiatives are for homeownership.

5           Lastly, I want to talk about some  
6 future planning that we are doing, and this is a really  
7 large effort involving Gilpin Court and what we call  
8 North Jackson Ward. It is responding to some of the  
9 challenges we learned as we went through our strategic  
10 plan. Mayor Wilder and RRHA have created a vision for  
11 what we call Jackson Ward, the larger Jackson Ward  
12 community. This was supported by a ULI Advisory Panel  
13 which came in and established a vision for this site in  
14 March of 2006. It promotes a dramatic change in this  
15 neighborhood we are in today by transforming it into a  
16 vibrant, safe and more sustainable community. This  
17 transformation will likely be accomplished through  
18 integration of mixed quality homes, different types of  
19 mix of units and tenures, meaning rental versus  
20 ownership, and there will be a wide variety of incomes,  
21 sizes and unit types to attract families and singles.

22           Also needed for the successful  
23 transformation, we will need some key community  
24 amenities. This will include schools, open space,  
25 neighborhood retail and other quality public services.

1 Under the Mayor's leadership, the City of Richmond has  
2 made a strong commitment to this project, moving forward  
3 with RRHA and its strategic plan. With revitalization  
4 of Jackson Ward, the creation of an interagency task  
5 force has identified this redevelopment as the Gilpin  
6 Court Demonstration Project. So RRHA is launching this  
7 effort and is in the initial stages of planning this.  
8 This will encompass both Jackson Ward and what we  
9 consider North Jackson Ward with those areas outside of  
10 Gilpin Court and the Gilpin Court community. This  
11 initiative will respond directly to our goal to  
12 revitalize residential and commercial properties with  
13 the creation of improved-quality affordable housing and  
14 the development of mixed-use and mixed-income  
15 communities.

16 With that, I will conclude my portion  
17 of the presentation and turn it back over to Mr. Ken  
18 Francis.

19 MR. FRANCIS: Thank you, Lee. Thank  
20 you, team.

21 As you can see, we have had a very  
22 busy year, and we are going to get a lot busier in the  
23 future here in improving our communities for every one  
24 of us. At this point I would like to entertain

25 questions and comments. This is our public comment

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1 period. Again, I would like to remind you that we have  
2 microphones on both sides of the auditorium here. So,  
3 please, I encourage any questions and comments.

4 Yes, sir. We need you to either be  
5 at a microphone or we can bring you a microphone.

6 MR. DRIESSEN: My name is Robert  
7 Driessen. I am the president at 700 South Lombardy  
8 Street. My question to Ken is the seniors, we are  
9 finding out that many of them don't qualify for this  
10 housing, being able to buy a house, and we are finding  
11 out that 80,000 and that large amount of money. We need  
12 our seniors to be able to go to a school and get trained  
13 for certain things like computers, where we can get  
14 qualified to buy a home. I am saying that many of the  
15 seniors, all of them aren't dead, and we need to make  
16 things -- train them to be able to get where we could be  
17 qualified to buy a home.

18 MR. FRANCIS: Yes, sir. I understand  
19 both your questions there. With regard to the range of  
20 incomes that we serve for affordable housing, it is  
21 important to know that that is one aspect of the housing  
22 solutions that we provide to our communities. We will  
23 always continue to serve the low- and very-low-income

24 families within our communities, but also provide  
25 transitional opportunities for those families that are

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1 able to move on to affordable housing, either through  
2 the Section 8 program or otherwise.

3           With regard to training, I encourage  
4 everybody to take a look at our offerings at the  
5 university. Our last year has been a very active year  
6 in increasing that curriculum. We have a lot of courses  
7 on training in such things as computers, and other  
8 trades as well. It is a very broad program, and we do  
9 have some of our course materials over here on the side.

10           MS. MILLER: I might have to sit back  
11 down for you, again, so I got the chair close to me. My  
12 name is Essie Miller. I am a resident of Fairfield  
13 Court. I am one of the two residents in public housing  
14 in Section 8 that have been trained and certified by HUD  
15 to help residents and RRHA staff for issues that  
16 residents are concerned about and that the staff are  
17 concerned about too. This is the first time this many  
18 commissioners for RRHA have attended a session for an  
19 agency plan, and I would like to commend them for coming  
20 out and listening to what residents have to say. It is  
21 impossible for anyone to know what is going on in my  
22 house because each individual in public housing, like

23 everyone in the City of Richmond, is a beautiful and  
24 individual and unique individual. What may be happening  
25 in one person's house may be a little different from

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1 someone else's house. What I need may be a little  
2 different from someone else, and that is what happens  
3 when you have a democracy. So I would like to thank the  
4 Commissioners for coming out and showing us that they  
5 are concerned and need to know and are willing to learn  
6 what residents need. We have seven commissioners on the  
7 RRHA Board, and there is a dire need for them to know  
8 what commissioners need to know about their residents  
9 and for residents to know what this agency has planned  
10 for us as individuals.

11           These properties have some similar  
12 things. Something like Mosby Court, Fairfield Court,  
13 Creighton Court, all have the same amount of units, but  
14 each community may be a little different. We no longer  
15 have resident services programs in public housing like  
16 we had five years, ten years, maybe even fifteen years  
17 ago, but when you have budget cuts, things change, and  
18 we are willing to grow with you, but you have to talk to  
19 us and find out what we want, what we need and what we  
20 are able to do, because as I said, we are all beautiful  
21 and unique, as the staff are.

22 I can't address the agency plan this  
23 year. I definitely cannot, because the first I got a  
24 draft was when I came in today, and that is one of the  
25 things that HUD has specified in all of the other agency

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1 plans, that residents have an opportunity to sit down  
2 and talk with the staff as well as with the Richmond  
3 Tenant Organization to find out what they need. I  
4 haven't had an opportunity to do this, nor have I  
5 received an invitation to the meetings that were  
6 prepared by the organization. So I am saying that I  
7 will be contacting you later with a little bit more  
8 suggestions, as I read, because I was shocked to hear --  
9 well, I wasn't shocked. Some residents have told me  
10 about the changes in 2700 Idlewood, the changes in Dove  
11 Court. When you talk about those changes, if you don't  
12 have a forum where people can talk and they can talk to  
13 trained trainers, as well as the housing authority  
14 staff, to determine what can be done for them, Richmond  
15 Redevelopment and Housing Authority does not have  
16 transitional housing as I have seen in some cities, and  
17 there is a need for that, because we have residents that  
18 can only pay \$200 for their rent, and as Richmond talks  
19 about fair market values in housing, it is impossible  
20 for those residents to find housing.

21                   The same thing goes for people that  
22 are homeless in our communities. I see plenty of  
23 residents leaving public housing for the city streets.  
24 Like I say, I am not going to talk you to death because  
25 I know I haven't the definitive response for most of

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1 these questions, but I did want you to know that I was  
2 concerned, and Faye Tower's budget in your agency plan  
3 talks about allowances for 2007, 2009, 2010 and 2011,  
4 and many residents have said that they have been invited  
5 to leave Faye Towers by October of this year, so I was  
6 wondering about those budget line items, and when you  
7 talk about the 60 units in Dove Court and the 22 units  
8 in 2007 Idlewood, I am concerned, because as a person  
9 that needs a one-bedroom or a two-bedroom unit, I am  
10 handicapped and disabled and it is very hard to find a  
11 place where you can sit in a wheelchair or where you can  
12 live with an air conditioner in your windows in public  
13 housing. So these are issues that someone needs to  
14 really address.

15                   I have heard that you are talking  
16 about this new air conditioner that people can put in a  
17 bedroom with one room window in it and still exit, but I  
18 am so weak and so frail that I probably couldn't even  
19 push that air conditioner out the window if I had to,  
20 but if I am in a room with two windows, I can bust that

21 window and get out there. I am going to let you know  
22 that there are other things I will address with you. I  
23 am glad Mr. Francis and Mr. Sarver did mention that  
24 residents would be privileged to talk about the things  
25 that are changing in public housing. We are not afraid

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1 of change, but we are afraid of you changing without  
2 talking to us. Thank you.

3 MR. FRANCIS: Thank you, Ms. Miller.

4 I was negligent at the beginning of this to indicate  
5 that we would like to keep somewhat of a time limit on  
6 the commentary period, three to five minutes, if we  
7 could, to give everybody an opportunity to speak  
8 tonight.

9 MS. CALLAHAN: My name is Dora  
10 Callahan. I live at 609 North 33rd Street, and I am in  
11 the Housing Choice Program, and my concern is  
12 information getting to the Section 8 residents. Any  
13 information I receive comes from other public housing  
14 residents, or either I have to accidentally see it  
15 online or whatever medium that I come across, but my  
16 concern is Section 8 offers don't have no problem in  
17 sending out when it time for reexamination, so what is  
18 the problem in giving us information whether we live in  
19 regular public housing or not, because we have relatives

20 that live in regular public housing that may not know  
21 what is going on in public housing. That is all I have  
22 to say.

23 MR. FRANCIS: Yes, ma'am, I  
24 understand, and we are always striving to improve the  
25 way that we communicate to all of our customers. We

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1 will look into that and get back to you on that one.

2 MS. THOMPSON: Good evening. My name  
3 is Vennelle Thompson. I am the vice president of Gilpin  
4 Council Meeting. My concern is there is no future money  
5 for Gilpin Court. We want to make sure there is enough  
6 money to keep Gilpin safe until future plans.

7 MR. FRANCIS: Ma'am, I'm sorry, if I  
8 could ask that you repeat that. Get a little bit closer  
9 to the microphone.

10 MS. THOMPSON: Okay. There is no  
11 future money for Gilpin Court. We want to make sure  
12 that there is enough money to keep Gilpin safe until  
13 future plans.

14 MR. FRANCIS: Yes, ma'am. We will  
15 keep all of our communities up to all standards. We  
16 will continue to invest in Gilpin Court as we move  
17 forward with our redevelopment efforts.

18 MS. THOMPSON: But it was not with

19 the plans that you had up there.

20 MR. FRANCIS: I see. What was  
21 presented on the screens were highlights in our capital  
22 budget spending. We, of course, didn't have time to  
23 cover every single component. What I might recommend is  
24 touch base with your housing manager for some  
25 clarification on that. We do have draft copies of the

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1 agency plans in all of our housing offices.

2 MS. THOMPSON: Okay. Thank you.

3 MR. FRANCIS: Yes, ma'am.

4 I would like to respond to one of  
5 Essie Miller's comments that she made when she was up  
6 here, and that was that residents were being asked to  
7 leave Faye Towers. There are no plans. There have been  
8 no communications in such a manner to ask residents to  
9 leave any of our public housing communities.

10 Yes, ma'am?

11 MS. HAYES: Good evening. My name is  
12 Cora Hayes, and I reside in Fairfield Court. I am  
13 looking over here on the page of the capital fund  
14 investing in our communities, work items planned from  
15 2007 to 2011, and for Fairfield Court I notice your have  
16 partial improvements on the roofs. I really think you  
17 need to change that, because a lot of roofs over there  
18 are leaking. Some of them are falling in. Some of them

19 have already fell in. Also, we need something done  
20 about our landscaping, and we also need new cabinets and  
21 countertops, and also, when you do the exterior building  
22 paint, will this include the handrails and poles on the  
23 porches? A couple of my residents last summer, kids got  
24 contacted lead poisoning because the paint that was  
25 previously used on these items contained lead. What

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1 they did, they did not scrape the lead paint off. They  
2 painted over that, and I would like to propose that each  
3 of all of these be scraped and painted. We got a lot of  
4 kids out there.

5           Also, I want to know, you were  
6 speaking about the Greenwalk community that is replacing  
7 housing fund. Where is this Greenwalk community being  
8 constructed?

9           MR. FRANCIS: That is in the  
10 Blackwell district in Southside Richmond.

11           MS. HAYES: And I have one more  
12 comment. I keep hearing affordability, affordability,  
13 affordability, and yet you all say that the median  
14 income consists of 80 percent of this region. In public  
15 housing, the majority of residents don't meet that  
16 income requirement. We are low, low-low to  
17 extremely-low income on socioeconomic status. We need

18 something that is going to be planned to meet our needs.  
19 I notice in here everything was geared to low income,  
20 but you have other residents that fall below that, and  
21 finally, I want to agree with the gentlemen that spoke  
22 about the senior citizens. It seems that you all forgot  
23 us. We are still living. We still exist. I see  
24 nothing in your plan for a senior citizen building being  
25 newly constructed. The disabled units that you have in

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1 our community are not disabled-user friendly. Like the  
2 lady said, that if she got that attachment to put that  
3 air conditioning unit in one window, she wouldn't have  
4 the strength to push it out. I visit other senior  
5 citizen communities throughout the State of Virginia,  
6 and I notice that Richmond is far, far behind. We need  
7 to update what we have, have slide-out drawers, cabinet  
8 drawers and stuff like that, and things should be placed  
9 where even a person in a wheelchair would be able to  
10 assess their counters, their cabinets or whatever. I  
11 wish you all would consider us, because we are still  
12 here. I don't know for how long, but right now we are  
13 here.

14 MR. FRANCIS: Thank you, Ms. Hayes.  
15 You raised a number of issues. We are going to respond  
16 to those in writing.

17 MR. SARVER: Yes, ma'am, I would just  
18 like to address the issue you raised about lead paint  
19 exposure, and that is a critical issue, obviously. We  
20 will treat any situation like that on the spot with a  
21 paint crew and an encapsulate, and we will do that  
22 according to City Code, actually have the city come out  
23 and verify our work. So we will not delay in treating  
24 those types of issues, as far as lead paint goes.

25 As far as the device for the air

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1 conditioners, it is actually called an easy-out window  
2 air conditioner release, and really a baby could  
3 actually operate the lever that releases that mechanism.  
4 It is mounted below the air conditioner. It is  
5 wheelchair accessible, and almost has a hair trigger.  
6 You can push it with your finger and release it.

7 MS. RILEY: My name is Markita Riley.  
8 I am from the Randolph community. I have two questions.  
9 In the budget, it says for new windows for Randolph.  
10 That plan has been in the budget beforehand, and we have  
11 yet to see new windows in that community over there.  
12 And my next question is as far as public housing is  
13 concerned, I do work, so I am a working single family,  
14 and I would like to own a home, but it is not fair when  
15 you say that it is going to be low income and then such

16 as the houses that were on our land, they are \$280,000.  
17 That is not low income. That is not fair, that they  
18 tell us one thing and we get excited. We do get excited  
19 about things, and we want to own homes just as well as  
20 everyone else. I really want a home, because I have two  
21 kids and I would like a home, but I can't afford a  
22 \$280,000 home, and then you all tell us that it is going  
23 to be low income and then we get hit with these are 280,  
24 these are 300. That is not fair and it is not truthful,  
25 and I would like for you all to stay truthful to it

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1 being low income and affordable for us to get ahead and  
2 to move on it, if that is what the public housing and  
3 housing programs are going to be for.  
4 MR. FRANCIS: I understand, and let  
5 me clarify that, in case we have miscommunicated. We  
6 speak in terms of affordable housing, and again, we deal  
7 with a wide range of customers from very low income.  
8 Public housing will also exist for those residents.  
9 Section 8 voucher assistance will always exist for  
10 residents that qualify for that, and as part of us  
11 providing a broad palette of housing opportunities for our  
12 residents within the city, affordable housing also fits  
13 within our spectrum. It is within a different income  
14 range of residents within the city, but we look really  
15 to provide a broad range of housing opportunities from

16 the very low income up to those that can afford  
17 affordable housing.

18 MS. RILEY: Which I do understand  
19 that, but all the meetings that were for the Allen  
20 Avenue, all of those meetings that were saying that  
21 these are going to be for you all, you can apply and you  
22 can do this and you can do that, when now all college  
23 students' parents have bought those houses and are  
24 renting them out to their students' friends and things  
25 like that. VCU is getting everything around in that

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1 community, which I am not mad at VCU or anything like  
2 that, but if it is going to be for us, then stay true to  
3 it being for us. I am not saying build houses that if  
4 we can't afford them they stay there. I am not saying  
5 that, but if it is \$280,000, that is not low income, and  
6 I am not saying it has to be \$5,000 either, but I work  
7 everyday and I do want a home, but I can't afford a  
8 \$280,000 house. Nobody in public housing can afford a  
9 \$280,000 house, or we wouldn't be there. We would be  
10 somewhere else.

11 MR. FRANCIS: I understand. Thank  
12 you very much.

13 Anybody else?

14 MR. HOUSEHOLDER: I just want an

15 opportunity to address your concern. The three projects  
16 that we did are strictly for people of lower incomes,  
17 and just to reiterate, especially the neighborhood  
18 homeownership initiative, the neighborhood homeownership  
19 initiative that I presented on, we own those homes and  
20 each one will be renovated, and so we have multiple  
21 funding sources, number one, to provide grants, and the  
22 grants will go to people who qualify for the grant, and  
23 they have to be at a lower income to qualify for a  
24 grant, and we will have the ability to write down the  
25 price of the house in addition to the grant to make it

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1 more affordable.

2 Now, RRHA does a whole wide range of  
3 housing through a variety of partnerships. What I  
4 focused on tonight are the ones that have income  
5 limitations, the ones that are only for people who make  
6 certain incomes. We do have a host of other programs  
7 throughout the city that we didn't mention, and they are  
8 for higher incomes, and some of them are in Randolph.

9 MS. RILEY: There are programs that  
10 are going probably higher, but the meeting for the  
11 houses that are on Allen, they stated they are going to  
12 be lower income for the people in that community to be  
13 able to afford a home. That is not true. That is not

14 what they are doing. People have bought those homes and  
15 are renting to the college students. I don't think that  
16 is fair, because they told us, just like you are telling  
17 us, that it is going to be affordable for us, and after  
18 it is said and done, it is not. There is nothing we can  
19 do about it, and that's not fair.

20 MR. HOUSEHOLDER: I know that  
21 Mr. Winter gave you his card, and we have an  
22 application. You can come in, and we will stay after  
23 the meeting and discuss any affordable housing  
24 opportunities that we have with you.

25 MR. FRANCIS: Thank you, Lee.

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1 Well, we thank everybody for coming  
2 down tonight, and as usual, we always encourage your  
3 comments. We encourage you to talk to your housing  
4 managers or us at the central office as well for any  
5 concerns you might have.

6 Thank you.

7

8 NOTE: The meeting is adjourned.

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2 CERTIFICATE OF COURT REPORTER

3

4 I, Mary F. Treta, certify that I was the court  
5 reporter for the RRHA Public Meeting on May 9, 2007, at  
6 the time of the hearing herein.

7 I further certify that the foregoing transcript  
8 is a true and accurate record of the presentations and  
9 public comment period taken during the hearing herein to  
10 the best of my ability.

11 Given under my hand this 15th day of May, 2007.

12

13

14

\_\_\_\_\_  
Mary F. Treta

15

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# RRHA Response to Public Hearing Comment Period

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## Concerns Regarding Availability of Affordable Homeownership

Comments were made concerning Affordable Housing and Affordable Homeownership for very-low to low income residents. As a point of clarification, the use of these terms may seem interchangeable but, in fact, convey very different meanings. RRHA provides a spectrum of Affordable Housing options such as Low Income Public Housing and Housing Choice Voucher Program assistance. Both of these options have served and will continue to serve the very-low to low income residents in the city of Richmond. These housing programs serve families that have income as outlined below:

### **INCOME LIMITS FOR 2007**

Established by U.S. Department of Housing and Urban Development

	<b>Extremely Low 30% of Median</b>	<b>Very Low Income 50% of Median</b>	<b>Low-Income 80% of Median</b>
<b>1 Person</b>	\$14,400	\$24,050	\$38,450
<b>2 Person</b>	\$16,500	\$27,500	\$43,950
<b>3 Person</b>	\$18,550	\$30,900	\$49,450
<b>4 Person</b>	\$20,600	\$34,350	\$54,950
<b>5 Person</b>	\$22,250	\$37,100	\$59,350
<b>6 Person</b>	\$23,900	\$39,850	\$63,750

MEDIAN INCOME- \$68,700  
RICHMOND VA HUD METRO FMR AREA

The term Affordable Homeownership is yet another housing option that RRHA provides to qualified homebuyers. While this option may not be for most residents in Low Income Public Housing and participants in the Housing Choice Voucher Program it does provide an alternative for those individuals that can transition from these programs by taking advantage of first-time buyer programs that are traditionally not available to higher income buyers. This option is designed to target buyers with an annual

income range of \$30,000 to \$65,000, with purchase costs ranging from \$90,000 to \$225,000.

In summary, RRHA has many options available to a broad range of family incomes. As of this writing, RRHA is introducing a new Homeownership Program where buyers seeking homeownership with the city of Richmond can contact out one-stop service program and learn more about available options. Additionally, a program specifically designed for low-to moderate-income buyers has been designed, the Neighborhood Homeownership Initiative, which will offer homes starting at approximately \$75,000.

## Communicating Activities Surrounding the Development of the Draft 2007 Agency Plan

While HUD regulates the minimum amount of communication and community involvement in developing the draft Agency Plan, RRHA takes steps to exceed this minimum requirement. We accomplished this in developing the Draft 2007 Agency Plan by employing the following activities:

1. Conducted three (3) Resident Advisory Board (RAB) meetings to discuss and hear feedback on our progress in developing this draft plan.
2. Communicated with every public housing household in each RRHA community utilizing rent statement inserts. These inserts announced the process startup, progress updates and the Public Hearing announcement.
3. Placed Legal Notices in the Richmond Times-Dispatch, The Voice and The Free Press.

### Communication Schedule

Communication	Date	Audience
Rent Statement Insert	12/06	Public Housing Residents
RAB Meeting #1	01/16/07	14 RAB Members
RAB Meeting #2	02/15/07	15 RAB Members
Legal Notices Advertised	03/07	Three (3) Newspapers
RAB Meeting #3	03/20/07	18 RAB Members

Rent Statement Insert	04/07	Public Housing Residents
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4. Advised the Tenant Council of these activities in their monthly meetings.
5. Advertised and conducted community meetings to hear capital improvement feedback.
6. Posted the Public Notice of the Agency Plan Review Period and process on the RRHA Web Site.
7. Conducted a 45-Day Public Review period.

RRHA is constantly striving to improve communications to its customers. Our current plans will include a new communication vehicle to our Housing Choice Voucher Program participants.

## **Implementation of Public Housing Resident Community Service Requirements**

RRHA's Community Service - In compliance with the QHWRA, RRHA has developed a community service self-sufficiency policy, which outlines the requirements for non-exempt persons living in public housing. The policy provides definitions of community service and economic self-sufficiency. It further lists the categories of persons exempt from the policy, determination of non-compliance, and provisions for cure. Any person subject to community service/economic self-sufficiency is required to sign an acknowledgement that they have received the policy and understand it.

The implementation of the Community Service requirement for public housing residents was initiated with the following:

October 23, 2000 – Letter to public housing residents informing each household of the requirement to perform 8 hours monthly of community service and/or economic self-sufficiency activities in order to maintain eligibility for public housing. Information was included on the categories of persons who are exempt from the requirements and methods to verify exemption status. The letter stated that families who must meet the requirement would be notified within 30 days of the requirement to perform community service.

March 26, 2002 – Letter was sent to all residents informing each household that the requirement to perform 8 hours of community service had been suspended by the U. S. Department of Housing and Urban Development. Although the option under HUD guidelines permitted public housing agencies to continue to require that residents complete 8 hours of community service until the beginning of the fiscal year, RRHA discontinued the requirement with the letter of notice to residents on March 26, 2002. (RRHA operates with a fiscal year beginning on October 1.)

With the HUD notice issued June 20, 2003, which reinstated the community service and/or economic self-sufficiency requirement, RRHA complied with the requirement to implement the process no later than October 31, 2003.

The following policy addresses administrative steps by RRHA to implement the requirement to include changes in the lease, a description of the service requirement, to include changes in the lease, a description of the service requirement, notice to residents, exempt status for certain residents, verification of status or community service with other agencies, and the administration of the program/requirements. In addition, the policy includes the types of activities that residents may participate in to fulfill their obligations, partner agencies that may offer volunteer opportunities for residents to fulfill the requirements and the process to cure non-compliance.

### **Community Service Policy**

In October 1998, Congress passed the Quality Housing and Work Responsibility Act (QHWRA) which requires that all adult residents (18 years of age and older) meeting certain criteria must engage in 8 hours of community service and/or economic self sufficiency activities monthly (96 hours per year).

Under this provision of law, non-compliance with the community service and self-sufficiency requirement is a violation and grounds for non-renewal of the lease at the end of the 12-month lease term. It is not, however, grounds for termination of tenancy during the course of the 12-month lease term. Non-renewal of the lease is ultimately grounds for eviction.

## **Who is Affected**

*Community service applies to all non-exempt, adult residents in public housing. There are numerous exemptions under the law for adult residents who are unable to participate.*

## **Requirement**

Adult residents must:

- Contribute 8 hours per month of community service or
- Participate in a economic self sufficiency program for 8 hours per month or
- Perform 8 hours per month of combined activities (community service and economic self-sufficiency).

## **Definition of Community Service**

Volunteering at a public or not for profit agency such as a school, a hospital, a childcare center, a homeless shelter or other community service organization.

## **Definition of Economic Self Sufficiency Program**

For purposes of satisfying the community service requirement, participating in an economic self sufficiency program is defined by HUD as any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

In addition to the HUD definition above, RRHA defines economic self-sufficiency as participating in an educational or vocational training program designed to lead to employment, activities as approved by RRHA on a case-by-case basis.

## **Exemptions**

The HA shall provide an exemption from the community service requirement for any individual who:

- Is 62 years of age or older;
- Is a blind or disabled individual as defined under Section 216(i)(I) ore 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual. Disabled individuals can self-certify that they can or cannot perform community service activities identified by the PHA.
- Is engaged a work activity as defined in section 407(d) of the Social Security Act:
  - Unsubsidized employment
  - Subsidized private sector employment
  - Subsidized public sector employment
  - Work experience (including work associated with the refurbishing of public assisted housing) if sufficient private sector employment is not available.
  - On the job training
  - Job search and job readiness assistance
  - Community service programs
  - Vocational educational training (not exceed 12 months for any individuals).
  - Job skills training directly related to employment
  - Education directly related to employment (high school diploma or equivalency).
  - Satisfactory attendance at a secondary school
  - Provision of childcare services to an individual who is participating in a community services program.

Meet the requirement for being exempted from having to engage in a work activity under the State Program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or the other administering entity to be in noncompliance with such program.

### **Annual Determination**

For each public housing resident subject to the requirement of community service, the HA shall, 30 days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement. Such determination shall be made in accordance with the principles of due process and on a non-discriminatory basis. Residents will submit to their Management office monthly documentation that they have met their community service/economic self-sufficiency requirement.

### **Non Compliance**

If RRHA determines that a resident subject to the community service requirement has not complied with the requirement, the HA shall notify the resident of such non-compliance and that:

The determination of non-compliance is subject to the administrative grievance procedure under the HA's Grievance Procedures. Unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed, and

The HA may not renew or extend the resident's lease upon expiration of the lease term shall take such action as is necessary to terminate the tenancy of the household. Unless the HA enters into an agreement before the expiration of the lease term with the resident, providing for the resident to cure any noncompliance with the community service requirement by participating in an economic self-sufficiency program or contributing to community service as many additional hours as the resident needs to comply in aggregate, with such requirement over the 12-month term of the lease.

### **Ineligibility for Occupancy for Noncompliance**

The HA shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

### **PHA Responsibility**

RRHA will ensure that all community service programs are accessible for persons with disabilities.

The HA will ensure that:

1. The conditions under which the work is to be performed are not hazardous.
2. The work is not labor that would be performed by the HA's employees responsible for essential maintenance and property services.
3. The PHA policy must describe how the PHA determines which family members are subject to or exempt from the service requirement, and the process for determining any changes to exempt or non-exempt status of family members.

4. The PHA must give the family a written description of the service requirement, and of the process for claiming status as an exempt person and for PHA verification of such status. The PHA must also notify the family of its determination identifying the family members who are subject to the service requirement, and the family members who are exempt persons.
5. The PHA must review family compliance with service requirements, and must verify such compliance annually at least thirty days before the end of the twelve-month lease term. If qualifying activities are administered by an organization other than the PHA, the PHA shall obtain verification of family compliance from such third parties.
6. The PHA must retain reasonable documentation of service requirement performance or exemption in participant files.
7. The PHA must comply with non-discrimination and equal opportunity requirements listed at 5.105(a) of this title.

**PHA implementation of Community Service Requirement**

RRHA will administer its own community service program, with cooperative relationships with other entities. In addition, the Reform Act specifically prohibits political activity as community service and self-certification of residents subject to the community service requirement that they have complied with 8 hours per month is not acceptable.

**ACKNOWLEDGEMENT**

I hereby acknowledge that I have received a copy of the RRHA Community Service Policy. I further acknowledge that Management has explained this policy to me and I understand and agree to comply with this policy. I further agree and understand that should I fail to comply with this policy, fully or in part, I understand that my lease may be terminated.

\_\_\_\_\_

Head of Household or Adult Family Member

\_\_\_\_\_

Date

\_\_\_\_\_

RRHA Management

\_\_\_\_\_

Date

Potential Community Service Opportunities

- Participation in tenant council meetings**
- Participation in resident patrol activities**
- Serving on tenant council committees such as Beautification, Publicity**
- Volunteering at a school, a hospital or a child care center**
- Working with the Red Cross or United Way**
- Volunteering with the Garfield F. Childs Fund, Boys & Girls Club**
- Volunteering at an emergency shelter**
- Volunteering with Capitol Area Agency on Aging**
- Volunteering with Meals of Wheels**
- Volunteering with Urban League**
- Volunteering with the YWCA (contact person Heather Townley at 643-6761)**

# **FY 2003-2006 Capital Fund Program Performance and Evaluation (P & E) Reports**

**(see attachment at back of Document)**

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**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name: <b>Richmond Redevelopment and Housing Authority</b>		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ___			
Development Number/Name/HA- Wide	Year 1  <b>2007</b>	Work Statement for Year 2  FFY Grant: <b>2008</b>	Work Statement for Year 3  FFY Grant: <b>2009</b>	Work Statement for Year 4  FFY Grant: <b>2010</b>	Work Statement for Year 5  FFY Grant: <b>2011</b>
VA 7-5, Creighton Court		\$ 350,000	\$ 22,500	\$ 262,305	\$ 65,000
VA 7-6, Whitcomb Court		87,500	425,660	543,105	345,000
VA 7-7, Fairfield Court		585,000	947,138	424,650	100,000
VA 7-8, Mosby		90,000	16,500	226,600	735,000
VA 7-9, North Scattered	<b>Annual</b>	-	160,000	280,000	180,500
VA 7-16, Used House		-	84,395	-	-
VA 7-17, Overlook/Mimosa	<b>Statement</b>	-	15,620	-	-
VA 7-18, Stonewall Place		708,000	-	50,000	187,000
VA 7-19, 700 S. Lombardy		-	70,800	35,000	107,500
VA 7-20, Randolph Family		31,200	48,374	-	-
VA 7-21, Fulton		-	-	82,697	125,000
VA 7-22, 1611 4th Avenue		-	47,250	12,000	50,000
VA 7-23, Afton		-	-	-	75,000
VA 7-24, Fox Manor		-	20,000	-	25,000
HA-Wide Physical Activities		1,043,537	1,010,000	1,010,000	1,010,000
HA-Wide Non-Physical Activities		3,768,000	3,795,000	3,736,880	3,658,237
HA-Wide Debt Service/Devel. Activities		10,000	10,000	10,000	10,000
CFP Funds Listed for 5-year planning		\$ 6,673,237	\$ 6,673,237	\$ 6,673,237	\$6,673,237
Replacement Housing Factor Funds		\$0	\$0	\$0	\$0

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>HA-Wide Physical Improvements</b>	<b>HA-WIDE Site:</b> None	\$ -	<b>HA-Wide Physical Improvements</b>	<b>HA-WIDE Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>ON-DEMAND Mech. and Electrical:</b> None	-		<b>ON-DEMAND Mech. and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>ON-DEMAND Building Exterior:</b> None	-		<b>ON-DEMAND Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>ON-DEMAND Dwelling Units:</b> Vacancy Reduction	770,000		<b>ON-DEMAND Dwelling Units:</b> Vacancy Reduction	770,000
		Total DUs:	770,000		Total DUs:	770,000
		<b>HA-WIDE Dwelling Equipment:</b> None	-		<b>HA-WIDE Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>HA-WIDE Interior Common Areas:</b> None	-		<b>HA-WIDE Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>HA-WIDE Site-Wide Facilities:</b> None	-		<b>HA-WIDE Site-Wide Facilities:</b> None	-
Total SWFs:	-	Total SWFs:	-			
<b>HA-WIDE Nondwelling Equipment:</b> Computer Hardware, Vehicles	273,537	<b>HA-WIDE Nondwelling Equipment:</b> Computer Hardware, Vehicles	240,000			
Total NDE:	273,537	Total NDE:	240,000			
	<b>Total CFP Estimated Cost</b>	\$ 1,043,537		<b>Total CFP Estimated Cost</b>	\$ 1,010,000	

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>HA-Wide Physical Improvements</b>	<b>HA-WIDE Site:</b> None	\$ -	<b>HA-Wide Physical Improvements</b>	<b>HA-WIDE Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>ON-DEMAND Mech. and Electrical:</b> None	-		<b>ON-DEMAND Mech. and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>ON-DEMAND Building Exterior:</b> None	-		<b>ON-DEMAND Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>ON-DEMAND Dwelling Units:</b> Vacancy Reduction	770,000		<b>ON-DEMAND Dwelling Units:</b> Vacancy Reduction	770,000
		Total DUs:	770,000		Total DUs:	770,000
		<b>HA-WIDE Dwelling Equipment:</b> None	-		<b>HA-WIDE Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>HA-WIDE Interior Common Areas:</b> None	-		<b>HA-WIDE Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>HA-WIDE Site-Wide Facilities:</b> None	-		<b>HA-WIDE Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>HA-WIDE Nondwelling Equipment:</b> Computer Hardware, Vehicles	240,000	<b>HA-WIDE Nondwelling Equipment:</b> Computer Hardware, Vehicles	240,000			
Total NDE:	240,000	Total NDE:	240,000			
	<b>Total CFP Estimated Cost</b>	\$ 1,010,000		<b>Total CFP Estimated Cost</b>	\$ 1,010,000	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1 <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	VA 7-5, Creighton Court	<b>Site:</b> None	\$ -	VA 7-5, Creighton Court	<b>Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> Digital Controls	300,000		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	300,000		Total M&E:	-
		<b>Building Exterior:</b> Foundation settlement	50,000		<b>Building Exterior:</b> Exterior Walls - Repair	22,500
		Total B.E.:	50,000		Total B.E.:	22,500
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
Total SWFs:	-	Total SWFs:	-			
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ 350,000		<b>Total CFP Estimated Cost</b>	\$ 22,500	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1 <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	VA 7-5, Creighton Court	<b>Site:</b> None	\$ -	VA 7-5, Creighton Court	<b>Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> Replace windows	50,000
		Total B.E.:	-		Total B.E.:	50,000
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> Ranges and Refrigerators	262,305		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	262,305		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
		<b>Nondwelling Equipment:</b> None	-		<b>Nondwelling Equipment:</b> New playground/tot lot	15,000
		Total NDE:	-		Total NDE:	15,000
		<b>Total CFP Estimated Cost</b>	\$ 262,305		<b>Total CFP Estimated Cost</b>	\$ 65,000

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See  Annual  Statement	VA 7-6, Whitcomb Court	<b>Site:</b> None  Total Site:	\$ - ----- -	<b>VA 7-6, Whitcomb Court</b>  <b>Site:</b> Landscaping - Plants  Total Site:	\$ 25,000 ----- 25,000	
		<b>Mechanical and Electrical:</b> None  Total M&E:	- ----- -	<b>Mechanical and Electrical:</b> HVAC Water Risers & DHW Tanks  Total M&E:	400,660 ----- 400,660	
		<b>Building Exterior:</b> None  Total B.E.:	- ----- -	<b>Building Exterior:</b> None  Total B.E.:	- ----- -	
		<b>Dwelling Units:</b> None  Total DUs:	- ----- -	<b>Dwelling Units:</b> None  Total DUs:	- ----- -	
		<b>Dwelling Equipment:</b> Refrigerators  Total D.E.:	87,500 ----- 87,500	<b>Dwelling Equipment:</b> None  Total D.E.:	- ----- -	
		<b>Interior Common Areas:</b> None  Total ICAs:	- ----- -	<b>Interior Common Areas:</b> None  Total ICAs:	- ----- -	
		<b>Site-Wide Facilities:</b> None  Total SWFs:	- ----- -	<b>Site-Wide Facilities:</b> None  Total SWFs:	- ----- -	
		<b>Nondwelling Equipment:</b> None  Total NDE:	- ----- -	<b>Nondwelling Equipment:</b> None  Total NDE:	- ----- -	
		<b>Total CFP Estimated Cost</b>	\$ 87,500	<b>Total CFP Estimated Cost</b>	\$ 425,660	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-6, Whitcomb Court</b>	<b>Site:</b> None	\$ -	<b>VA 7-6, Whitcomb Court</b>	<b>Site:</b> Replace fencing	\$ 30,000
		Total Site:	-		Total Site:	30,000
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> New exterior doors, porches	200,000
		Total B.E.:	-		Total B.E.:	200,000
		<b>Dwelling Units:</b> Replace Vinyl Tile	543,105		<b>Dwelling Units:</b> Cabinets	100,000
		Total DUs:	543,105		Total DUs:	100,000
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
		<b>Nondwelling Equipment:</b> None	-		<b>Nondwelling Equipment:</b> Playground equipment	15,000
		Total NDE:	-		Total NDE:	15,000
		<b>Total CFP Estimated Cost</b>	\$ 543,105		<b>Total CFP Estimated Cost</b>	\$ 345,000

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-7, Fairfield Court</b>	<b>Site:</b> None	\$ -	<b>VA 7-7, Fairfield Court</b>	<b>Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> HVAC - Water Pipe Risers	248,033
		Total M&E:	-		Total M&E:	248,033
		<b>Building Exterior:</b> Replace roofs (partial)	585,000		<b>Building Exterior:</b> None	-
		Total B.E.:	585,000		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> Bath fixtures and Vinyl Tile	699,105
		Total DUs:	-		Total DUs:	699,105
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
		<b>Nondwelling Equipment:</b> None	-		<b>Nondwelling Equipment:</b> None	-
		Total NDE:	-		Total NDE:	-
		<b>Total CFP Estimated Cost</b>	\$ 585,000		<b>Total CFP Estimated Cost</b>	\$ 947,138

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-7, Fairfield Court</b>	<b>Site:</b> None	\$ -	<b>VA 7-7, Fairfield Court</b>	<b>Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> Prepare and repaint exterior	100,000
		Total B.E.:	-		Total B.E.:	100,000
		<b>Dwelling Units:</b> Interior Doors - Replace	89,400		<b>Dwelling Units:</b> None	-
		Total DUs:	89,400		Total DUs:	-
		<b>Dwelling Equipment:</b> Ranges and Refrigerators	335,250		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	335,250		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
		<b>Nondwelling Equipment:</b> None	-		<b>Nondwelling Equipment:</b> None	-
		Total NDE:	-		Total NDE:	-
		<b>Total CFP Estimated Cost</b>	\$ 424,650		<b>Total CFP Estimated Cost</b>	\$ 100,000

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-8, Mosby</b>	<b>Site:</b> None	\$ -	<b>VA 7-8, Mosby</b>	<b>Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> Foundation settlement	90,000		<b>Building Exterior:</b> Roof Membrane	16,500
		Total B.E.:	90,000		Total B.E.:	16,500
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
Total SWFs:	-	Total SWFs:	-			
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ 90,000		<b>Total CFP Estimated Cost</b>	\$ 16,500	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-8, Mosby</b>	<b>Site:</b> None	\$ -	<b>VA 7-8, Mosby</b>	<b>Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> Replace boiler room doors	100,000
		Total M&E:	-		Total M&E:	100,000
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> New windows, siding, roof, paint job	335,000
		Total B.E.:	-		Total B.E.:	335,000
		<b>Dwelling Units:</b> Interior Doors - Replace	226,600		<b>Dwelling Units:</b> Kitchens, bathrooms, vinyl tile	300,000
		Total DUs:	226,600		Total DUs:	300,000
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ 226,600		<b>Total CFP Estimated Cost</b>	\$ 735,000	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-9, North Scattered</b>	<b>Site:</b> None	\$ -	<b>VA 7-9, North Scattered</b>	<b>Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> Boilers - Gas Fired (1202 N. 1st)	100,000
		Total M&E:	-		Total M&E:	100,000
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> Refrigerators	60,000
		Total D.E.:	-		Total D.E.:	60,000
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ -		<b>Total CFP Estimated Cost</b>	\$ 160,000	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  2007	Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See  Annual  Statement	VA 7-9, North Scattered	<b>Site:</b> Fence - Metal; Retaining Walls (1202)	\$ 22,500	VA 7-9, North Scattered	<b>Site:</b> None	\$ -
		Total Site:	22,500		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> Upgrade window AC (1200) Boiler (1202)	10,000 100,000
		Total M&E:	-		Total M&E:	110,000
		<b>Building Exterior:</b> Windows	205,700		<b>Building Exterior:</b> None	-
		Total B.E.:	205,700		Total B.E.:	-
		<b>Dwelling Units:</b> Interior Doors - Replace	51,800		<b>Dwelling Units:</b> Retile all apartments (1200) Replace all bifold doors (1202)	20,500 40,000
		Total DUs:	51,800		Total DUs:	60,500
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> Upgrade public restrooms (1200)	10,000
Total SWFs:	-	Total SWFs:	10,000			
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ 280,000		<b>Total CFP Estimated Cost</b>	\$ 180,500	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1 <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-16, Used House</b>	<b>Site:</b> None	-	<b>VA 7-16, Used House</b>	<b>Site:</b> Replace Sewer Lines	25,000
		Total Site:	-		Total Site:	25,000
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> Replace Laterals (exterior C.O.)	15,000
		Total M&E:	-		Total M&E:	15,000
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> Bathroom Traps	44,395
		Total DUs:	-		Total DUs:	44,395
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	-		<b>Total CFP Estimated Cost</b>	84,395	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-16, Used House</b>	<b>Site:</b> None	-	<b>VA 7-16, Used House</b>	<b>Site:</b> None	-
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	-		<b>Total CFP Estimated Cost</b>	-	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1 <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-17, Overlook/Mimosa</b>	<b>Site:</b> None	-	<b>VA 7-17, Overlook/Mimosa</b>	<b>Site:</b> None	-
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> Vinyl Tile - Replace	15,620
		Total DUs:	-		Total DUs:	15,620
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ -		<b>Total CFP Estimated Cost</b>	\$ 15,620	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-17, Overlook/Mimosa</b>	<b>Site:</b> None	\$ -	<b>VA 7-17, Overlook/Mimosa</b>	<b>Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
Total SWFs:	-	Total SWFs:	-			
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ -		<b>Total CFP Estimated Cost</b>	\$ -	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-18, Stonewall Place</b>	<b>Site:</b> None	-	<b>VA 7-18, Stonewall Place</b>	<b>Site:</b> None	-
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> Fire Suppression Upgrade	250,000		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	250,000		Total M&E:	-
		<b>Building Exterior:</b> Paint Concrete Piers	50,000		<b>Building Exterior:</b> None	-
		Total B.E.:	50,000		Total B.E.:	-
		<b>Dwelling Units:</b> Shower Stalls	408,000		<b>Dwelling Units:</b> None	-
		Total DUs:	408,000		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	708,000		<b>Total CFP Estimated Cost</b>	-	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-18, Stonewall Place</b>	<b>Site:</b> None	-	<b>VA 7-18, Stonewall Place</b>	<b>Site:</b> Repair/resurface parking lot	32,000
		Total Site:	-		Total Site:	32,000
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> Upgrade emergency pull cords	40,000
		Total M&E:	-		Total M&E:	40,000
		<b>Building Exterior:</b> Seal Concrete Exterior Columns	50,000		<b>Building Exterior:</b> None	-
		Total B.E.:	50,000		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> Replace HVAC units, all apartments	100,000
		Total D.E.:	-		Total D.E.:	100,000
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> Replace AC in activity room	15,000
		Total ICAs:	-		Total ICAs:	15,000
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	50,000		<b>Total CFP Estimated Cost</b>	187,000	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-19, 700 S. Lombardy</b>	<b>Site:</b> None	-	<b>VA 7-19, 700 S. Lombardy</b>	<b>Site:</b> None	-
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> Masonry - Clean	40,000
		Total B.E.:	-		Total B.E.:	40,000
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> Ceiling Tile - Replace	30,800
		Total D.E.:	-		Total D.E.:	30,800
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	-		<b>Total CFP Estimated Cost</b>	70,800	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-19, 700 S. Lombardy</b>	<b>Site:</b> None	-	<b>VA 7-19, 700 S. Lombardy</b>	<b>Site:</b> Install fencing around building	17,000
		Total Site:	-		Total Site:	17,000
		<b>Mechanical and Electrical:</b> Packaged Terminal Unit (3900 O.B.)	25,000		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	25,000		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> Replace windows	75,000
		Total B.E.:	-		Total B.E.:	75,000
		<b>Dwelling Units:</b> Interior Doors - Replace (3900 O.B.)	10,000		<b>Dwelling Units:</b> Replace carpet with vinyl tile	10,500
		Total DUs:	10,000		Total DUs:	10,500
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> Fire suppression for commy. Kitchen	5,000
		Total ICAs:	-		Total ICAs:	5,000
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ 35,000		<b>Total CFP Estimated Cost</b>	\$ 107,500	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-20, Randolph Family</b>	<b>Site:</b> None	-	<b>VA 7-20, Randolph Family</b>	<b>Site:</b> Concrete Clothesline Pads	48,374
		Total Site:	-		Total Site:	48,374
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> Replace bi-fold doors	31,200		<b>Dwelling Units:</b> None	-
		Total DUs:	31,200		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ 31,200		<b>Total CFP Estimated Cost</b>	\$ 48,374	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-20, Randolph Family</b>	<b>Site:</b> None	-	<b>VA 7-20, Randolph Family</b>	<b>Site:</b> None	-
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	-		<b>Total CFP Estimated Cost</b>	-	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-21, Fulton</b>	<b>Site:</b> None	-	<b>VA 7-21, Fulton</b>	<b>Site:</b> None	-
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	-		<b>Total CFP Estimated Cost</b>	-	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-21, Fulton</b>	<b>Site:</b> None	-	<b>VA 7-21, Fulton</b>	<b>Site:</b> None	-
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> Water Heaters	32,000		<b>Mechanical and Electrical:</b> Replace baseboard heat	50,000
		Total M&E:	32,000		Total M&E:	50,000
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> Replace vinyl siding	75,000
		Total B.E.:	-		Total B.E.:	75,000
		<b>Dwelling Units:</b> Bath Fixtures	21,897		<b>Dwelling Units:</b> None	-
		Total DUs:	21,897		Total DUs:	-
		<b>Dwelling Equipment:</b> Refrigerators	28,800		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	28,800		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
		<b>Nondwelling Equipment:</b> None	-		<b>Nondwelling Equipment:</b> None	-
		Total NDE:	-		Total NDE:	-
			<b>Total CFP Estimated Cost</b>		82,697	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-22, 1611 4th Avenue</b>	<b>Site:</b> None	\$ -	<b>VA 7-22, 1611 4th Avenue</b>	<b>Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> Refrigerators	47,250
		Total D.E.:	-		Total D.E.:	47,250
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ -		<b>Total CFP Estimated Cost</b>	\$ 47,250	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  2007	Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See  Annual  Statement	VA 7-22, 1611 4th Avenue	Site: None	\$ -	VA 7-22, 1611 4th Avenue	Site: None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> Chillers	12,000		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	12,000		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> Replace windows	50,000
		Total B.E.:	-		Total B.E.:	50,000
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
Total SWFs:	-	Total SWFs:	-			
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ 12,000		<b>Total CFP Estimated Cost</b>	\$ 50,000	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-23, Afton</b>	<b>Site:</b> None	-	<b>VA 7-23, Afton</b>	<b>Site:</b> None	-
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ -		<b>Total CFP Estimated Cost</b>	\$ -	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-23, Afton</b>	<b>Site:</b> None	-	<b>VA 7-23, Afton</b>	<b>Site:</b> Retaining walls at back end	10,000
		Total Site:	-		Total Site:	10,000
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> Baseboard heaters	40,000
		Total M&E:	-		Total M&E:	40,000
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> Reroof buildings	25,000
		Total B.E.:	-		Total B.E.:	25,000
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
		Total SWFs:	-		Total SWFs:	-
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ -		<b>Total CFP Estimated Cost</b>	\$ 75,000	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 2 FFY Grant: <b>2008</b> PHA FY:			Activities for Year 3 FFY Grant: <b>2009</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-24, Fox Manor</b>	<b>Site:</b> None	\$ -	<b>VA 7-24, Fox Manor</b>	<b>Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> None	-
		Total M&E:	-		Total M&E:	-
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> Insect Remediation	20,000
		Total DUs:	-		Total DUs:	20,000
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
Total SWFs:	-	Total SWFs:	-			
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ -		<b>Total CFP Estimated Cost</b>	\$ 20,000	

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages---Work Activities**

Activities for Year 1  <b>2007</b>	Activities for Year 4 FFY Grant: <b>2010</b> PHA FY:			Activities for Year 5 FFY Grant: <b>2011</b> PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	<b>VA 7-24, Fox Manor</b>	<b>Site:</b> None	\$ -	<b>VA 7-24, Fox Manor</b>	<b>Site:</b> None	\$ -
		Total Site:	-		Total Site:	-
		<b>Mechanical and Electrical:</b> None	-		<b>Mechanical and Electrical:</b> Upgrade emergency pull cords	25,000
		Total M&E:	-		Total M&E:	25,000
		<b>Building Exterior:</b> None	-		<b>Building Exterior:</b> None	-
		Total B.E.:	-		Total B.E.:	-
		<b>Dwelling Units:</b> None	-		<b>Dwelling Units:</b> None	-
		Total DUs:	-		Total DUs:	-
		<b>Dwelling Equipment:</b> None	-		<b>Dwelling Equipment:</b> None	-
		Total D.E.:	-		Total D.E.:	-
		<b>Interior Common Areas:</b> None	-		<b>Interior Common Areas:</b> None	-
		Total ICAs:	-		Total ICAs:	-
		<b>Site-Wide Facilities:</b> None	-		<b>Site-Wide Facilities:</b> None	-
Total SWFs:	-	Total SWFs:	-			
<b>Nondwelling Equipment:</b> None	-	<b>Nondwelling Equipment:</b> None	-			
Total NDE:	-	Total NDE:	-			
	<b>Total CFP Estimated Cost</b>	\$ -		<b>Total CFP Estimated Cost</b>	\$ 25,000	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>		Grant Type and Program Capital Fund Program Grant No. <b>VA36P00750103</b> Replacement Housing Factor Grant No.		Federal FY of Grant: <b>2003</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number _____			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 03/31/07		<input type="checkbox"/> Final Performance and Evaluation Report _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	1,222,376.00	1,222,376.00	1,222,376.00	1,222,376.00
3	1408 Management Improvements-Soft Costs	1,222,376.00	1,222,376.00	1,222,376.00	1,215,378.78
4	1408 Management Improvements-Hard Costs				
5	1410 Administration	596,561.64	563,406.27	563,406.27	563,406.27
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	232,865.50	203,232.34	203,232.34	203,232.34
9	1440 Site Acquisition				
10	1450 Site Improvement	49,908.11	39,908.11	39,908.11	39,908.11
11	1460 Dwelling Structures	1,319,777.16	1,293,660.73	1,293,660.73	1,293,660.73
12	1465.1 Dwelling Equipment-Nonexpendable	158,297.41	158,297.41	158,297.41	158,297.41
13	1470 Nondwelling Structures	205,451.45	202,777.22	202,777.22	202,777.22
14	1475 Nondwelling Equipment	504,266.73	523,466.73	496,155.38	496,155.38
15	1485 Demolition				
16	1490 Replacement Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities	600,000.00	682,379.19	649,223.82	539,260.00
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	6,111,880.00	6,111,880.00	6,051,413.28	5,934,452.24
22	Amount of line 20 Related to LBP Activities				
23	Amount of Line 20 Related to Section 504 Compliance				
24	Amount of Line 20 Related to Security-Soft Cost				
25	Amount of Line 20 Related to Security-Hard Cost	28,064.71	47,264.71	47,264.71	47,264.71
26	Amount of Line 20 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Richmond Redevelopment & Housing Authority			Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750103</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2003</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
1. VA 7-1	Roof Flat--918	1460	48 sq	90,014.50	94,692.36	94,692.36	94,692.36	Completed	
	Gilpin Court	1450	5ft section	16,843.40	16,843.40	16,843.40	16,843.40	Completed	
	Total VA 7-1			106,857.90	111,535.76	111,535.76	111,535.76		
2. VA 7-4	Prime Doors	1460	758 ea	476,876.82	492,387.41	492,387.41	492,387.41	Completed	
	Hillside Court	1460	758 ea	176,975.67	142,394.11	142,394.11	142,394.11	Completed	
	Total VA 7-4			653,852.49	634,781.52	634,781.52	634,781.52		
3. VA 7-6	Exterior Lights	1450	48 ea	23,064.71	23,064.71	23,064.71	23,064.71	Completed	
	Whitcomb Court			23,064.71	23,064.71	23,064.71	23,064.71		
	Total VA 7-6			23,064.71	23,064.71	23,064.71	23,064.71		
4. VA 7-7	Ranges	1465	447 ea	158,297.41	158,297.41	158,297.41	158,297.41	Completed	
	Fairfield Ct			158,297.41	158,297.41	158,297.41	158,297.41		
	Total VA 7-7			158,297.41	158,297.41	158,297.41	158,297.41		
5. VA 7-10	Reroofing	1460		91,632.50	81,765.08	81,765.08	81,765.08	Completed	
	Small House Prog			91,632.50	81,765.08	81,765.08	81,765.08		
	Total VA 7-10			91,632.50	81,765.08	81,765.08	81,765.08		
6. VA 7-18	Kitchen Cabinets	1460	70 ea	123,130.00	123,130.00	123,130.00	123,130.00	Completed	
	20th & Stonewall	1460		9,147.67	9,147.67	9,147.67	9,147.67	Completed	
	Total VA 7-18			132,277.67	132,277.67	132,277.67	132,277.67		
7. VA 7-24	Security Horn/Alarm	1475	100 ea	5,000.00	24,200.00	24,200.00	24,200.00	Completed	
	Fox Manor	1450	1148 sy	10,000.00	-			Realigned	
	Total VA 7-24			15,000.00	24,200.00	24,200.00	24,200.00		
8. PHA WIDE	Maintenance Vehicles	1475	8 ea	186,427.73	186,427.73	186,427.73	186,427.73	Completed	
9. PHA WIDE	New Computers	1475		221,072.00	221,072.00	193,760.65	193,760.65		
10. VA 7-24	Development Activities	1499		600,000.00	682,379.19	649,223.82	539,260.00		
11. PHA WIDE	Vacancy Reduction	1460		352,000.00	350,144.10	350,144.10	350,144.10	Completed	
12. PHA WIDE	Warehouse Renovation	1470		205,451.45	202,777.22	202,777.22	202,777.22	Completed	
13. PHA WIDE	Warehouse Renovation	1475		91,767.00	91,767.00	91,767.00	91,767.00	Completed	
	Total Physical Improvements			2,837,700.86	2,900,489.39	2,840,022.67	2,730,058.85		





Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Richmond Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No. VA36P00750103 Replacement Housing Factor Grant No.				Federal FY of Grant: 2003	
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. VA 7-1 Gilpin Court	9/16/2005			9/16/2007			<i>Obligation is 24 months from date of ACC Amendment</i>
2. VA 7-4 Hillside Court	9/16/2005			9/16/2007			<i>Expenditures is 48 months from date of ACC Amendment</i>
3. VA 7-6 Whitcomb Court	9/16/2005			9/16/2007			
4. VA 7-7 Fairfield Ct	9/16/2005			9/16/2007			
5. VA 7-10 Small House Prog	9/16/2005			9/16/2007			
6. VA 7-18 Stonewall	9/16/2005			9/16/2007			
7. VA 7-24 Fox Manor	9/16/2005			9/16/2007			
8. Maintenance Vehicles	9/16/2005			9/16/2007			
9. New Computers	9/16/2005			9/16/2007			
10. Development Activities	9/16/2005			9/16/2007			
11. Vacancy Reduction	9/16/2005			9/16/2007			
12. Warehouse Renovation	9/16/2005			9/16/2007			
13. Management Assessment	9/16/2005			9/16/2007			
14. Deferred Maintenance	9/16/2005			9/16/2007			
15. Strategic Studies	9/16/2005			9/16/2007			
16. Resident Services	9/16/2005			9/16/2007			
17. Computer Software	9/16/2005			9/16/2007			



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

PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>	Grant Type and Program Capital Fund Program Grant No. <b>VA36P00750104</b> Replacement Housing Factor Grant No.	Federal FY of Grant: <b>2004</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/>	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 03/31/07			<input type="checkbox"/> Final Performance and Evaluation Report _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	1,428,095.00	1,428,095.00	1,428,095.00	1,428,095.00
3	1408 Management Improvements-Soft Costs	1,428,095.00	1,428,095.00	1,360,869.71	1,360,869.71
4	1408 Management Improvements-Hard Costs				
5	1410 Administration	677,705.00	677,547.50	677,547.50	677,547.50
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	300,000.00	315,756.32	315,756.32	80,009.85
9	1440 Site Acquisition				
10	1450 Site Improvement	81,986.00	26,122.87	26,122.87	26,122.87
11	1460 Dwelling Structures	2,456,096.00	2,202,140.74	2,168,035.74	1,785,860.19
12	1465.1 Dwelling Equipment-Nonexpendable	20,000.00	132,518.64	19,980.00	19,980.00
13	1470 Nondwelling Structures	215,000.00	218,425.19	218,425.19	218,425.19
14	1475 Nondwelling Equipment	533,500.00	711,775.74	593,975.64	587,172.43
15	1485 Demolition				
16	1490 Replacement Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	7,140,477.00	7,140,477.00	6,808,807.97	6,184,082.74
22	Amount of line 20 Related to LBP Activities				
23	Amount of Line 20 Related to Section 504 Compliance				
24	Amount of Line 20 Related to Security-Soft Cost	497,611.00	554,276.44		
25	Amount of Line 20 Related to Security-Hard Cost	130,000.00	110,145.00		
26	Amount of Line 20 Related to Energy Conservation Measures	64,000.00	57,465.00		
27	Collateralization Expenses or Debt Service				

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>									
<b>Part II: Supporting Pages</b>									
PHA Name: Richmond Redevelopment & Housing Authority			Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750104</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2004</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
1. VA 7-1	Digital Controls	1460	LS	15,000.00	-	-	-		
Gilpin Court	Central Maintenance	1470	LS	185,000.00	216,530.19	216,530.19	216,530.19	Completed	
	Total			200,000.00	216,530.19	216,530.19	216,530.19		
2. VA 7-2	Carbon Monoxide Monitors	1460	LS	24,000.00	11,000.00	11,000.00	-		
Gilpin Court Ext	New Elevator (fm 2002)	1460	LS	68,240.57	54,456.77	54,456.77	54,456.77	Completed	
	Refrigerators	1465	44 ea	-	17,820.00	-	-		
	Total			92,240.57	83,276.77	65,456.77	54,456.77		
3. VA 7-4	Foundation Settlement	1460	5 Bldgs	10,000.00	3,500.00	3,500.00	-		
Hillside Court	Screen Doors	1460	804 ea	18,932.17	15,821.57	15,821.57	15,821.57	Completed	
	Prime Doors	1460	804 ea	57,885.80	54,709.71	54,709.71	54,709.71	Completed	
	Total			86,817.97	74,031.28	74,031.28	70,531.28		
4. VA 7-5	Back Porch Roofs	1460	350 units	130,000.00	-	-	-	Realigned	
Creighton Court	Back Porch/Other lighting	1460	504 units	128,782.00	-	-	-	Realigned	
	Total			258,782.00	-	-	-		
5. VA 7-6	Foundation Settlement	1460	5 Bldgs	10,000.00	7,800.00	7,800.00	-		
Whitcomb Court	Vinyl Soffit at Porches	1460	10880 LF	25,000.00	-	-	-	Realigned	
	Carbon Monoxide Monitors	1460	LS	47,000.00	46,900.00	46,900.00	-		
	Refrigerators	1465	156 ea	-	58,439.79	-	-		
	Total			82,000.00	113,139.79	54,700.00	-		
6. VA 7-7	Building Lights	1460	480 ea	130,000.00	110,145.00	110,145.00	109,332.00		
Fairfield Court	Carbon Monoxide Monitors	1460	LS	25,000.00	25,000.00	25,000.00	-		
	Total			155,000.00	135,145.00	135,145.00	109,332.00		
7. VA 7-8	Foundation Settlement	1460	5 Bldgs	10,000.00	-	-	-	Realigned	
Mosby Court	Carbon Monoxide Monitors	1460	65 ea	50,093.55	50,093.55	50,093.55	37,503.00		
	Refrigerators	1465	66 ea	-	26,437.85	-	-		
	Total			60,093.55	76,531.40	50,093.55	37,503.00		

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>									
<b>Part II: Supporting Pages</b>									
PHA Name: Richmond Redevelopment & Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750104</b> Replacement Housing Factor Grant No.					Federal FY of Grant: <b>2004</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
8. VA 7-9	Carbon Monoxide Monitors		1460	15 ea	36,221.49	36,206.00	36,206.00	-	
North Scattered	Roof Shingle Replacement		1460	46 Bldgs	138,000.00	3,644.90	3,644.90	3,644.90	Completed
	Refrigerators		1465	24 ea	-	9,841.00	-	-	
	Total				174,221.49	49,691.90	39,850.90	3,644.90	
9. VA 7-9	Door Closers		1460	200 ea	30,000.00	31,875.00	31,875.00	31,875.00	Completed
	Repave Parking Area		1450		15,000.00	457.31	457.31	457.31	Completed
1202 N 1st St	Total				45,000.00	32,332.31	32,332.31	32,332.31	
10. VA 7-10	Update Fire Alarm System		1460	LS	19,000.00	-	-	-	Realigned
2700 Idlewood	Fiber Coat Flat Roof		1460	24 units	3,000.00	-	-	-	Realigned
	Card Reader		1460	LS	5,000.00	-	-	-	Realigned
	Total				27,000.00	-	-	-	
11. VA 7-10	Replace Storm Doors		1460	120 ea	39,000.00	31,369.00	31,369.00	31,369.00	Completed
Small House Prg	Total				39,000.00	31,369.00	31,369.00	31,369.00	
12. VA 7-12	Upgrade Interior Electric		1460	59 units	40,000.00	-	-	-	Realigned
Dove Court	Carbon Monoxide Monitors		1460	47 ea	11,560.05	-	-	-	Realigned
	Total				51,560.05	-	-	-	
13. VA 7-15	Replace Clothesline Poles		1450	18 units	2,000.00	-	-	-	Realigned
Bainbridge	Replace Boiler Room Doors		1460	18 units	4,500.00	-	-	-	Realigned
	Total				6,500.00	-	-	-	
14. VA 7-18	HVAC		1460	70 Units	40,000.00	39,225.00	39,225.00	39,225.00	Completed
Stonewall	Total				40,000.00	39,225.00	39,225.00	39,225.00	
15. VA 7-19	Replace Trash Compactor		1475	LS	6,000.00	-	-	-	
3900 Old Brook	New Elevator (fm 2002)		1460	LS	18,461.37	48,827.70	48,827.70	48,827.70	Completed
	Total				24,461.37	48,827.70	48,827.70	48,827.70	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name:		Grant Type and Number				Federal FY of Grant:			
Richmond Redevelopment & Housing Authority		Capital Fund Program Grant No. <b>VA36P00750104</b>				2004			
		Replacement Housing Factor Grant No.							
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
16. VA 7-19	Update Fire Alarm System	1460	LS	70,000.00	67,324.00	67,324.00	-		
700 S. Lombardy	Electrical Door Latches	1460	170/unit	18,000.00	15,093.00	15,093.00	-		
	New Elevator (fm 2002)	1460	LS	15,000.00	22,133.24	22,133.24	22,133.24		
	Total			103,000.00	104,550.24	104,550.24	22,133.24		
17. VA 7-21	Community Reroofing	1470	per bldg	30,000.00	1,895.00	1,895.00	1,895.00	Completed	
Fulton	Roof Shingle Replacement	1460	5 bldg	15,000.00	-	-	-		
	Termite Treatment	1460	LS	20,000.00	12,338.00	12,338.00	12,338.00	Completed	
	Foundation Stabilization	1460	5 bldg	-	28,105.00	-	-		
	Total			65,000.00	42,338.00	14,233.00	14,233.00		
18. VA 7-22	Site Improvements	1450	666/units	59,986.00	20,680.00	20,680.00	20,680.00	Completed	
1611 4th Avenue	Replace Trash Compactor	1460	LS	6,000.00	6,000.00	-	-		
	Total			65,986.00	26,680.00	20,680.00	20,680.00		
19. VA 7-23	Replace Refrigerators	1465	500/unit	20,000.00	19,980.00	19,980.00	19,980.00	Completed	
Afton Avenue	HVAC-Replace DHW Units	1460	500/unit	20,000.00	18,240.00	18,240.00	18,240.00	Completed	
	Total			40,000.00	38,220.00	38,220.00	38,220.00	Completed	
20. VA 7-24	HVAC	1460	25 units	4,000.00	-	-	-		
Stovall Place	Building Lights	1460	LS	20,000.00	-	-	-		
	Total			24,000.00	-	-	-		
21. VA 7-24	Sidewalk Repairs	1450	50/unit	5,000.00	4,985.56	4,985.56	4,985.56	Completed	
Fox Manor	Roof Shingle Replacement	1460	50/unit	75,000.00	-	-	-		
	Total			80,000.00	4,985.56	4,985.56	4,985.56		
22. PHA WIDE	Maintenance Vehicles	1475	5 ea	120,000.00	220,000.00	113,607.30	113,607.30		
	Total			120,000.00	220,000.00	113,607.30	113,607.30		
23. PHA WIDE	Vacancy Reduction	1460	LS	650,000.00	641,685.50	641,685.50	641,685.50	Completed	
	Total			650,000.00	641,685.50	641,685.50	641,685.50		
24. PHA WIDE	Computer Hardware	1475	LS	217,500.00	320,096.60	320,096.60	313,293.39		
	Telephone System	1475	LS	100,000.00	81,679.14	81,679.14	81,679.14	Completed	
	Total			317,500.00	401,775.74	401,775.74	394,972.53		
25. PHA WIDE	Deferred Maintenance	1460	LS	408,419.00	411,882.80	411,882.80	411,882.80	Completed	
	Total			408,419.00	411,882.80	411,882.80	411,882.80		
26. PHA WIDE	Public Safety	1475	LS	90,000.00	90,000.00	78,592.60	78,592.60		
	Total			90,000.00	90,000.00	78,592.60	78,592.60		
27. PHA WIDE	Window Egress	1460		-	408,765.00	408,765.00	252,816.00		
	Total			-	408,765.00	408,765.00	252,816.00		





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

PHA Name: Richmond Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750104</b> Replacement Housing Factor Grant No.					Federal FY of Grant: <b>2004</b>	
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
	9/13/2006			9/13/2008			<i>Obligation is 24 months from date of ACC Amendment</i>	
1. VA 7-1 Gilpin Court							<i>Expenditures is 48 months from date of ACC Amendment</i>	
2. VA 7-2 Gilpin Court Ext	9/13/2006			9/13/2008				
3. VA 7-4 Hillside Court	9/13/2006			9/13/2008				
4. VA 7-5 Creighton Court	9/13/2006			9/13/2008				
5. VA 7-6 Whitcomb Court	9/13/2006			9/13/2008				
6. VA 7-7 Fairfield Court	9/13/2006			9/13/2008				
7. VA 7-8 Mosby Court	9/13/2006			9/13/2008				
8. VA 7-9 North Scattered	9/13/2006			9/13/2008				
9. VA 7-9 1202 N 1st St	9/13/2006			9/13/2008				
10. VA 7-10 2700 Idlewood	9/13/2006			9/13/2008				
11. VA 7-10	9/13/2006			9/13/2008				

<b>Annual Statement/Performance and Evaluation Report</b>							
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>							
<b>Part III: Implementation Schedule</b>							
PHA Name: Richmond Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750104</b> Replacement Housing Factor Grant No.			Federal FY of Grant: <b>2004</b>		
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
12. VA 7-12 Dove Court	9/13/2006			9/13/2008			<i>Obligation is 24 months from date of ACC Amendment</i>
13. VA 7-15 Bainbridge	9/13/2006			9/13/2008			<i>Expenditures is 48 months from date of ACC Amendment</i>
14. VA 7-18 Stonewall	9/13/2006			9/13/2008			
15. VA 7-19 3900 Old Brook	9/13/2006			9/13/2008			
16. VA 7-19 700 S. Lombardy	9/13/2006			9/13/2008			
17. VA 7-21 Fulton	9/13/2006			9/13/2008			
18. VA 7-22 1611 4th Avenue	9/13/2006			9/13/2008			
19. VA 7-23 Afton Avenue	9/13/2006			9/13/2008			
20. VA 7-24 Stovall Place	9/13/2006			9/13/2008			
21. VA 7-24 Fox Manor	9/13/2006			9/13/2008			

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

PHA Name: Richmond Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750104</b> Replacement Housing Factor Grant No.					Federal FY of Grant: <b>2004</b>	
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
22. Maintenance Vehicles	9/13/2006			9/13/2008			<i>Obligation is 24 months from date of ACC Amendment</i>	
23. Vacancy Reduction	9/13/2006			9/13/2008			<i>Expenditures is 48 months from date of ACC Amendment</i>	
24. Computer Hardware	9/13/2006			9/13/2008				
25. Telephone System	9/13/2006			9/13/2008				
26. Deferred Maintenance	9/13/2006			9/13/2008				
27. Public Safety	9/13/2006			9/13/2008				
28. Window Egress	9/13/2006			9/13/2008				
29. Community Safe Neighbor- hood Crime Prevention	9/13/2006			9/13/2008				
30. PC Upgrade (Software)	9/13/2006			9/13/2008				
31. Resident Training	9/13/2006			9/13/2008				
32. Drug Elimination	9/13/2006			9/13/2008				
33. Resident Services	9/13/2006			9/13/2008				
34. Community Service Coordinators	9/13/2006			9/13/2008				
35. Management Assessment	9/13/2006			9/13/2008				
36. RBEDC	9/13/2006			9/13/2008				
37. Strategic Studies	9/13/2006			9/13/2008				



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

PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>	Grant Type and Program Capital Fund Program Grant No. <b>VA36P00750105</b> Replacement Housing Factor Grant No.	Federal FY of Grant: <b>2005</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <b>03/31/07</b>		<input type="checkbox"/> Final Performance and Evaluation Report _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	1,404,301.00	1,404,301.00	-	-
3	1408 Management Improvements-Soft Costs	1,120,280.00	1,120,280.00	800,321.45	750,935.47
4	1408 Management Improvements-Hard Costs				
5	1410 Administration	701,567.00	592,316.29	533,609.83	533,609.83
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	20,000.00	20,000.00	-	-
9	1440 Site Acquisition				
10	1450 Site Improvement	110,000.00	10,000.00	1,500.00	1,500.00
11	1460 Dwelling Structures	2,484,016.00	2,270,415.71	1,312,333.47	1,216,134.11
12	1465.1 Dwelling Equipment-Nonexpendable	538,340.00	641,191.00	-	-
13	1470 Nondwelling Structures	230,000.00	550,000.00	-	-
14	1475 Nondwelling Equipment	413,000.00	413,000.00	60,395.00	60,395.70
15	1485 Demolition				
16	1490 Replacement Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities				
20	1502 Contingency				
21					
22	Amount of Annual Grant (Sum of lines 2-19)	7,021,504.00	7,021,504.00	2,708,159.75	2,562,575.11
23	Amount of line 20 Related to LBP Activities				
24	Amount of Line 20 Related to Section 504 Compliance				
25	Amount of Line 20 Related to Security-Soft Cost	579,570.00	579,570.00	579,570.00	581,178.77
26	Amount of Line 20 Related to Security-Hard Cost	125,000.00	125,000.00	60,395.00	60,395.70
27	Amount of Line 20 Related to Energy Conservation Measures	-	-	-	-
28	Collateralization Expenses or Debt Service				

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>									
<b>Part II: Supporting Pages</b>									
PHA Name: Richmond Redevelopment & Housing Authority			Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750105</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2005</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
1. VA 7-1	Upgrade Elevator		1470	LS	200,000.00	200,000.00			
Gilpin Court	Resurface Swimming Pool		1470	LS	30,000.00	30,000.00			
	Electrical Distribution		1460	LS	-	68,223.00			
	Roof Replacement (901 Bldg)		1470		-	100,000.00			
	Total				230,000.00	398,223.00			
2. VA 7-2	Handrails		1460	500 LF	50,000.00	44,079.00	44,079.00	44,079.00	Completed
Gilpin Court Ext	Replace Refrigerators		1465	335 EA	120,240.00	30,060.00			
	Total				170,240.00	74,139.00	44,079.00	44,079.00	
3. VA 7-4	Refrigerators		1465	402 EA	160,800.00	29,084.00			
Hillside Court	Roof Shingle Replacement		1460	4,000 SF	600,000.00	408,703.00	408,703.43	348,620.07	
	Site Lighting		1450	5 EA	50,000.00	-			
	Total				810,800.00	437,787.00	408,703.43	348,620.07	
4. VA 7-5	Site Lighting		1450	5 EA	50,000.00	-			
Creighton Court	Foundation Stabilization		1460	LS	-	20,000.00			
	Total				50,000.00	20,000.00			
5. VA 7-6	Tree Pruning		1450	LS	5,000.00	5,000.00	1,500.00	1,500.00	
Whitcomb Court	Install Gutters/downspouts		1460	6,800 LF	44,200.00	-			
	Roof Shingle Replacement		1460	150 SF	45,000.00	89,200.00			
	Metal Windows		1460		-	264,471.00			
	Electrical Distribution		1460		-	68,223.00			
	Total				94,200.00	426,894.00	1,500.00	1,500.00	
6. VA 7-7	Replace Trim/Siding		1460	9,050 SF	30,000.00	30,000.00			
Fairfield Court	Roof Shingle Replacement		1460	242 SF	30,000.00	30,000.00			
	Replace Storage Doors		1470		-	20,000.00			
Fairfield Daycare	Replace Roof		1470		-	200,000.00			
	Total				60,000.00	280,000.00			

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Richmond Redevelopment & Housing Authority			Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750105</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2005</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
7. VA 7-8	Tree Pruning		1450	LS	5,000.00	5,000.00			
Mosby Court	Refrigerators		1465	441 EA	178,400.00	102,947.00			
	Building Lights		1460	250 EA	45,000.00	-			
	Electrical Distribution		1460			68,223.00			
	Total				228,400.00	176,170.00			
8. VA 7-9	Replace Brick Veneer		1460	24,980 SF	269,080.00	-			Trans to CFP 2006
1202 N. First St	Electric Stove: Switch Gear		1465			225,000.00			
	Electric Stove: Re-wiring		1465			163,500.00			
	Electric Stove: Stoves		1465			-	61,500.00		
	Total				269,080.00	450,000.00			
9. VA 7-9	Refrigerators		1465	148 EA	59,200.00	16,600.00			
N. Scattered Sites	Roof Replacement		1460			-	75,000.00		
	Total				59,200.00	91,600.00			
10. VA 7-10	Renovate Bathroom		1460	24 EA	75,000.00	-			
2700 Idlewood	Apartment Doors		1460	24 EA	5,000.00	-			
	Ceiling Tiles		1460	513 SF	1,000.00	-			
	Total				81,000.00	-			
11. VA 7-12	Replace Storage Doors		1460	LS	20,000.00	-			
Dove Court	Building Lights		1460	57 EA	8,000.00	-			
	Total				28,000.00	-			
12. VA 7-15	Refrigerators		1465	18 EA	7,200.00	-			
Bainbridge/Moody	Building Lights		1460	57 EA	8,000.00	-			
	Total				15,200.00	-			
13. VA 7-17	Building Lights		1460	9 EA	1,282.00	-			
Overlook/Mimosa	Total				1,282.00	-			





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

**Part II: Supporting Pages**

PHA Name: Richmond Redevelopment & Housing Authority		Grant Type and Number <b>VA36P00750105</b> Capital Fund Program Grant No. Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2005</b>			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Perform	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
23 Operations			1406		1,404,301.00	1,404,301.00			
PHA Wide									
24. MIP									
	Community Safe Neighborhood Crime Prevention		1408		579,570.00	579,570.00	579,570.00	581,178.77	Completed (Budget Overrun)
	PC Upgrade (Software)		1408		316,000.00	316,000.00	154,621.00	103,626.25	
	Resident Training		1408		224,710.00	224,710.00	66,130.45	66,130.45	
	<b>Total</b>				<b>1,120,280.00</b>	<b>1,120,280.00</b>	<b>800,321.45</b>	<b>750,935.47</b>	
25. Admin	Administration		1410		321,958.00	257,705.01	235,225.01	235,225.01	
	Technical Salaries		1410		187,626.00	142,748.79	129,284.79	129,284.79	
	Non-Technical Salaries		1410		73,111.00	53,205.22	44,322.22	44,322.22	
	Employee Benefit Contributions		1410		118,872.00	138,657.27	124,777.81	124,777.81	
	<b>Total</b>				<b>701,567.00</b>	<b>592,316.29</b>	<b>533,609.83</b>	<b>533,609.83</b>	
26. A & E Fees	Engineering Fees		1430		20,000.00	20,000.00	-	-	
	<b>Total</b>				<b>20,000.00</b>	<b>20,000.00</b>	<b>-</b>	<b>-</b>	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Richmond Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750105</b> Replacement Housing Factor Grant No.			Federal FY of Grant: <b>2005</b>		
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. VA 7-1 Gilpin Court	8/17/2007			8/17/2009			<i>Obligation is 24 months from date of ACC Amendment</i>
2. VA 7-2 Gilpin Court Ext	8/17/2007			8/17/2009			<i>Expenditures is 48 months from date of ACC Amendment</i>
3. VA 7-4 Hillside Court	8/17/2007			8/17/2009			
4. VA 7-5 Creighton Court	8/17/2007			8/17/2009			
5. VA 7-6 Whitcomb Court	8/17/2007			8/17/2009			
6. VA 7-7 Fairfield Court Fairfield Daycare	8/17/2007			8/17/2009			
7. VA 7-8 Mosby Court	8/17/2007			8/17/2009			
8. VA 7-9 1202 N. First St	8/17/2007			8/17/2009			
9. VA 7-9 N. Scattered Sites	8/17/2007			8/17/2009			
10. VA 7-10 2700 Idlewood	8/17/2007			8/17/2009			

<b>Annual Statement/Performance and Evaluation Report</b>							
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>							
<b>Part III: Implementation Schedule</b>							
PHA Name: Richmond Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750105</b> Replacement Housing Factor Grant No.			Federal FY of Grant: <b>2005</b>		
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11. VA 7-12 Dove Court	8/17/2007			8/17/2009			<i>Obligation is 24 months from date of ACC Amendment</i>
							<i>Expenditures is 48 months from date of ACC Amendment</i>
12. VA 7-15 Bainbridge/Moody	8/17/2007			8/17/2009			
13. VA 7-17 Overlook/Mimosa	8/17/2007			8/17/2009			
14. VA 7-18 Stonewall Place	8/17/2007			8/17/2009			
15. VA 7-19 Old Brook	8/17/2007			8/17/2009			
16. VA 7-20 Randolph Family	8/17/2007			8/17/2009			
17. VA 7-21 Fulton	8/17/2007			8/17/2009			
18. VA 7-22 1611 4th Ave	8/17/2007			8/17/2009			
19. VA 7-23 Afton	8/17/2007			8/17/2009			
20. VA 7-24 Fox Manor	8/17/2007			8/17/2009			
21. VA 7-24 Stovall Place	8/17/2007			8/17/2009			

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

PHA Name: Richmond Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750105</b> Replacement Housing Factor Grant No.					Federal FY of Grant: <b>2005</b>	
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
22. Vacancy Reduction	8/17/2007			8/17/2009			<i>Obligation is 24 months from date of ACC Amendment</i>	
23. Deferred Maintenance	8/17/2007			8/17/2009			<i>Expenditures is 48 months from date of ACC Amendment</i>	
24. Computer Hardware	8/17/2007			8/17/2009				
25. Security Cameras	8/17/2007			8/17/2009				
26. Public Safety Vehicles	8/17/2007			8/17/2009				
27. Operations	8/17/2007			8/17/2009				
28. Community Safe Neighbor- hood Crime Prevention	8/17/2007			8/17/2009				
29. PC Upgrade (Software)	8/17/2007			8/17/2009				
30. Resident Training	8/17/2007			8/17/2009				
31. Administration	8/17/2007			8/17/2009				
32. Technical Salaries	8/17/2007			8/17/2009				
33. Non-Technical Salaries	8/17/2007			8/17/2009				
34. Employee Benefit Contributions	8/17/2007			8/17/2009				
35. Engineering Fees	8/17/2007			8/17/2009				

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

PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>	Grant Type and Program Capital Fund Program Grant No. <b>VA36P00750106</b> Replacement Housing Factor Grant No.	Federal FY of Grant: <b>2006</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 03/31/2007		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	888,594.00	888,594.00	-	-
3	1408 Management Improvements-Soft Costs	1,367,067.00	1,067,067.00	126,037.06	112,482.23
4	1408 Management Improvements-Hard Costs				
5	1410 Administration	336,773.00	636,773.00	-	-
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	20,000.00	40,128.00	14,400.00	-
9	1440 Site Acquisition				
10	1450 Site Improvement	209,704.00	175,080.00	-	-
11	1460 Dwelling Structures	3,032,196.00	1,778,101.00	40,000.00	20,933.25
12	1465.1 Dwelling Equipment-Nonexpendable	181,000.00	216,943.00	-	-
13	1470 Nondwelling Structures	-	186,000.00	-	-
14	1475 Nondwelling Equipment	250,000.00	1,370,000.00	53,928.00	20,828.00
15	1485 Demolition	300,000.00	300,000.00	-	-
16	1490 Replacement Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs	250,000.00	378,591.00	-	-
19	1499 Development Activities				
20	1502 Contingency				
21					
22	Amount of Annual Grant (Sum of lines 2-19)	6,835,334.00	7,037,277.00	234,365.06	154,243.48
23	Amount of line 20 Related to LBP Activities				
24	Amount of Line 20 Related to Section 504 Compliance				
25	Amount of Line 20 Related to Security-Soft Cost	-	773,400.00	-	-
26	Amount of Line 20 Related to Security-Hard Cost	-	-	-	-
27	Amount of Line 20 Related to Energy Conservation Measures	-	-	-	-
28	Collateralization Expenses or Debt Service				

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

**Part II: Supporting Pages**

PHA Name: Richmond Redevelopment & Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750106</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2006</b>			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
1. VA 7-1	Replace Smoke Detectors	1460	297 ea	40,000.00	-	-	-		
Gilpin Court	Roof and gutters	1470		-	150,000.00	-	-		
Calhoun	Shower Stalls	1470		-	30,000.00	-	-		
	Boiler Control Upgrade	1470		-	6,000.00	-	-		
	Total			40,000.00	186,000.00	-	-		
2. VA 7-2	Replace Smoke Detectors	1460	338 ea	46,000.00	-	-	-		
Gilpin Court Ext.	Refrigerators	1465	147 ea	-	58,979.00	-	-		
	Total			46,000.00	58,979.00				
3. VA 7-4	Repave with asphalt	1450	12,000 SF	6,000.00	-	-	-		
Hillside Court	Replace Smoke Detectors	1460	402 Units	55,000.00	-	-	-		
	Total			61,000.00	-				
4. VA 7-5	Metal Guardrails	1460	504 units	6,000.00	6,000.00	-	-		
Creighton Ct	Paint Porch Columns	1460	504 units	100,000.00	100,000.00	-	-		
	Replace Smoke Detectors	1460	504 units	70,000.00	70,000.00	-	-		
	Total			176,000.00	176,000.00	-	-		
5. VA 7-6	Metal windows	1460	1328 Ea	264,600.00	-	-	-		
Whitcomb Court	Replace Smoke Detectors	1460	447	60,000.00	60,000.00	-	-		
	Total			324,600.00	60,000.00	-	-		
6. VA 7-7	Roof Shingles Repair	1460	447	30,000.00	30,000.00	-	-		
Fairfield Court	Replace Smoke Detectors	1460	447	62,000.00	62,000.00	-	-		
	HVAC - Boilers	1460	5 ea	26,613.00	26,613.00	-	-		
	Refrigerators	1465	147 ea	-	58,979.00	-	-		
	Total			118,613.00	177,592.00				

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

PHA Name: Richmond Redevelopment & Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750106</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2006</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
7. VA 7-8	Replace Smoke Detectors	1460	336 Units	60,000.00	60,000.00	-	-	
Mosby Court	Refrigerators	1465		-	58,979.00			
	Total			60,000.00	118,979.00			
8. VA 7-9	Replace Smoke Detectors	1460	148 Units	20,128.00	-	-	-	
North Scattered Sites	Total			20,128.00	-	-	-	
9. VA 7-9	Replace Smoke Detectors	1460	200 Units	27,000.00	27,000.00	-	-	
1202 N. 1st St	Replace Brick Veneer	1460		-	264,600.00			
	Washers and dryers	1465	12 ea	-	10,668.00			
	Total			27,000.00	302,268.00	-	-	
10. VA 7-9	Ventilation System	1460	1 unit	-	75,000.00	-	-	
1200 Decatur	Washers and dryers	1465	4 ea	-	3,556.00			
	Total			-	78,556.00	-	-	
11. VA 7-10	Replace Smoke Detectors	1460	75 Units	10,000.00	10,000.00	-	-	
Small House Prog.	Total			10,000.00	10,000.00	-	-	
12. VA 7-12	Demolition	1485	60 Units	300,000.00	300,000.00	-	-	
Dove Court	Relocation	1495	60 Units	138,000.00	138,000.00	-	-	
	Total			438,000.00	438,000.00	-	-	
13. VA 7-15	Replace Smoke Detectors	1460	18 Units	3,000.00	-	-	-	
Bainbridge	Sod, shrubs, irrigation	1450	18 Units	20,000.00	-	-	-	
Moody	Lighting, privacy fencing	1450	18 Units	20,000.00	-	-	-	
	Parking, paving, sidewalks	1450	12,000 SF	8,010.00	-	-	-	
	Patio, terrace, decks	1450	18 Units	54,000.00	-	-	-	
	New railings outside	1450	\$500 ea	6,000.00	-	-	-	
	Replace plumbing & dhw heater	1460	18 units	154,500.00	-	-	-	
	Roofing	1460	18 units	34,634.00	-	-	-	
	Replace Windows	1460	18 units	98,500.00	-	-	-	
	Interior Finishing	1460	18 Units	274,333.00	-	-	-	
	Replace Dryers	1465	18 units	9,000.00	-	-	-	
	add dishwasher & disposal	1465	18 units	118,000.00	-	-	-	
	Relocation	1495	18 units	42,000.00	90,591.00	-	-	
	Total			841,977.00	90,591.00	-	-	
14. VA 7-16	Replace Smoke Detectors	1460	60 Units	8,100.00	-	-	-	
Used House	Total			8,100.00	-	-	-	

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

**Part II: Supporting Pages**

PHA Name: Richmond Redevelopment & Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750106</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2006</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
15. VA 7-17	Replace Smoke Detectors	1460	10 Units	1,500.00	1,500.00	-	-	
Overlook	Total			1,500.00	1,500.00	-	-	
16. VA 7-18	Intercom System	1460	LS	20,000.00	20,000.00	-	-	
Stonewall Place	Replace Smoke Detectors	1460	70 Units	9,358.00	9,358.00	-	-	
	Repair walls in 3 units	1460	3 units	-	28,000.00	-	-	
	Washers and dryers	1465	6 ea	-	5,335.00	-	-	
	Total			29,358.00	62,693.00	-	-	
17. VA 7-19	Replace Smoke Detectors	1460	25 Units	3,500.00	3,500.00	-	-	
3900 Old Brook	Total			3,500.00	3,500.00	-	-	
18. VA 7-19	Replace Smoke Detectors	1460	75 Units	12,000.00	12,000.00	-	-	
700 S. Lombardy	Replace Sanitary Lines	1450	75 Units	-	150,000.00	-	-	
	Relocation	1495	75 Units	-	50,000.00	-	-	
	Washers and dryers	1465	8 ea	-	7,112.00	-	-	
	Total			12,000.00	219,112.00	-	-	
19. VA 7-20	Asphalt Pavement	1450	23,200 SF	11,600.00	11,600.00	-	-	
Randolph	Replace Smoke Detectors	1460	52 Units	8,000.00	8,000.00	-	-	
	New Rear Porch Canopy	1460	52 Units	52,000.00	52,000.00	-	-	
	Total			71,600.00	71,600.00	-	-	
20. VA 7-21	Stabilize Walls-tuck-point-seal	1460	LS	20,000.00	20,000.00	-	-	
Fulton	Replace Smoke Detectors	1460	64 Units	9,000.00	9,000.00	-	-	
	Total			29,000.00	29,000.00	-	-	
21. VA 7-22	Asphalt Pavement	1450	24,960 SF	12,480.00	12,480.00	-	-	
1611 Fourth	Replace Smoke Detectors	1460	105 Units	15,000.00	15,000.00	-	-	
	Windows	1460	105 Units	-	45,200.00	-	-	
	Washers and dryers	1465	9 ea	-	8,001.00	-	-	
	Total			27,480.00	80,681.00	-	-	

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

**Part II: Supporting Pages**

PHA Name: Richmond Redevelopment & Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750106</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2006</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
22. VA 7-24	Replace Smoke Detectors	1460	30 units	4,100.00	-	-	-	
Stovall Place	Sod, shrubs, irrigation	1450	30 units	70,614.00	-	-	-	
	Flooring rework/replacement	1460	30 units	53,000.00	-	-	-	
	Bath Upgrade	1460	30 units	45,000.00	-	-	-	
	Roofing - replace	1460	30 units	200,000.00	-	-	-	
	Vinyl Siding	1460	30 units	180,000.00	-	-	-	
	Windows, doors	1460	30 units	36,000.00	-	-	-	
	DHW Heaters	1460	30 units	150,000.00	-	-	-	
	Appliances	1465	30 units	39,000.00	-	-	-	
	Dryers	1465	30 units	15,000.00	-	-	-	
	Relocation	1495	30 units	70,000.00	100,000.00	-	-	
	Total			862,714.00	100,000.00	-	-	
23. VA 7-24	Repave with asphalt	1450	2,000 SF	1,000.00	1,000.00	-	-	
Fox Manor	Replace Smoke Detectors	1460	50 Units	7,000.00	7,000.00	-	-	
	Washers and dryers	1465	6 ea	-	5,334.00	-	-	
	Total			8,000.00	13,334.00	-	-	
24. PHA WIDE	Vacancy Reduction	1460	LS	756,330.00	756,330.00	40,000.00	20,933.25	
	Total			756,330.00	756,330.00	40,000.00	20,933.25	
25. PHA WIDE	Vehicles	1475	8 EA	120,000.00	240,000.00	53,928.00	20,828.00	
	Total			120,000.00	240,000.00	53,928.00	20,828.00	
26. PHA WIDE	Computer Hardware	1475	LS	130,000.00	1,130,000.00	-	-	
	Total			130,000.00	1,130,000.00	-	-	
						-	-	





Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Richmond Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750106</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2006</b>	
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. VA 7-1 Gilpin Ct/Calhoun	7/17/2008			7/17/2010			<i>Obligation is 24 months from date of ACC Amendment</i>
2. VA 7-2 Gilpin Court Ext.	7/17/2008			7/17/2010			<i>Expenditures is 48 months from date of ACC Amendment</i>
3. VA 7-4 Hillside Court	7/17/2008			7/17/2010			
4. VA 7-5 Creighton Ct	7/17/2008			7/17/2010			
5. VA 7-6 Whitcomb Court	7/17/2008			7/17/2010			
6. VA 7-7 Fairfield Court	7/17/2008			7/17/2010			
7. VA 7-8 Mosby Court	7/17/2008			7/17/2010			
8. VA 7-9 North Scattered Sites	7/17/2008			7/17/2010			
9. VA 7-9 1202 N. 1st St	7/17/2008			7/17/2010			
10. VA 7-9 1200 Decatur	7/17/2008			7/17/2010			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Richmond Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750106</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2006</b>	
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11. VA 7-10 Small House Prog	7/17/2008			7/17/2010			<i>Obligation is 24 months from date of ACC Amendment</i>
							<i>Expenditures is 48 months from date of ACC Amendment</i>
12. VA 7-12 Dove Court	7/17/2008			7/17/2010			
13. VA 7-15 Bainbridge/Moody	7/17/2008			7/17/2010			
14. VA 7-16 Used House	7/17/2008			7/17/2010			
15. VA 7-17 Overlook	7/17/2008			7/17/2010			
16. VA 7-18 Stonewall Place	7/17/2008			7/17/2010			
17. VA 7-19 3900 Old Brook	7/17/2008			7/17/2010			
18. VA 7-19 700 S. Lombardy	7/17/2008			7/17/2010			
19. VA 7-20 Randolph	7/17/2008			7/17/2010			
20. VA 7-21 Fulton	7/17/2008			7/17/2010			
21. VA 7-22 1611 Fourth	7/17/2008			7/17/2010			

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

**Part III: Implementation Schedule**

PHA Name: Richmond Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>VA36P00750106</b> Replacement Housing Factor Grant No.					Federal FY of Grant: <b>2006</b>	
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
22. VA 7-24 Stovall Place	7/17/2008			7/17/2010			<i>Obligation is 24 months from date of ACC Amendment</i>	
							<i>Expenditures is 48 months from date of ACC Amendment</i>	
23. VA 7-24 Fox Manor	7/17/2008			7/17/2010				
24. Vacancy Reduction	7/17/2008			7/17/2010				
25. Vehicles	7/17/2008			7/17/2010				
26. Computer Hardware	7/17/2008			7/17/2010				
27. Commercial washers/dryers	7/17/2008			7/17/2010				
28. Community Safe Neighbor- hood Crime Prevention	7/17/2008			7/17/2010				
29. PC Upgrade (Software)	7/17/2008			7/17/2010				
30. Management Assessment	7/17/2008			7/17/2010				
31. A&E Fees	7/17/2008			7/17/2010				
32. Operations	7/17/2008			7/17/2010				
33. Administration	7/17/2008			7/17/2010				
34. Non-Technical Salaries	7/17/2008			7/17/2010				
35. Technical Salaries	7/17/2008			7/17/2010				
36. Employee Benefits Contribution	7/17/2008			7/17/2010				