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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011
Annual Plan for Fiscal Year 2007

form **HUD 50075** (03/2006)

PHA Plan
Agency Identification

PHA Name: Petersburg Redevelopment and Housing Authority **PHA Number:** VA020

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

PHA Programs Administered:

☒**Public Housing and Section 8** ☐**Section 8 Only** ☐**Public Housing Only**

Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

☐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 2007 - 2011

[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)

- Providing affordable housing opportunities in a safe environment.
- Revitalizing and maintaining neighborhoods and a strong urban core including the downtown Central Business District.
- Providing opportunities for low and moderate income homeownership.
- Forming effective partnerships to maximize social and economic opportunities.
- Continuing an active partnership with the City of Petersburg as delineated by the Petersburg City Council Annual Agenda for Progress

The mission shall be accomplished by a fiscally responsible, creative organization committed to excellence in public service.

B. Goals

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

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

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

- Strive for an actual vacancy rate of 3% or less or an adjusted vacancy rate of 2% or less and reduce unit turnaround time to the average number of calendar days between the time a unit is vacated and a new lease takes

effect to less then or equal to 20 calendar days.

- Maintain an average utilization rate of 100% but not less than 95% for Section 8.
- Maintain public housing waiting lists of no less than 25 program families per bedroom size.

☒ PHA Goal: Improve the quality of assisted housing
Objectives:

☒ Improve public housing management: (PHAS score) 76(2004)
☒ Improve voucher management: (SEMAP score) 72
☒ Increase customer satisfaction:
☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
☒ Renovate or modernize public housing units:
☐ Demolish or dispose of obsolete public housing:
☐ Provide replacement public housing:
☐ Provide replacement vouchers:
☐ Other: (list below)

☒ PHAGoal: 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)

- The Authority will develop a Section 8 homeownership program and begin implementation.

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)

- Improve curb appeal
- Enhance the image of public housing in our community

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

☒☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ 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)

PHA Goal: Assist the City of Petersburg to maintain a sound financial policy and economic growth as outlined in the City of Petersburg's Annual Agenda for Progress.

Objectives:

- Continue active partnership with the City in designated areas throughout the City by continuing joint neighborhood revitalization efforts and economic development programs.
- Continue homeownership programs.

PHA Goal: Assist the City of Petersburg to enhance neighborhood stability and regeneration as delineated in the City of Petersburg's Annual Agenda for Progress.

Objectives:

- Assist the City of Petersburg to redefine Conversation Districts and define blighted areas.
- Maintain the improved cooperative partnership with the City of Petersburg.
- Improve communications with the City Administration.

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.

The Petersburg Redevelopment and Housing Authority has prepared its annual plan of action to complement both existing activities and to prepare to implement the new initiatives outlined in the 5 Year Plan and the mission statement of the Authority.

Certain of these activities involve the collection, inspection, revision and submission of the Authority's various policies, approaches and procedures to make for a more open and efficient operation.

The Authority will continue with its capital improvement program modernizing its elderly and family facilities and will be developing scattered site housing for inclusion in the existing homeownership program. The completed units are in the process of being marketed and sold. The mixed financing development of the Bunker Hill (South Adams Street) is completed and is being marketed to eligible homebuyers and the Wythe Row tax credit housing has been completed and is fully occupied. A second tax credit project has been completed and is fully occupied. The Cedar Lawn HOPE I program is completed and is currently being marketed.

In areas of resident initiatives, the Authority will continue to work closely with existing resident councils to make conditions better in the developments and help them secure funding for independent activities. Also, the Family Self-Sufficiency Program will be continued, promoting computer skills, GED study, job training, and employment and individual counseling, encouraging additional residents to become self sufficient and productive members of the community with a chance to purchase Authority properties.

The Authority will be working closely with the City of Petersburg to use its resources to pursue additional development initiatives that will rebound to the benefit of the businesses and residents of the city and the Authority. These initiatives will be continuously evolving and ongoing.

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
☒ FY 2007 Capital Fund Program Annual Statement
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☒ PHA Management Organizational Chart
☒ FY 2007 Capital Fund Program 5 Year Action Plan
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☒ Other (List below, providing each attachment name)

1. Admissions Policy for Deconcentration (va020a02)
2. FY 2007 Capital Fund Program Annual Statement (va020b02)
3. FY 2007Capital Fund Program 5 Year Action Plan (va020c02)

4. Comments Resident Advisory Board/Meeting Minutes (va020d02)
5. Identification of Resident Commissioner (va020e02)
6. Section 8 Homeownership Capacity Statement (va020f02)
7. Membership of Resident Advisory Board (va020g02)
8. Voluntary Conversion Required Initial Assessment (va020j02)
9. Definition of Substantial Deviation and Significant Amendment or Modification (va020i02)
10. Description of Community Service Implementation (va020k02)
11. Assessment of Demographic Changes Site-Based Waiting List Implementation (va020l02)
12. Project-based Housing Choice Voucher (va020m02)
13. Petersburg Redevelopment and Housing Authority Organizational Chart (va020n02)
14. Petersburg Redevelopment and Housing Authority Pet Policy (va020o02)
15. Statement of Progress of meeting 5-year goals (va020p02)
16. Revised 2001 Annual Statement and P & E report (va020q02)
17. Revised 2002 Annual Statement and P & E report (va020r02)
18. VA36R020-501-03 Final P & E report (va020s02)
19. VA36P020-502-03 Annual statement and P & E report (va020t02)
20. VA36R020-501-04 Annual Statement and P & E report (va020u02)
21. VA36R020-501-05 Annual Statement and P & E report (va020w02)
22. VA36R020-501-06 Annual Statement and P & E report (va020h02)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
Tompkins Building	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
Tompkins Building	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
Tompkins Building	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
Tompkins Building	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
Tompkins Building	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
Tompkins Building	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
Tompkins Building	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Tompkins Building	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Tompkins Building	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Tompkins Building	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Tompkins Building	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Tompkins Building	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
Tompkins Building	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Tompkins Building	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Tompkins Building	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Tompkins Building	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
Tompkins	Approved or submitted applications for demolition and/or	Annual Plan: Demolition

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
Building	disposition of public housing	and Disposition
Tompkins Building	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
Tompkins Building	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan (Pending)	Annual Plan: Homeownership
Tompkins Building	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Tompkins Building	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Tompkins Building	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
Tompkins Building	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
Tompkins Building	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2,288	5	4	5	2	3	4
Income >30% but <=50% of AMI	1,341	4	4	3	2	3	4
Income >50% but <80% of AMI	1,617	3	3	3	2	2	3
Elderly	931	5	2	3	3	3	4
Families with Disabilities	NA						
Race/Ethnicity B	3,030	4	4	4	2	3	4
Race/Ethnicity W	484	4	4	4	2	3	4
Race/Ethnicity H	42	4	4	4	2	3	4
Race/Ethnicity A	NA						

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: 2000 - 2005

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset 2000

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	316		
Extremely low income <=30% AMI	259	82%	
Very low income (>30% but <=50% AMI)	49	16%	
Low income (>50% but <80% AMI)	8	2%	
Families with children	190	60%	
Elderly families	33	10%	
Families with Disabilities	105	33%	
White	7	2%	
Black	309	98%	
Indian	0		
Asian	0		
Hispanic	0		
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	24	8%	
1 BR	102	32%	
2 BR	116	36%	
3 BR	62	20%	

f

Housing Needs of Families on the Waiting List			
4 BR	9	3%	
5 BR	3	1%	
5+ BR	0		

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

If yes:

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

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

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

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	22		
Extremely low income <=30% AMI	18	81%	
Very low income (>30% but <=50% AMI)	4	19%	
Low income (>50% but <80% AMI)	0		
Families with children	10	83%	
Elderly families	1	4%	
Families with Disabilities	13	59%	
White	4	18%	
Black	13	59%	
Indian	1	4%	
Asian	0		
Hispanic	0		
Characteristics by Bedroom Size (Public Housing			

f

Housing Needs of Families on the Waiting List			
Only)			
0 BR	2	9%	
1 BR	9	41%	
2 BR	3	14%	
3 BR	6	27%	
4 BR	2	9%	
5 BR	0		
5+ BR	0		

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

If yes:

How long has it been closed (# of months)? 93 months (7.75 years)

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

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

C. Strategy for Addressing Needs

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

The Petersburg Redevelopment and Housing Authority will be utilizing a comprehensive strategy combining additional affordable housing development, homeownership opportunities, creative financing and community outreach to address the needs of the varying populations in the region.

(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)

The PRHA will provide allowances to assist working families to commit resources to support Family Self Sufficiency and other welfare to work reforms.

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)
The PRHA will target underutilized markets by outreach and advertising in specialized media.

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

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

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

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

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

☒ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☒ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2007 grants)**		
a) Public Housing Operating Fund	1,248,381	
b) Public Housing Capital Fund	735,626	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Housing Choice Voucher Tenant-Based Assistance	4,520,826	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	44,733	
h) Community Development Block Grant	0	
i) HOME		
Other Federal Grants (list below)		
Annual Contribution for Section 8 Project Based Assistance	497,449	
HCVP - FSS	43,430	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	996,148	
4. Other income (list below)	164,684	
5. Non-federal sources (list below)	73,875	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
Total resources	8,325,152	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☒ When families are within a certain number of being offered a unit: (20)
☐ 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)
The PRHA also checks credit history and references of potential tenants.

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)
- Site Based Waiting List at the Elderly Site

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

☒ PHA main administrative office

☒ PHA development site management office
☒ Other (list below)
Applications for public housing are taken at the Housing Operations Building.

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? One

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? One

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☒ PHA main administrative office
☒ All PHA development management offices
☒ Management offices at developments with site-based waiting lists
☒ At the development to which they would like to apply
☒ Other (list below)
Community Outreach

(3) Assignment

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

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

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

(4) Admissions Preferences

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

1 Victims of domestic violence
1 Substandard housing
1 Homelessness
1 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)
Families with children under ten with lead poisoning.

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)
Code of Federal Regulations

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)
The Authority checks with any previous assisted housing tenancy for drug related activities, possible evictions or tenant damage.

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)

If it is requested we will share the address of the previous landlord, and with tenants authorization the previous inspection reports.

(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 (When the waiting list is open.)
☐ Other (list below)

(3) Search Time

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

If yes, state circumstances below:

The Petersburg Redevelopment and Housing Authority extends the period for searches beyond 60 days for a variety of reasons some of which are due to market conditions which make searches

more difficult, because of the disability of the applicant, and on account of other hardships experienced and demonstrated by applicants. Another factor taken into account is if residents are being relocated from existing Authority properties and have difficulty finding other housing in a timely manner. In all cases applicants must demonstrate hardship by obtaining request for lease approval (RLA) rejection notices.

(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)

Extremely low income
Involuntary Displacement due to Property Disposition
Board Approval on 9/26/2000

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

1 Date and Time

Former Federal preferences

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
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)
HUD Voucher Program Guidebook, Housing Choice 7420.10G, April 2001

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**:**
- Family must request and prove hardship

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

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

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

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

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

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

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

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

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

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

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

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

☐ Other (list below)

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

☐ At or above 90% but below100% 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)

In accordance with HUD Guidebook 7420.10G, Section 6.4, revised April 1, 2001. Tentative Administrative Policy Revision scheduled for 9/25/2001.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	**Units or Families Served at Year Beginning**	**Expected Turnover**
Public Housing	408	5%
Section 8 Vouchers	676	5%
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	66	3%
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

CODE OF FEDERAL REGULATIONS, HOUSING AND URBAN DEVELOPMENT, PARTS 800 AND 900, PUBLIC HOUSING AND SECTION 8

STANDARD OPERATING PROCEDURES, JULY, 1994, REVISED OCTOBER, 1998, ALL DEPARTMENTS, NUMBERS 110.1 – 910.1 (LISTING ATTACHED)

PERSONNEL POLICY AND EMPLOYEE HANDBOOK, July 2004 INCLUDING:

PROFESSIONAL DEVELOPMENT AND TRAINING PROCEDURES
NON-MONETARY REWARD SYSTEM
EMPLOYEE ASSISTANCE PROGRAM POLICY
SUMMARY OF FAMILY MEDICAL LEAVE ACT OF 1993
REDUCTION IN FORCE POLICY

GRIEVANCE PROCEDURE
SUBSTANCE ABUSE POLICY IN ACCORDANCE WITH THE DRUGFREE WORKPLACE ACT OF 1988

EMPLOYEE PERFORMANCE APPRAISAL POLICY, July 2004

PROCUREMENT POLICY, MAY 28, 2002, AMENDED JANUARY 24, 2005

ADMISSIONS AND CONTINUED OCCUPANCY POLICY, NOVEMBER, 1997 (Revision Pending)

RENT COLLECTION POLICY, SEPTEMBER 1996

VACANCY NOTIFICATION POLICY

MAINTENANCE WORK PLAN, MAY 2004

PUBLIC HOUSING ASSESSMENT SYSTEM

FAMILY SELF-SUFFICIENCY ACTION PLAN

CAPITAL FUND GRANT PROGRAM

COST ALLOCATION PLAN, 2004

FAMILY HOUSING PET POLICY, OCTOBER 2000

COMMUNITY SERVICE POLICY, OCTOBER 2000

AMERICANS WITH DISABILITES ACT

SECTION 504 OF THE FAIR HOUSING ACT

(2) Section 8 Management: (list below)

HUD GUIDEBOOK 7420.10G: HOUSING PROGRAMS GUIDEBOOK – HOUSING CHOICE, APRIL 2001

SECTION 8 MANAGEMENT ASSESSMENT PROGRAM SEMAP

VIRGINIA LANDLORD TENANT ACT

VIRGINIA HOUSING DEVELOPMENT AUTHORITY ADMINISTRATIVE PLAN AUGUST 2000

PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY ADMINISTRATIVE PLAN NOVEMBER 23, 1999, REVISED SEPTEMBER 1,

2000, 2002, 2003 and 2004 revision pending.

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)
- Applicants at the Housing Operations building at Pecan Acres

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)
- Housing Operations building at Pecan Acres Estates

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 (VA020b02)

-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 (VA020c02)

-or-

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

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

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

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

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Pin Oaks Estates 1b. Development (project) number: VA20-3
2. Activity type: Demolition ☒ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: TBD
5. Number of units affected: 51 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Sycamore Towers 1b. Development (project) number: VA020-002
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (30/03/01)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☒ Revision of a previously-approved Designation Plan? Pending
6. Number of units affected: 100 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

f

[24 CFR Part 903.7 9 (j)]
Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

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

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

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ 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) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ 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 develpment affected)
1a. Development name: Cedar Lawn 1b. Development (project) number: VA020-005
2. Federal Program authority: ☒ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval

☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (01/06/1994)
5. Number of units affected: 11 6. Coverage of action: (select one) ☐ Part of the development ☒ Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 10/07/1998
Note: New agreement pending

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self Sufficiency		Waiting list And other	PHA main office	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	45	39 (10/11/06)
Section 8	24	44 (10/11/06)

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

C. Welfare Benefit Reductions

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

☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☒ Informing residents of new policy on admission and reexamination
☐ Actively notifying residents of new policy at times in addition to admission and reexamination.

☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

- Pin Oaks
- Pecan Acres
- Sycamore Towers

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

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

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

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

- Pin Oaks
- Pecan Acres
- Sycamore Towers

C. Coordination between PHA and the police

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

☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☒ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

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

- Pin Oaks
- Pecan Acres
- Sycamore Towers

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The policy briefly is that pets are allowed depending on the size, number and kind depending upon the receipt of a deposit and the number of rooms to the Authority and the requirement that all animals which are required be registered with all appropriate shots and tags. Any pet which causes disturbance among residents or staff must be removed.

See Attachment VA020o02.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☐ Not applicable
☐ Private management

☒ Development-based accounting
☒ Comprehensive stock assessment
☒ Other: (list below)

Public Housing Development Homeownership

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☒ Attached at Attachment (File name) VA020d02
☐ 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)

Resident Commissioners are appointed to the Board of Commissioners by the City of Petersburg Council following an application process designed for any interested citizen. Elections to the Board of Commissioners is not applicable via the City Charter.

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 Petersburg

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

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

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

The approved Consolidated Plan 2000-2005 for the City of Petersburg prepared by the Petersburg Department of Planning and Community Development in cooperation with the Petersburg Redevelopment and Housing Authority lists public housing and community development programs and initiatives resulting from ongoing planning and collaboration efforts between the City and the Housing Authority.

The following are included in the Consolidated Plan to address housing needs:

- Establish partnership to maximize housing, economic development and neighborhood revitalization initiatives.

- Rehabilitation of Public Housing to make them market competitive primarily utilizing Capital Fund Grant.
- Economic development, Public Housing resident initiatives.
- Other Priorities/Strategies/Programs include increasing affordable.
- Homeownership opportunities for first time homebuyers. The Consolidated Plan supports PRHA use of CDBG funds for administration of the Emergency Home Repair Program.

D. Other Information Required by HUD

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

Attachments

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

1. Admissions Policy for Deconcentration (va020a02)
2. FY 2007 Capital Fund Program Annual Statement (va020b02)
3. FY 2007 Capital Fund Program 5 Year Action Plan (va020c02)
4. Comments Resident Advisory Board/Meeting Minutes (va020d02)
5. Identification of Resident Commissioner (va020e02)
6. Section 8 Homeownership Capacity Statement (va020f02)
7. Membership of Resident Advisory Board (va020g02)
8. Voluntary Conversion Required Initial Assessment (va020j02)
9. Definition of Substantial Deviation and Significant Amendment or Modification (va020i02)
10. Description of Community Service Implementation (va020k02)
11. Assessment of Demographic Changes Site-Based Waiting List Implementation (va020l02)
12. Project-based Housing Choice Voucher (va020m02)
13. Petersburg Redevelopment and Housing Authority Organizational Chart (va020n02)
14. Petersburg Redevelopment and Housing Authority Pet Policy (va020o02)
15. Statement of Progress of meeting 5-year goals (va020p02)
16. Revised 2001 Annual Statement and P & E report (va020q02)
17. Revised 2002 Annual Statement and P & E report (va020r02)
18. VA36R020-501-03 Final P & E report (va020s02)
19. VA36P020-502-03 Annual statement and P & E report (va020t02)
20. VA36R020-501-04 Annual Statement and P & E report (va020u02)
21. VA36R020-501-05 Annual Statement and P & E report (va020w02)
22. VA36R020-501-06 Annual Statement and P & E report (va020h02)

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		**Activity Description**						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III *Component 7a*	Development Activities *Component 7b*	Demolition / disposition *Component 8*	Designated housing *Component 9*	Conversion *Component 10*	Home-ownership *Component 11a*	Other (describe) *Component 17*
Pecan Acres VA020-001	16 – 1 40 – 2 48 – 3 36 – 4 8 – 5	General Modernization Activities						Site-based Accounting
Sycamore Towers VA020-002	60 – 0 36 – 1 4 – 2	General Modernization Activities			Elderly Designation			Site-based Accounting
Pin Oaks VA020-003	16 – 1 40 – 2 52 – 3 34 – 4 6 – 5 2 – 6	General Modernization Activities		Demolition of 51 units				Site-based Accounting
Cedar Lawn VA020-005	20 – 2 17 – 3 9 – 4						Sale of remaining units	Mixed Finance
Valor Drive VA020-006	10 – 2	General Modernization Activities						Site-based Accounting
Scattered Sites VA020-11	2-3		Completed Development				All units to be sold	
Scattered Sites VA020-12	8-3						All units to be sold	
S. Adams VA020-13	9-3						Sale of 9 units	Mixed Financing

Petersburg Redevelopment and Housing Authority
Deconcentration Policy

The Petersburg Redevelopment and Housing Authority has committed to the economic uplift of its current and future residents for its primary deconcentration policy. The policy will be conducted at all the family housing complexes and will consist of numerous and frequent contacts utilizing housing managers and Human Resources Coordinators, offering opportunities and incentives to encourage residents to increase their incomes, find new more rewarding positions, gain greater educational and vocational skills, and otherwise take advantage of existing programs to attain upward mobility.

Certain of the policies which will encourage these goals and will be used by the Authority to advance its deconcentration policy are the new ceiling rent policy, the vocational, computer training and miscellaneous social services provided by the Authority and other partners and the homeownership program, which makes homeownership a potential goal for existing Authority residents.

The PRHA is dealing with concentrations of poverty in an active manner aiding the residents of the family properties to achieve greater income and thereby individually break the cycle of poverty.

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

PHA Name: Petersburg Redevelopment and Housing Authority	Grant Type and Number Capital Fund Program Grant No: **VA36P020-501-07** Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

☒ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	73,600			
3	1408 Management Improvements	33,500			
4	1410 Administration	30,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	36,780			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	519,746			
11	1465.1 Dwelling Equipment—Nonexpendable	30,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	12,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	735,626			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Petersburg Redevelopment and Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: VA36P020501-07 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2007		
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	Funds Obligated	Funds Expended	
HA Wide	Operations – Maintenance Support	14 06		73,600				
HA Wide	Management Improvements – IT	14 08		33,500				
HA Wide	Administration – Support	14 10		30,000				
HA Wide	A&E Services – Design Work	14 30		36,780				
VA 20-01	Modernization (9 units)	14 60		205,000				
VA 20-03	Modernization (14 units)	14 60		314,746				
HA Wide	Appliances	14 65		30,000				
HA Wide	Non Dwelling – Technology	14 75		12,000				

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

PHA Name: Petersburg Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program No: VA36P020501-07 Replacement Housing Factor No:	**Federal FY of Grant:** 2007

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations – Maintenance Support	12/31/09			12/31/11			
Management Improvements – IT	12/31/09			12/31/11			
Administration – Support	12/31/09			12/31/11			
A&E Services – Design Work	12/31/09			12/31/11			
Modernization (9 units)	12/31/09			12/31/11			
Modernization (14 units)	12/31/09			12/31/11			

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name Petersburg Redevelopment and Housing Authority				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: January 1	Work Statement for Year 3 FFY Grant: 2009 PHA FY: January 1	Work Statement for Year 4 FFY Grant: 2010 PHA FY: January 1	Work Statement for Year 5 FFY Grant: 2011 PHA FY: January 1
	Annual Statement				
VA 20-1 Pecan Acres, N. Valor		122,486	372,591	510,000	60,000
VA 20-2 Sycamore Towers		288,750	17,155		
VA 20-3 Pin Oaks		112,000	133,500		440,000
HA Wide					
		212,380	212,380	225,626	235,626
CFP Funds Listed for 5-year planning	735,626	735,626	735,626	735,626	735,626
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year :__2__ FFY Grant: 2008 PHA FY: January 1			Activities for Year: __3_ FFY Grant: 2009 PHA FY: January 1		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	Correct mansard roof problem (shingles falling off) at Pecan Acres	LS	52,286	Provide bath renovations at Pecan Acres	LS	69,291
Annual	Provide new entry door system (door, frame, and hardware) at Pecan Acres	LS	55,500	Provide kitchen renovations at Pecan Acres	LS	88,000
Statement	Provide kitchen renovations at Sycamore Towers	LS	67,000	Provide DU sewer improvements at Pecan Acres	LS	28,500
	Provide bath renovations at Sycamore Towers	LS	45,000	Add dryer connections at Pecan Acres	LS	16,320
	Correct mansard roof problem (shingles falling off) at Pin oaks	LS	33,500	Provide drainage and landscaping improvements at Pecan Acres	LS	72,500
	Provide bath renovations at Pin Oaks	LS	87,700	Provide new stair rails at second floor landings at Pecan Acres	LS	7,000
	Provide kitchen renovations at Pin Oaks	LS	163,950	Remove existing asphalt pads at rear, new clotheslines at Pecan Acres	LS	90,980
	Provide sewer repairs at Pin Oaks	LS	3,600	Provide renovations of Community Rooms (4th and 9th floors) at Sycamore Towers	LS	7,000
	Provide drainage and landscaping improvements at N. Valor	LS	6,000	Possible demolition of Units and new entrance at Pin Oaks	LS	51,000
	Provide clotheslines at N. Valor	LS	1,200	Provide new roofing and flashing at Sycamore Towers	LS	10,155
	Correct settlement problems causing brick veneer cracking at N. Valor	LS	7,500	Provide new floor tile (additional sub floor at 2nd floor for stiffening) at Pin Oaks	LS	56,000
				Abate LBP from clam shell fascia trim (re-test to confirm) at Pin Oaks	LS	26,500
	1406 Account	LS	73,600	1406 Account	LS	73,600
	1408 Account	LS	30,000	1408 Account	LS	30,000
	1410 Account	LS	30,000	1410 Account	LS	30,000
	1430 Account	LS	36,780	1430 Account	LS	36,780
	1465 Account	LS	30,000	1465 Account	LS	30,000
	1475 Account	LS	12,000	1475 Account	LS	12,000
Total CFP Estimated Cost			$735,626			$735,626

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

Activities for Year :__4__ FFY Grant: 2010 PHA FY: January 1			Activities for Year: __5_ FFY Grant: 2011 PHA FY: January 1		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
VA 20 – 01 Replace 49 Roofs	LS	510,000	VA 20 – 03 Replace 33 Roofs	LS	350,000
			VA 20 – 01 Laundry	***LS***	60,000
			VA 20 – 03 Laundry	***LS***	60,000
			VA 20 – 03 Manager Office Renovation		30,000
1406 Account	LS	73,600	1406 Account	LS	73,600
1408 Account	LS	33,500	1408 Account	LS	43,500
1410 Account	LS	30,000	1410 Account	LS	30,000
1430 Account	LS	39,780	1430 Account	LS	39,780
1465 Account	LS	30,000	1465 Account	LS	30,000
1475 Account	LS	18,746	1475 Account	LS	18,746
Total CFP Estimated Cost		$ 735,626			$ 735,626

Resident Advisory Board Meeting
August 14, 2006

Residents present at the meeting: Joan Shvegzda – Sycamore Towers
Camelia Molless – Sycamore Towers
Aaron Judd – Sycamore Towers
Debra Hicks – Pecan Acres

PRHA Staff present: Tanya Friday
Nathaniel Pride

The meeting was facilitated by Mr. Pride, who introduced himself and proceeded to speak to the residents about the purpose of the 5 yr. plan and the importance of receiving input from the residents. Mr. Pride reminded the residents that we are looking for items that would be considered capital improvements. The residents were asked to encourage other residents to attend the tenant meetings during the next two months where the Annual Plan process would be discussed.

Petersburg Redevelopment & Housing Authority

PO Box 311
Petersburg, Virginia 23804-0311

128 South Sycamore Street
Petersburg, Virginia 23803

Phone 804.733.2200 Fax 804.733.2229

July 29, 2005

Dear_____

It is time once again for the Petersburg Redevelopment and Housing Authority's Annual Resident Advisory Board Meeting

Because of your attendance and contributions at previous Resident Council meetings and your interest in working with other residents on issues relative to improving your community, we would like to extend this invitation to you to participant in this years Resident Advisory Board meeting on the date listed below:

Monday – August 8, 2005 – 5:00 p.m.
Sycamore Towers Media Room
128 S. Sycamore Street
Petersburg, VA 23804

You will have the opportunity to review the PRHA Agency Plan with PRHA staff members and offer recommendations and/or suggestions for improvements as the plan is being reviewed.

Please make plans to attend this important meeting and be a part of how the PRHA staff and the PRHA residents are coming together to "Build The PRHA Communities Up, One Meeting At A Time."

Sincerely,

Teresa E. Smith
Family Services Coordinator

Cc: PRHA Board Members, Sheryl Ford, Tanya Friday, Ann Morgan

Identification of Resident Commissioner

Ms. Bernice Turner is presently the Resident Commissioner for the Petersburg Redevelopment and Housing Authority.

Petersburg Redevelopment and Housing Authority Section 8 Homeownership Capacity Statement

The Petersburg Redevelopment and Housing Authority (PRHA) shall establish for its Section 8 Homeownership Program a minimum downpayment requirement of at least 3% with 1% of such downpayment coming from the participant's resources.

PRHA shall set aside ten vouchers from its HUD allocation for homeownership and demonstrate the capacity to administer the program by satisfying one of the following criteria:

PRHA shall require that financing for the purchase of a home through its Section 8 Homeownership Program:

1. Be provided by any lender insured or guaranteed by the State or Federal government:
2. Comply with secondary mortgage market underwriting requirements;
3. Comply with generally accepted private sector underwriting standards.

The Petersburg Redevelopment and Housing Authority currently operate a Homeownership Program. The program is for first-time homebuyers. The program has been functioning since 1997. PRHA has sold up to 50 homes (single-family and townhomes) to low income families.

Resident Advisory Board Members

Joan Shvegzda - Sycamore Towers Resident

Camelia Molless – Sycamore Towers Resident

Aaron Judd – Sycamore Towers Resident

Debra Hicks – Pecan Acres Resident

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: VA36R020-501-06	2006

■ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: Amended)

■ Performance and Evaluation Report for Period Ending: 6-30-06 ☐ 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	0.00		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	6,372.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1498 Mod Used for Development	0.00		0.00	0.00
19	1501 Debt Service	0.00		0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$6,372.00**		**$0.00**	**$0.00**
21	Amount of line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00		0.00	0.00
23	Amount of line 20 Related to Security	0.00		0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measures	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 I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: VA36R020-502-06	2006

■ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: Amended)

■ Performance and Evaluation Report for Period Ending: 6-30-06 ☐ 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	0.00		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1498 Mod Used for Development	0.00		0.00	0.00
19	1501 Debt Service	0.00		0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$0.00**		**$0.00**	**$0.00**
21	Amount of line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00		0.00	0.00
23	Amount of line 20 Related to Security	0.00		0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measures	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 I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: **VA36P020-501-06** Capital Fund Program Replacement Housing Factor Grant No:	2006

■ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: Amended)**

■ **Performance and Evaluation Report for Period Ending: 6-30-06** ☐ **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	0.00		0.00	0.00
2	1406 Operations	73,562.00		0.00	0.00
3	1408 Management Improvements	42,900.00		0.00	0.00
4	1410 Administration	39,338.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	53,700.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	343,327.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	35,000.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	5,000.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1498 Mod Used for Development	0.00		0.00	0.00
19	1501 Debt Service	142,799.00		0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$735,626.00**		**$0.00**	**$0.00**
21	Amount of line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00		0.00	0.00
23	Amount of line 20 Related to Security	0.00		0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measures	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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations @ 10% of annual grant	1406	L.S.	73,562.00		0.00	0.00	Pending
	SUBTOTAL - OPERATIONS			**$73,562.00**		**$0.00**	**$0.00**	
HA-Wide Management Improvements	Preventative Maintenance Program Coordinator and Resident Initiatives Driver	1409	L.S.	27,900.00		0.00	0.00	Pending
	Provide new application software and training	1408	L.S.	15,000.00		0.00	0.00	Pending
	SUBTOTAL - MANAGEMENT IMPROVEMENTS			**$42,900.00**		**$0.00**	**$0.00**	
HA-Wide Admin.	Funding for PHA Staff @ 5% of the annual grant amount in accordance with approved salary allocation plan.	1410	L.S.	39,338.00		0.00	0.00	Pending
	SUBTOTAL - ADMINISTRATION COSTS			**$39,338.00**		**$0.00**	**$0.00**	
HA-Wide Fees & Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work.	1430.1	L.S.	53,700.00		0.00	0.00	Pending
	SUBTOTAL - FEES & COSTS			**$53,700.00**		**$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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 20-3 Pin Oaks	Provide new HVAC systems (101 units after demolition of 49 units). Substantial ductwork routing issues exist. **(These funds supplement the 2004 & 2005 funds.)**	1460	LS	233,277.00		0.00	0.00	Pending
VA 20-3 Pin Oaks	Provide electrical upgrades from service entry through panels. This will be required for the air conditioning.	1460	LS	110,050.00		0.00	0.00	Pending
	SUBTOTAL - DWELLING STRUCTURES			**$343,327.00**		**$0.00**	**$0.00**	
HA-Wide	Appliances	1465.1	L.S.	35,000.00		0.00	0.00	Pending
	SUBTOTAL - DWELLING EQUIPMENT			**$35,000.00**		**$0.00**	**$0.00**	
HA-Wide	Computer Hardware and Infrastructure Upgrades	1475	L.S.	5,000.00		0.00	0.00	Pending
	SUBTOTAL - NONDWELLING EQUIPMENT			**$5,000.00**		**$0.00**	**$0.00**	
Debt Service	Debt Service	1501	L.S.	142,799.00		0.00	0.00	Pending
	SUBTOTAL - DWELLING EQUIPMENT			**$142,799.00**		**$0.00**	**$0.00**	
	GRAND TOTAL			**$735,626.00**		**$0.00**	**$0.00**	

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

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	
Operations	17-Jul-08			17-Jul-10			
Preventative Maintenance Program Coordinator and Resident Initiatives Driver	17-Jul-08			17-Jul-10			
HA-Wide Appliances	17-Jul-08			17-Jul-10			
HA-Wide Computer Hardware Upgrades	17-Jul-08			17-Jul-10			
VA 20-3 Pin Oaks	17-Jul-08			17-Jul-10			

Definition of "Substantial Deviation" and ''Si*g*nificant Amendment or Modification"

The Petersburg Redevelopment and Housing Authority defines the terms "Substantial Deviation" and "Significant Amendment or Modification" by stating the basic criteria for such definitions in the annual plan that has met full public process and review.
The PRHA will consider the following actions to be significant amendments or modifications:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund and;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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

Voluntary Conversion Initial Assessment

The Petersburg Redevelopment and Housing Authority has conducted an initial assessment of its properties for conversion of these public housing units to tenant-based assistance and the results are as follows.

The Authority has four developments of which three are subject to the initial assessments, the other Sycamore Towers, VA020-002, is designated elderly and near elderly and is thus exempt from the initial assessment.

The other three development are Pin Oaks, VA020-003, which contains 150 units and is located in an area which is presently under consideration for Replacement Housing.

Valor Drive, VA020-006, 10 units of duplex housing and Pecan Acres, VA020-001, 150 units in their own neighborhoods which the Authority believes is inappropriate for conversion to tenant based assistance. As public housing the development can be managed, maintained and secured in a much more viable manner then if it is converted.

All other Authority units are already included in its various homeownership programs and are as a result exempt.

Description of Implementation of Community Service Requirement

Residents who do not meet any of the criteria for an exemption are; required to complete a Certification of Compliance form, given a copy of our Community Service Policy and list of service providers, and referred to our *Neighbors In Motion Program.*During the twelve month period of their lease, participants are scheduled to meet with our Housing Operations Case Manager on a quarterly basis. At the initial appointment they review provider list and policy and complete a service schedule. During the interim review the staffperson review status and discuss accomplishments and barriers. A final review is scheduled at least 30 days prior to annual lease review, a service completion form or a non-compliance form is signed at this time.

Assesment Of Demographic Changes Since Site-Based Waiting List Implementation

	2001	2006
% of Tenants under the age of 55 living in Sycamore Towers	9%	5%

There have been no new tenants admitted to Sycamore Towers under the age of 55 since implementing the Site-based waiting list.

Petersburg Redevelopment and Housing Authority
Project Based Housing Choice Vouchers

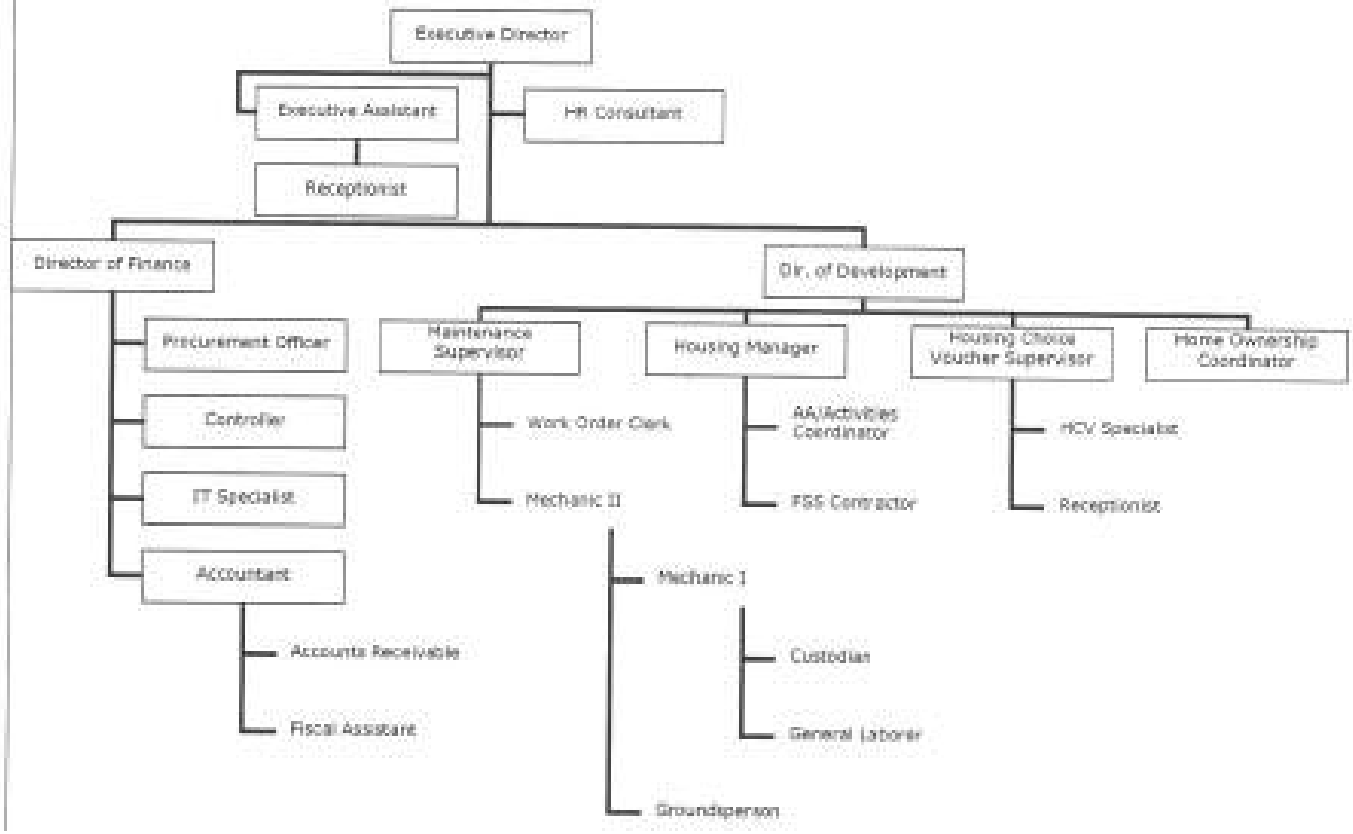
In accordance with HUD regulations as detailed in the Code of Federal Regulations 983 and others by reference and the Federal Register notice dated 01/16/2001, the Petersburg Redevelopment and Housing Authority can designate 20% of the Housing Choice Voucher stock to project-based assistance.

Under the tenant-based housing choice voucher program, the public housing authority (PHA) issues an eligible family a voucher and the family selects a unit of its choice. If the family moves out of the unit, the contract with the owner ends and the family can move with continued assistance to another unit.

Under the project-based voucher assistance program, a PHA enters into an assistance contract with the owner for specified units and for a specified term. The PHA refers families from its waiting list to fill units if they are vacant. Because the assistance is tied to the unit, a family who moves from the project-based unit does not have any right to continued housing assistance. However, they may be eligible for a tenant-based voucher when one becomes available.

In order to bring Wythe Row's (a tax credit property) two bedroom rents to rent reasonableness levels with market comparable two bedroom units and rents with the Richmond-Petersburg Metropolitan Statistical Area (MSA), project-based vouchers can be considered with minimal impact upon the residents for the rent adjustments. Funding for the vouchers is disbursed from the existing Annual Contributions Contract for housing choice vouchers. The residents would receive assisted housing assistance for affordable housing.

Petersburg Redevelopment & Housing Authority



Petersburg Redevelopment and Housing Authority

18.0 PET POLICY

18.1 EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

18.2 PETS IN PUBLIC HOUSING

The Petersburg Redevelopment and Housing Authority allows for pet ownership in its family developments with the written pre—approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Petersburg Redevelopment and Housing Authority harmless from any claims caused by an action or inaction of the pet.

18.3 APPROVAL

Residents must have the prior written approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request. Residents must give the Housing Authority a picture of the pet so it can be identified if it is running loose.

18.4 TYPES AND NUMBER OF PETS

The Petersburg Redevelopment and Housing Authority will allow only common household pets. This means only domesticated animals such as a dogs and cats, and additional pets previously approved by the management. Only these pets will be allowed in family units. If this definition conflicts with a state or local law or regulation, the state or local law or regulation shall govern.

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

Only cats or dogs per unit will be allowed according to this schedule.

Unit Size	**Pets**
Zero Bedroom	1
One Bedroom	1
Two Bedrooms	1
Three Bedrooms	2
Four or More Bedrooms	2

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animal may exceed 26 pounds in weight projected to full adult size.

18.5 INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti- cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Petersburg Redevelopment and Housing Authority to attest to the inoculations. The resident must apply regularly a veterinarian approved and supplied flea, tick and other pest control and supply a receipt from the veterinarian as to this purchase.

18.6 PET DEPOSIT

A pet deposit of $350 is required at the time of registering a dog or cat. An amount of $300 of the deposit is refundable when the dog or cat or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear. A separate deposit is required for each pet.

18.7 FINANCIAL OBLIGATION OF RESIDENTS

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Petersburg Redevelopment and Housing Authority reserves the right to exterminate and charge the resident.

18.8 NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or Petersburg Redevelopment and Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move him/herself

Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

18.9 DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit (no outdoor cages may be constructed). Pets will be allowed only in designated areas on the grounds of the property if the Petersburg Redevelopment and Housing Authority designates a pet area for the particular site. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

With the exception of assistive animals no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, 1obby beauty shop, hallways or office in any of our sites.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain wings (or floors) in our development(s)/(building(s)). This shall be implemented based on demand for this service.

18.10 MISCELLANEOUS RULES

Cats and dogs may not be left unattended in a dwelling unit for over 8 hours. If the pet is left unattended and no arrangements have been made for its care, the HA will have the right to enter the premises and take the uncared for pet to be boarded at a local animal care facility at the total expense of the resident.

Pet bedding shall not be washed in any common laundry facilities. Residents must take appropriate actions to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation

Pets cannot be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner.

A pet owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from the Housing Authority's property within 24 hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violated any other conditions of this policy may be required to remove his/her pet from the development within 10 days of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

18.11 VISITING PETS

Pets that meet the size and type criteria outlined above may visit the developments/buildings where pets are allowed for up to two weeks with Petersburg Redevelopment and Housing Authority prior approval. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

18.12 REMOVAL OF PETS

The Petersburg Redevelopment and Housing Authority, or an appropriate community authority, shall require the removal of any pet from a development if the pet conduct or condition is determined to be a nuisance or threat to the health or safety of other

occupants of the development or of other persons in the community where the development is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Petersburg Redevelopment and Housing Authority has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will by the responsibility of the pet owner.

Authorization for Pet Ownership Form

(Please fill out a form for each pet)

Pet Owner's Name: _____

Pet Owner's Address: _____

Home Telephone: _____ Work Telephone: _____

Pet's Name: _____

Type or Breed: _____

Spayed or Neutered?: _____

License or ID number: _____

Veterinarian Utilized: _____

Address: _____ Phone: _____

Emergency Caregiver for the Pet: _____

Address: _____ Phone: _____

I have read and understand the rules governing pets and I and all members of my household promise to fully comply.

Signature of Pet Owner: _____ Date: _____

Approved By: _____ Date: _____

Please attach to this form the following:

- **Picture of pet**
- **Rabies Certification**

PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY

STATEMENT OF PROGRESS IN MEETING FIVE (5) YEAR GOAL

ANNUAL PLAN FY2007

The Petersburg Redevelopment and Housing Authority has determined the following objectives are required to meet the established goals in the Five Year Plan:

1. Examine the activities that involve the collection, inspection, revision, and submission of the Authority's various policies, approaches, and procedures to ensure a more efficient operation.

2. The Authority will continue to administer the capital improvement plan to modernize its elderly and family facilities.

3. The Authority will continuously develop its scattered site housing units to expand the existing homeownership opportunities in the City of Petersburg and market the existing homes completed for sale to first time homebuyers.

4. The recent project involving the Bunker Hill/South Adams neighborhood has been completed and the final units are being marketed for sale.

5. The Wythe Row Tax Credit housing has been completed and is fully occupied.

6. The Washington Columns Elderly Housing Tax Credit complex in the historic district has been completed and is fully occupied.

7. The Cedar Lawn/HOPE I program is completed and is currently being marketed. Some units have been sold.

8. Recent resident council elections have resulted in formation of active councils on each site which meet regularly.

9. Family Self-Sufficiency activities are continuous and will encourage job training, computer literacy, enhance employment longevity, provide family budgeting counseling, and explore homebuyer opportunities.

10. The Petersburg Redevelopment and Housing Authority will continue its partnership with the City of Petersburg's Administration to pool its resources in order to pursue additional development initiatives.

Petersburg Redevelopment and Housing Authority
Annual Plan Public Hearing

September 12, 2006

The following people were in attendance:

- Joan Shvegda Sycamore Towers
- Carol Ellis Sycamore Towers
- James Creighton Sycamore Towers
- Robert Keys Sycamore Towers
- George Taylor Sycamore Towers
- Bennie Parham Sycamore Towers
- Jessie Bates Sycamore Towers
- Mary Powell Sycamore Towers
- Brenda Price Sycamore Towers
- John Mosby Sycamore Towers
- Earl Blackwell Sycamore Towers
- Eleanor Speak Sycamore Towers
- Shirley Harrison Sycamore Towers
- Bernice Turner Sycamore Towers
- Leonard Muse Department of Planning, City of Petersburg
- Robert Dawson City Attorney, City of Petersburg
- Tanya Friday Petersburg Redevelopment and Housing Authority
- Nathaniel Pride Petersburg Redevelopment and Housing Authority

Mr. Nathaniel Pride began the meeting by going over the highlights of the Annual Plan and how it affected the residents of the Authority. Residents of Sycamore Towers raised concerns about items that were currently being repaired. Other concerns raised were:

- Carpet in hallways of Sycamore Towers
- Lighting in hallways of Sycamore Towers

The meeting was adjourned.

Notice of Public Hearing
Agency Plan Update for the Year 2007

The Petersburg Redevelopment and Housing Authority has completed its Agency Plan Update in Compliance with the Quality Housing and Work Responsibility Act of 1998. It is available for review at the Authority's main administrative office located in the Tompkins Building, 128A S. Sycamore Street. The Agency Plan includes:

1. A Five –Year Plan that describes the mission of the housing authority and the goals and objectives for achieving its mission over the next five years.
2. An Annual Plan that provides details about the housing authority's current policies, operation, programs and services.

The Authority's hours of operation are 8:30 a.m. to 5:00 p.m. In addition, a public hearing will be held on September 12, 2006 in the Community Room of Sycamore Towers, 128 S. Sycamore Street, at 6:00 p.m. Everyone is invited.

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: VA36R020-501-01	2001

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 5 dated 2-22-07)

☐ Performance and Evaluation Report for Period Ending: ■ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	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	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	22,708.00	22,708.00	22,708.00	22,708.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$22,708.00**	**$22,708.00**	**$22,708.00**	**$22,708.00**
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00	0.00
24	Amount of line 20 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 I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: VA36P020-501-01 Capital Fund Program Replacement Housing Factor Grant No:	2001

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 5 dated 2-22-07)

☐ Performance and Evaluation Report for Period Ending: ■ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	15,166.66	15,166.66	15,166.66	15,166.66
3	1408 Management Improvements	23,726.54	23,726.54	23,726.54	23,726.54
4	1410 Administration	69,341.74	69,341.74	69,341.74	69,341.74
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	47,459.79	26,695.55	26,695.55	26,695.55
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	109,787.93	109,787.93	109,787.93	109,787.93
10	1460 Dwelling Structures	457,625.59	478,389.83	478,389.83	478,389.83
11	1465.1 Dwelling Equipment—Nonexpendable	14,314.00	14,314.00	14,314.00	14,314.00
12	1470 Nondwelling Structures	31,302.42	31,302.42	31,302.42	31,302.42
13	1475 Nondwelling Equipment	142,058.33	142,058.33	142,058.33	142,058.33
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 Costs	0.00	0.00	0.00	0.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$910,783.00**	**$910,783.00**	**$910,783.00**	**$910,783.00**
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00	0.00
24	Amount of line 20 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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	L.S.	15,166.66	15,166.66	15,166.66	15,166.66	Complete
	SUBTOTAL - OPERATIONS			**$15,166.66**	**$15,166.66**	**$15,166.66**	**$15,166.66**	
HA-Wide Management Improvements	Management / Maintenance Training	1408	L.S.	4,282.39	4,282.39	4,282.39	4,282.39	Complete
	Resident Initiatives Coordinator	1408	L.S.	9,333.67	9,333.67	9,333.67	9,333.67	Complete
	Resident Programs	1408	L.S.	4,610.48	4,610.48	4,610.48	4,610.48	Complete
	Computer network infrastructure software upgrades	1408	L.S.	5,500.00	5,500.00	5,500.00	5,500.00	Complete
	SUBTOTAL - MANAGEMENT IMPROVEMENTS			**$23,726.54**	**$23,726.54**	**$23,726.54**	**$23,726.54**	
HA-Wide Admin.	Salaries and Sundry	1410	L.S.	69,341.74	69,341.74	69,341.74	69,341.74	Complete
	SUBTOTAL - ADMINISTRATION COSTS			**$69,341.74**	**$69,341.74**	**$69,341.74**	**$69,341.74**	
HA-Wide Fees & Costs	A & E Fees paid to Stogner for various work	1430	L.S.	6,245.00	6,245.00	6,245.00	6,245.00	Complete
	A & E Fees for all other work.	1430	L.S.	34,138.29	13,374.05	13,374.05	13,374.05	Complete
	Advertisement, etc	1430	L.S.	76.50	76.50	76.50	76.50	Complete
	CFP Technical Assistance (Consulting/Planning for 2001, 2002 and 2003)	1430	L.S.	7,000.00	7,000.00	7,000.00	7,000.00	Complete
	SUBTOTAL - FEES & COSTS			**$47,459.79**	**$26,695.55**	**$26,695.55**	**$26,695.55**	

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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Dwelling Equip.	Appliances	1465.1	L.S.	14,314.00	14,314.00	14,314.00	14,314.00	Complete
	SUBTOTAL - DWELLING EQUIPMENT			**$14,314.00**	**$14,314.00**	**$14,314.00**	**$14,314.00**	
HA-Wide ND Structures	New/Existing Administrative Space	1470	L.S.	201.42	201.42	201.42	201.42	Complete
	Automotive	1475	L.S.	31,101.00	31,101.00	31,101.00	31,101.00	Complete
	SUBTOTAL - NONDWELLING STRUCTURES			**$31,302.42**	**$31,302.42**	**$31,302.42**	**$31,302.42**	
HA-Wide ND Equipment	Computer upgrade, telephone system & furniture	1475	L.S.	142,058.33	142,058.33	142,058.33	142,058.33	Complete
	SUBTOTAL - NONDWELLING EQUIPMENT			**$142,058.33**	**$142,058.33**	**$142,058.33**	**$142,058.33**	
Demolition	~~Demolition of 4 units.~~ Moved to 501-04.	1485	4	0.00	0.00	0.00	0.00	Complete
	SUBTOTAL - DEMOLITION			**$0.00**	**$0.00**	**$0.00**	**$0.00**	
VA 20-1, Pecan	Landscaping and sitework	1450	L.S.	65,387.93	65,387.93	65,387.93	65,387.93	Complete
VA 20-3 Pin Oaks	Landscaping and sitework and fencing	1450	L.S.	44,400.00	44,400.00	44,400.00	44,400.00	Complete
	SUBTOTAL 1450 ACCOUNT			**$109,787.93**	**$109,787.93**	**$109,787.93**	**$109,787.93**	

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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 20-1, Pecan	Furnace replacement	1460	20	372,645.59	393,409.83	393,409.83	393,409.83	Complete
VA 20-2 Sycamore Towers	Caulking (windows and exterior doors)	1460	L.S.	20,000.00	20,000.00	20,000.00	20,000.00	Complete
VA 20-2 Sycamore Towers	Painting (building exterior)	1460	L.S.	23,000.00	23,000.00	23,000.00	23,000.00	Complete
VA 20-5 Cedar Lawn	Interior renovations	1460	24	41,980.00	41,980.00	41,980.00	41,980.00	Complete
	SUBTOTAL - DWELLING STRUCTURES			**$457,625.59**	**$478,389.83**	**$478,389.83**	**$478,389.83**	
	GRAND TOTAL			**$910,783.00**	**$910,783.00**	**$910,783.00**	**$910,783.00**	

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

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	
HA-Wide							
1406	30/Jun/03		30/Jun/03	30/Jun/05		30/Jun/05	
1408	30/Jun/03		30/Jun/03	30/Jun/05		30/Jun/05	
1410	30/Jun/03		30/Jun/03	30/Jun/05		30/Jun/05	
1430	30/Jun/03		30/Jun/03	30/Jun/05		30/Jun/05	
1470	30/Jun/03		30/Jun/03	30/Jun/05		30/Jun/05	
1475	30/Jun/03		30/Jun/03	30/Jun/05		30/Jun/05	
VA 20-1 Pecan Acres	30/Jun/03		30/Jun/03	30/Jun/05		30/Jun/05	
VA 20-2 Sycamore Towers	30/Jun/03		30/Jun/03	30/Jun/05		30/Jun/05	
VA 20-3 Pin Oaks	30/Jun/03		30/Jun/03	30/Jun/05		30/Jun/05	
VA 20-5 Cedar Lawn	30/Jun/03		30/Jun/03	30/Jun/05		30/Jun/05	
VA 20-6 N. Valor	30/Jun/03		30/Jun/03	30/Jun/05		30/Jun/05	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: VA36R020-501-02	2002

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 5 dated 2-22-07)

☐ Performance and Evaluation Report for Period Ending: ■ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	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	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	23,536.00	23,536.00	23,536.00	12,050.82
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$23,536.00**	**$23,536.00**	**$23,536.00**	**$12,050.82**
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00	0.00
24	Amount of line 20 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 I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: **VA36P020-501-02** Capital Fund Program Replacement Housing Factor Grant No:	2002

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ■ **Revised Annual Statement (revision no: 5 dated 2-22-07)**

☐ **Performance and Evaluation Report for Period Ending:** ■ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	83,000.00	83,000.00	83,000.00	83,000.00
3	1408 Management Improvements	123,000.00	126,000.00	126,000.00	126,000.00
4	1410 Administration	45,400.00	45,400.00	45,400.00	45,400.00
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	63,600.00	62,241.47	62,241.47	62,241.47
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	490,747.00	492,105.53	492,105.53	492,105.53
11	1465.1 Dwelling Equipment—Nonexpendable	30,000.00	30,000.00	30,000.00	30,000.00
12	1470 Nondwelling Structures	25,000.00	7,000.00	7,000.00	7,000.00
13	1475 Nondwelling Equipment	25,000.00	40,000.00	40,000.00	40,000.00
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 Costs	0.00	0.00	0.00	0.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$885,747.00**	**$885,747.00**	**$885,747.00**	**$885,747.00**
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measures	256,749.00	256,749.00	256,749.00	256,749.00

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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	L.S.	83,000.00	83,000.00	83,000.00	83,000.00	Complete
	SUBTOTAL - OPERATIONS			**$83,000.00**	**$83,000.00**	**$83,000.00**	**$83,000.00**	
HA-Wide Management Improvements	Management / Maintenance Training	1408	L.S.	17,250.00	17,250.00	17,250.00	17,250.00	Complete
	Preventative Maintenance Program Coordinator	1408	L.S.	30,000.00	30,000.00	30,000.00	30,000.00	Complete
	Resident Initiatives Coordinator	1408	L.S.	17,000.00	17,000.00	17,000.00	17,000.00	Complete
	Resident Programs	1408	L.S.	18,750.00	18,750.00	18,750.00	18,750.00	Complete
	Purchase Computer Software, Training, etc	1408	L.S.	40,000.00	43,000.00	43,000.00	43,000.00	Complete
	SUBTOTAL - MANAGEMENT IMPROVEMENTS			**$123,000.00**	**$126,000.00**	**$126,000.00**	**$126,000.00**	
HA-Wide Admin.	Funding for PHA Staff @ 5% of the annual grant amount in accordance with approved salary allocation plan.	1410	L.S.	45,400.00	45,400.00	45,400.00	45,400.00	Complete
	SUBTOTAL - ADMINISTRATION COSTS			**$45,400.00**	**$45,400.00**	**$45,400.00**	**$45,400.00**	
HA-Wide Fees & Costs	A & E fees based on actual scope of design work.	1430	L.S.	63,600.00	62,241.47	62,241.47	62,241.47	Complete
	SUBTOTAL - FEES & COSTS			**$63,600.00**	**$62,241.47**	**$62,241.47**	**$62,241.47**	
VA 20-1, Pecan	Appliances	1465.1	L.S.	15,000.00	15,000.00	15,000.00	15,000.00	Complete
VA 20-3	Appliances	1465.1	L.S.	15,000.00	15,000.00	15,000.00	15,000.00	Complete
	SUBTOTAL - DWELLING EQUIPMENT			**$30,000.00**	**$30,000.00**	**$30,000.00**	**$30,000.00**	

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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 20-2 Sycamore Towers	Provide Leasing Office renovations including 504 compliance.	1470	L.S.	25,000.00	7,000.00	7,000.00	7,000.00	Complete
	SUBTOTAL - NONDWELLING STRUCTURES			**$25,000.00**	**$7,000.00**	**$7,000.00**	**$7,000.00**	
HA-Wide	Computer Hardware and Infrastructure Upgrades	1475	L.S.	25,000.00	40,000.00	40,000.00	40,000.00	Complete
	SUBTOTAL - NONDWELLING EQUIPMENT			**$25,000.00**	**$40,000.00**	**$40,000.00**	**$40,000.00**	
VA 20-2 Sycamore	New sealants, tuckpointing and waterproofing.	1460	L.S.	3,132.00	3,132.00	3,132.00	3,132.00	Complete
VA 20-5 Cedar Lawn	Interior renovations.	1460	L.S.	46,000.00	46,000.00	46,000.00	46,000.00	Complete
VA 20-1, Pecan	Weatherstrip exterior doors	1460	L.S.	10,000.00	10,000.00	10,000.00	10,000.00	Complete
VA 20-3, Pin Oak	Weatherstrip exterior doors	1460	L.S.	10,000.00	10,000.00	10,000.00	10,000.00	Complete
VA 20-1 Pecan Acres	Provide new HVAC systems at the 1, 2, and 3 bedroom units as possible. (From 2003 Annual Statement)	1460	130	371,615.00	371,615.00	371,615.00	371,615.00	Complete
PHA-wide Preventative Maintenance	Accomplish miscellaneous HA-wide replacement/repair of smoke detector, bathroom exhaust fans, sidewalk repairs, fencing repairs, rangehoods, misc. window repairs, mold & mildew problems, misc. interior doors & hardware issues and cable issues.	1460	L.S.	50,000.00	51,358.53	51,358.53	51,358.53	Complete
	SUBTOTAL - DWELLING STRUCTURES			**$490,747.00**	**$492,105.53**	**$492,105.53**	**$492,105.53**	
	GRAND TOTAL			**$885,747.00**	**$885,747.00**	**$885,747.00**	**$885,747.00**	

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

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	
1406	30/May/04		31/Mar/04	30/May/06		30/May/06	
1408	30/May/04		31/Mar/04	30/May/06		30/May/06	
1410	30/May/04		31/Mar/04	30/May/06		30/May/06	
1430	30/May/04		31/Mar/04	30/May/06		30/May/06	
1470	30/May/04		31/Mar/04	30/May/06		30/May/06	
1475	30/May/04		31/Mar/04	30/May/06		30/May/06	
VA 20-1 Pecan Acres	30/May/04		31/Mar/04	30/May/06		30/May/06	
VA 20-2 Sycamore Towers	30/May/04		31/Mar/04	30/May/06		30/May/06	
VA 20-3 Pin Oaks	30/May/04		31/Mar/04	30/May/06		30/May/06	
VA 20-5 Cedar Lawn	30/May/04		31/Mar/04	30/May/06		30/May/06	
VA 20-6 N. Valor	30/May/04		31/Mar/04	30/May/06		30/May/06	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: VA36R020-501-03	2003

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: 2 dated 7-15-04)

☐ Performance and Evaluation Report for Period Ending: ■ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	24,006.00		24,006.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1498 Mod Used for Development	0.00		0.00	0.00
19	1502 Contingency	0.00		0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$24,006.00**		**$24,006.00**	**$0.00**
21	Amount of line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00		0.00	0.00
23	Amount of line 20 Related to Security	0.00		0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measures	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 I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: **VA36P020-501-03** Capital Fund Program Replacement Housing Factor Grant No:	2003

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 2 dated 7-15-04)**

☐ **Performance and Evaluation Report for Period Ending:** ■ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00		0.00	0.00
2	1406 Operations	30,000.00		30,000.00	30,000.00
3	1408 Management Improvements	52,217.59		52,217.59	52,217.59
4	1410 Administration	60,000.00		60,000.00	60,000.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	23,170.00		23,170.00	23,170.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	494,729.41		494,729.41	494,729.41
11	1465.1 Dwelling Equipment—Nonexpendable	15,000.00		15,000.00	15,000.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	5,000.00		5,000.00	5,000.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1498 Mod Used for Development	0.00		0.00	0.00
19	1502 Contingency	0.00		0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$680,117.00**		**$680,117.00**	**$680,117.00**
21	Amount of line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00		0.00	0.00
23	Amount of line 20 Related to Security	0.00		0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measures	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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations @ 10% of annual grant	1406	L.S.	30,000.00		30,000.00	30,000.00	Complete
	SUBTOTAL - OPERATIONS			**$30,000.00**		**$30,000.00**	**$30,000.00**	
HA-Wide Management Improvements	Management / Maintenance Training, Preventative Maintenance Program Coordinator, Resident Initiatives Coordinator OR Resident Programs	1408	L.S.	24,276.00		24,276.00	24,276.00	Complete
	Preventative Maintenance Program Coordinator	1408	L.S.	26,289.30		26,289.30	26,289.30	Complete
	Financial Consulting Fees	1408	L.S.	1,652.29		1,652.29	1,652.29	Complete
	SUBTOTAL - MANAGEMENT IMPROVEMENTS			**$52,217.59**		**$52,217.59**	**$52,217.59**	
HA-Wide Admin.	Funding for PHA Staff @ 5% of the annual grant amount in accordance with approved salary allocation plan.	1410	L.S.	60,000.00		60,000.00	60,000.00	Complete
	SUBTOTAL - ADMINISTRATION COSTS			**$60,000.00**		**$60,000.00**	**$60,000.00**	
HA-Wide Fees & Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work.	1430	L.S.	20,170.12		20,170.12	20,170.12	Complete
	Advertising and miscellaneous expenses	1430	L.S.	2,999.88		2,999.88	2,999.88	Complete
	SUBTOTAL - FEES & COSTS			**$23,170.00**		**$23,170.00**	**$23,170.00**	

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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 20-1 Pecan Acres	Complete new HVAC systems at the 1, 2, and 3BR units. Modify 4 & 5 BR units as required. **(These funds supplement 2001 and 2002 HVAC funds.)**	1460	LS	449,729.41		449,729.41	449,729.41	Complete
VA 20-2 Sycamore Towers	Provide new boiler for HVAC system	1460	1	8,500.00		8,500.00	8,500.00	Complete
VA 20-2 Sycamore Towers	Provide new compressor and cooling tower for HVAC system	1460	1	6,500.00		6,500.00	6,500.00	Complete
VA 20-6, N. Valor	Provide electrical upgrades	1460	10	30,000.00		30,000.00	30,000.00	Complete
	SUBTOTAL - DWELLING STRUCTURES			**$494,729.41**		**$494,729.41**	**$494,729.41**	
HA-Wide	Appliances	1465.1	L.S.	15,000.00		15,000.00	15,000.00	Complete
	SUBTOTAL - DWELLING EQUIPMENT			**$15,000.00**		**$15,000.00**	**$15,000.00**	
HA-Wide	Computer Hardware Upgrades	1475	L.S.	5,000.00		5,000.00	5,000.00	Complete
	SUBTOTAL - NONDWELLING EQUIPMENT			**$5,000.00**		**$5,000.00**	**$5,000.00**	
	GRAND TOTAL			**$680,117.00**		**$680,117.00**	**$680,117.00**	

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

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	
Operations @ 10% of annual grant	16-Sep-05		31-Mar-04	16-Sep-07		29-Dec-06	
1) Management/ Maintenance Training	16-Sep-05		31-Mar-04	16-Sep-07		29-Dec-06	
2) Preventive Maintenance Program	16-Sep-05		31-Mar-04	16-Sep-07		29-Dec-06	
3) Resident Initiatives Coordinator	16-Sep-05		31-Mar-04	16-Sep-07		29-Dec-06	
4) Resident Programs	16-Sep-05		31-Mar-04	16-Sep-07		29-Dec-06	
HA-Wide Appliances	16-Sep-05		31-Mar-04	16-Sep-07		29-Dec-06	
HA-Wide Computer Hardware Upgrades	16-Sep-05		31-Mar-04	16-Sep-07		29-Dec-06	
VA 20-1 Pecan Acres	16-Sep-05		31-Mar-04	16-Sep-07		29-Dec-06	
VA 20-2 Sycamore Towers	16-Sep-05		31-Mar-04	16-Sep-07		29-Dec-06	
VA 20-6 N. Valor	16-Sep-05		31-Mar-04	16-Sep-07		29-Dec-06	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: VA36R020-501-04	2004

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 3 dated 2-22-07)

■ Performance and Evaluation Report for Period Ending: 6-30-06 ☐ 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	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	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	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	35,563.00	35,563.00	35,563.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$35,563.00**	**$35,563.00**	**$35,563.00**	**$0.00**
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00	0.00
24	Amount of line 20 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 I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: **VA36P020-501-04** Capital Fund Program Replacement Housing Factor Grant No:	2004

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ■ **Revised Annual Statement (revision no: 3 dated 2-22-07)**

■ **Performance and Evaluation Report for Period Ending: 6-30-06** ☐ **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	0.00	0.00	0.00	0.00
2	1406 Operations	78,000.00	78,000.00	78,000.00	78,000.00
3	1408 Management Improvements	157,088.00	157,088.00	157,088.00	119,988.69
4	1410 Administration	78,000.00	78,000.00	78,000.00	70,101.86
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	58,000.00	58,000.00	58,000.00	58,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	323,300.00	323,300.00	323,300.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	35,000.00	35,000.00	35,000.00	16,279.23
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	39,000.00	39,000.00	39,000.00	38,935.75
14	1485 Demolition	20,000.00	20,000.00	20,000.00	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 Costs	0.00	0.00	0.00	0.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$788,388.00**	**$788,388.00**	**$788,388.00**	**$381,305.53**
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00	0.00
24	Amount of line 20 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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations @ 10% of annual grant	1406	L.S.	78,000.00	78,000.00	78,000.00	78,000.00	Complete
	SUBTOTAL - OPERATIONS			**$78,000.00**	**$78,000.00**	**$78,000.00**	**$78,000.00**	
HA-Wide Management Improvements	~~Management / Maintenance Training,~~ Preventative Maintenance Program Coordinator, Resident Initiatives Coordinator OR Resident Programs	1408	L.S.	157,088.00	72,088.00	72,088.00	34,988.69	In Progress
	Provide new application software and training	1408	L.S.	0.00	70,000.00	70,000.00	70,000.00	Complete
	Office network maintenance	1408	L.S.	0.00	15,000.00	15,000.00	15,000.00	Complete
	SUBTOTAL - MANAGEMENT IMPROVEMENTS			**$157,088.00**	**$157,088.00**	**$157,088.00**	**$119,988.69**	
HA-Wide Admin.	Funding for PHA Staff @ 5% of the annual grant amount in accordance with approved salary allocation plan.	1410	L.S.	78,000.00	78,000.00	78,000.00	70,101.86	In Progress
	SUBTOTAL - ADMINISTRATION COSTS			**$78,000.00**	**$78,000.00**	**$78,000.00**	**$70,101.86**	
HA-Wide Fees & Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work.	1430.1	L.S.	55,000.00	55,000.00	55,000.00	55,000.00	Complete
	~~CFP Consulting (Planning). Paid from prior grant.~~	1430	L.S.	3,000.00	3,000.00	3,000.00	3,000.00	Complete
	SUBTOTAL - FEES & COSTS			**$58,000.00**	**$58,000.00**	**$58,000.00**	**$58,000.00**	

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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 20-3 Pin Oaks	Provide new HVAC systems (101 units after demolition of 49 units). Substantial ductwork routing issues exist. Tomberlin would like to be present prior to the demolition for investigation purposes. Cost could be substantially less than this.	1460	37	230,300.00	230,300.00	230,300.00	0.00	Pending
VA 20-3 Pin Oaks	Provide electrical upgrades from service entry through panels. This will be required for the air conditioning.	1460	37	93,000.00	93,000.00	93,000.00	0.00	Pending
	SUBTOTAL - DWELLING STRUCTURES			**$323,300.00**	**$323,300.00**	**$323,300.00**	**$0.00**	
HA-Wide	Appliances (ranges, refrigerators and water heaters)	1465.1	L.S.	35,000.00	35,000.00	35,000.00	16,279.23	In Progress
	SUBTOTAL - DWELLING EQUIPMENT			**$35,000.00**	**$35,000.00**	**$35,000.00**	**$16,279.23**	
	Purchase Vehicles/Golf Carts	1475	L.S.	39,000.00	39,000.00	39,000.00	38,935.75	In Progress
	SUBTOTAL - NONDWELLING EQUIPMENT			**$39,000.00**	**$39,000.00**	**$39,000.00**	**$38,935.75**	
PHA-Wide	Demolition of 4 units. Moved from 501-01.	1485	4	20,000.00	20,000.00	20,000.00	0.00	Pending
	SUBTOTAL - DEMOLITION			**$20,000.00**	**$20,000.00**	**$20,000.00**	**$0.00**	
	GRAND TOTAL			**$788,388.00**	**$788,388.00**	**$788,388.00**	**$381,305.53**	

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

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	
Operations	13-Sep-06		13-Sep-05	13-Sep-08			
Management / Maintenance Training, Preventative Maintenance Program Coordinator, Resident Initiatives Coordinator OR Resident Programs	13-Sep-06		13-Sep-05	13-Sep-08			
HA-Wide Appliances	13-Sep-06		13-Sep-05	13-Sep-08			
HA-Wide Computer Hardware Upgrades	13-Sep-06		13-Sep-05	13-Sep-08			
VA 20-3 Pin Oaks	13-Sep-06		13-Sep-05	13-Sep-08			

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: VA36R020-501-05	2005

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (revision no: 1 dated 2-22-07)

■ Performance and Evaluation Report for Period Ending: 6-30-06 ☐ 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	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	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	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	**5,926.00**	**5,926.00**	**5,926.00**	**0.00**
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$5,926.00**	**$5,926.00**	**$5,926.00**	**$0.00**
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00	0.00
24	Amount of line 20 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 I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY	Capital Fund Program: **VA36P020-501-05** Capital Fund Program Replacement Housing Factor Grant No:	2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ■ **Revised Annual Statement (revision no: 1 dated 2-22-07)**

■ **Performance and Evaluation Report for Period Ending: 6-30-06** ☐ **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	0.00	0.00	0.00	0.00
2	1406 Operations	74,400.00	74,400.00	47,577.35	0.00
3	1408 Management Improvements	37,259.00	37,259.00	37,259.00	0.00
4	1410 Administration	38,500.00	38,500.00	38,500.00	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	53,700.00	53,700.00	10,310.00	10,310.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	513,230.00	510,596.35	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	30,000.00	30,000.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	14,000.00	16,633.65	16,633.65	16,633.65
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 Costs	0.00	0.00	0.00	0.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	**$761,089.00**	**$761,089.00**	**$150,280.00**	**$26,943.65**
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00	0.00
24	Amount of line 20 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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations @ 10% of annual grant	1406	L.S.	74,400.00	74,400.00	47,577.35	0.00	In Progress
	SUBTOTAL - OPERATIONS			**$74,400.00**	**$74,400.00**	**$47,577.35**	**$0.00**	
HA-Wide Management Improvements	Preventative Maintenance Program Coordinator and Resident Initiatives Driver	1409	L.S.	27,900.00	27,900.00	27,900.00	0.00	In Progress
	Provide new application software and training	1408	L.S.	9,359.00	9,359.00	9,359.00	0.00	In Progress
	SUBTOTAL - MANAGEMENT IMPROVEMENTS			**$37,259.00**	**$37,259.00**	**$37,259.00**	**$0.00**	
HA-Wide Admin.	Funding for PHA Staff @ 5% of the annual grant amount in accordance with approved salary allocation plan.	1410	L.S.	38,500.00	38,500.00	38,500.00	0.00	In Progress
	SUBTOTAL - ADMINISTRATION COSTS			**$38,500.00**	**$38,500.00**	**$38,500.00**	**$0.00**	
HA-Wide Fees & Costs	A & E services @ 7% of the annual grant amount, based on actual scope of design work.	1430.1	L.S.	53,700.00	53,700.00	10,310.00	10,310.00	Complete
	SUBTOTAL - FEES & COSTS			**$53,700.00**	**$53,700.00**	**$10,310.00**	**$10,310.00**	

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

Development No./Name	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 20-3 Pin Oaks	Provide new HVAC systems (101 units after demolition of 49 units). Substantial ductwork routing issues exist. **(These funds supplement the 2004 HVAC funds.)**	1460	LS	349,670.00	347,036.35	0.00	0.00	Pending
VA 20-3 Pin Oaks	Provide electrical upgrades from service entry through panels. This will be required for the air conditioning.	1460	LS	163,560.00	163,560.00	0.00	0.00	Pending
	SUBTOTAL - DWELLING STRUCTURES			**$513,230.00**	**$510,596.35**	**$0.00**	**$0.00**	
HA-Wide	Appliances	1465.1	L.S.	30,000.00	30,000.00	0.00	0.00	Pending
	SUBTOTAL - DWELLING EQUIPMENT			**$30,000.00**	**$30,000.00**	**$0.00**	**$0.00**	
HA-Wide	Computer Hardware and Infrastructure Upgrades	1475	L.S.	14,000.00	16,633.65	16,633.65	16,633.65	Complete
	SUBTOTAL - NONDWELLING EQUIPMENT			**$14,000.00**	**$16,633.65**	**$16,633.65**	**$16,633.65**	
	GRAND TOTAL			**$761,089.00**	**$761,089.00**	**$150,280.00**	**$26,943.65**	

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

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	
Operations	17-Aug-07		31-Jul-06	17-Aug-09			
Management / Maintenance Training, Preventative Maintenance Program Coordinator, Resident Initiatives Coordinator OR Resident Programs	17-Aug-07		31-Jul-06	17-Aug-09			
HA-Wide Appliances	17-Aug-07		31-Jul-06	17-Aug-09			
HA-Wide Computer Hardware Upgrades	17-Aug-07		31-Jul-06	17-Aug-09			
VA 20-3 Pin Oaks	17-Aug-07		31-Jul-06	17-Aug-09			